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## DOVER PLANNING AND ZONING COMMISSION MINUTES DECEMBER 1, 2022

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### CITY OF DOVER PLANNING AND ZONING COMMISSION MEETING

Dover Council Chambers  
699 Lakeshore Ave., Dover, ID

#### **P&Z COMMISSIONERS IN ATTENDANCE:**

Marilyn Becker    Joe Gibbs    Kyle Coleman    Susie Kubiak    Rowdy MacDonald

#### **STAFF/OTHERS IN ATTENDANCE:**

Clare Marley, AICP, City Planner

#### **CALL TO ORDER/ROLL CALL:**

Chair Kubiak called the meeting to order at 5:31 p.m. Roll call: Commission members present are noted with a check mark "X" in the boxes above.

#### **CONSENT AGENDA:**

Commissioner Gibbs moved, and Commissioner Becker seconded the motion, to approve the minutes of November 3, 2022. The Chair declared the motion approved on a unanimous voice vote.

Commissioner Coleman moved, and Commissioner Gibbs seconded the motion, to approve the 2023 Dover Planning and Zoning Commission calendar. The Chair declared the motion approved on a unanimous voice vote.

**Public Comment:** None.

#### **NEW BUSINESS:**

##### **2023 Comprehensive Plan Implementation Table:**

The Commission conducted its annual review of the comprehensive plan implementation table. The City of Dover's adopted 2017 comprehensive plan included an action item to review its goals and policies on a regular basis. The P&Z conducts this review at the end of each year or beginning of the new year.

The Commission worked through Section 3, Community Design, Land Use, Economic Development Paragraph 2e, and deferred the remainder of the discussion until the January meeting. The "P&Z Recommendations for 2023 Comp Plan Implementation Table" reflects the recommendations reached for the December meeting, and are made a part of these minutes.

##### **PUBLIC HEARING: 6:00 P.M. Action Item: Recommendation to City Council - File AM022-22 – Residential**

**Accessory Structure Standards** - The City of Dover has initiated an amendment to its zoning regulations, Title 12 of Dover City Code, to establish a maximum size for residential accessory structures (garage, carports, tool sheds, etc.) in the Residential zone of 1,000 square feet of floor area and a two-story height limit. The proposed amendment will also clarify that residential accessory structures are limited to private, non-commercial use. The

Dover Planning and Zoning Commission will make a recommendation to City Council, which will hear the amendment at a later date and make the final decision.

The Chair opened the public hearing and called for disclosures or conflicts of interest. There were no conflicts or disclosures announced.

Ms. Marley presented a summary of the application, a slide presentation, and the background for this application.

**Public Comment:** None.

**Deliberation:** The Commission discussed the effect of the proposed amendment on existing and developed lands. They considered the various scenarios for accommodating one-, two-, or three-car garages and how the maximum size could hinder the ability to construct an accessory dwelling unit over a garage. The Commission also weighed the two-story height limit of proposed paragraph 12-6-12 B 4. Since height limits are already established at 30 feet throughout Dover, the additional standard may not be needed, they noted, and would require an added definition of "story." Commission members suggested further wording of proposed paragraph 6 of this amendment to specifically prohibit "commercial uses" would affect commercial-like permitted uses in the Residential district, such as home occupations. They indicated a preference to leave paragraph 6 as drafted.

**Motion:** Commissioner Becker moved to recommend approval of File AM22-22, (subsequent amendment) amending Title 12 of Dover City Code, regarding definitions and development standards for residential accessory structures, finding that it IS in accord with the adopted policies of the City of Dover comprehensive plan and Dover City Code, as enumerated in the findings and standards, as presented. Commissioner MacDonald seconded the motion. The Chair called for discussion. The Commission discussed the merits of keeping the two-story limit in the draft amendment without defining "story."

**Motion:** Commissioner Becker moved, and Commissioner MacDonald seconded the motion, to reconsider the motion recommending approval and to withdraw it. The Chair declared the motion approved on a unanimous voice vote.

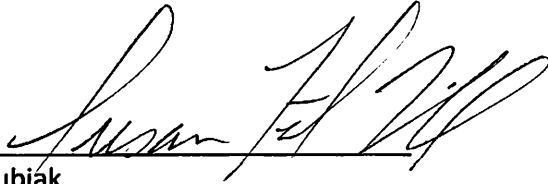
**Motion:** Commissioner Becker moved, and Commissioner MacDonald seconded the motion, to recommend approval of File AM22-22, (subsequent amendment) amending Title 12 of Dover City Code, regarding definitions and development standards for residential accessory structures, finding that it IS in accord with the adopted policies of the City of Dover comprehensive plan and Dover City Code, as enumerated in the findings and standards, as amended to strike proposed paragraph 4 of Section 12-6-12 B regarding the two-story height limit. The Chair declared the motion approved on a voice vote.

**ANNOUNCEMENTS:**

Ms. Marley updated the Commission on the City Council approval of the parks and recreation amendment and the public comment received. She advised that the Commission will hear a variance for a front yard setback in the Syringa Heights area and asked for confirmation of a quorum for the February 2, 2023, hearing.

**MEETING ADJOURNED:**

Commissioner MacDonald moved to adjourn, and Commissioner Gibbs seconded the motion. The Chair declared the meeting adjourned at 7:35 p.m. on a unanimous voice vote.

A handwritten signature in black ink, appearing to read "Susie Kubiak", written over a horizontal line.

Susie Kubiak  
Dover Planning and Zoning Commission Chair