

**PLANNING COMMISSION AGENDA ITEM
COVER PAGE**

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: PUBLIC HEARINGS

TITLE:

For possible action: Discussion on Ordinance 2026-1676, an Ordinance repealing and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters. The Ordinance is being proposed by the Douglas County Community Development Department, based on significant public feedback and outreach. (Kate Moroles-O’Neil, Tom Dallaire, & Andrea Pawling, Community Development Department, and AnnMarie Lain, NCE)

RECOMMENDED MOTION:

Recommend to the Board of County Commissioners that they adopt **Ordinance 2026-1676**, as presented, based on the staff report, presentation, and Planning Commission discussion.

FINANCIAL IMPACT:

The new Development Code format and update will not have any direct financial impact. However, the consolidated and more user friendly code will definitely assist staff with navigation and efficiency, eliminating costly time spent previously trying to find applicable code in multiple sections of code.

BACKGROUND:

Project History & Consultant Collaboration

Community Development staff have dedicated over four years of internal work to comprehensively update the Title 20 Development Code. To accelerate and refine this effort, the County contracted with consulting firms Nichols Consulting (NCE) and Resource Concepts (RCI) in 2025. This collaborative partnership has driven significant progress, specifically focusing on structural reformatting, modernizing the code's layout, and integrating new visual graphics.

Code Organization & Reformatting Process

The ongoing reformatting process is designed to transform Title 20 into a highly accessible, user-friendly document for residents, developers, and staff. To achieve this, staff and the consultant team have engaged in a comprehensive audit and restructuring process that includes:

- **Structural Reorganization:** Grouping related provisions together, eliminating redundant regulations, and standardizing the hierarchy of Articles and sections to ensure intuitive navigation.
- **Enhanced Readability:** Modernizing definitions, resolving internal contradictions, and converting dense regulatory text into clear, plain-language standards where legally appropriate.
- **Visual Integration:** Developing custom graphics, quick-reference tables, and procedural flowcharts to visually illustrate complex development standards, zoning setbacks, and application workflows.

Public Outreach & Engagement

Staff has prioritized transparency and ongoing stakeholder input throughout the update process. To date, the County has hosted five public workshops (December 16, 2025, April 8, 2026, May 27, 2026, July 15, 2026, and September 23, 2026). At each workshop, staff presented the proposed organizational, formatting, and graphical changes by Article, providing a direct forum for public feedback and suggested revisions.

To supplement in-person engagement, staff deployed a multi-channel digital outreach strategy:

- **Project Webpage:** Staff launched a dedicated hub to provide ongoing updates to the public: [Douglas County Title 20 Development Code Update](#).
- **Continuous Feedback:** The webpage features a perpetual SurveyMonkey link to capture continuous public input outside of scheduled workshops.
- **Leadership Updates:** Staff has continually presented to both the Planning Commission and the Board of County Commissioners at key milestones to ensure alignment and receive ongoing direction.

Next Steps & Project Timeline

The Title 20 update is structured in two distinct phases to ensure thorough review and seamless implementation:

- **Phase 1 (Through End of 2026):** Finalize the structural organization, comprehensive reformatting, and graphical integration of the existing code.
- **Phase 2 (Early 2027 & Throughout 2027):** Transition into targeted, in-depth substantive and policy updates on an Article-by-Article basis.

ATTACHMENTS:

[Staff Report PC 10.13.26 Ord 2026-1676 Title 20 NEW.pdf](#)

[Exh. I Redline Title 20 and App. A.pdf](#)

[Final Ordinance 2026-1676 NEW Title 20 incl Exh. A.pdf](#)

[Code Update Inventory \(Title 20 Location References\).pdf](#)