
DOVER PLANNING AND ZONING COMMISSION MINUTES

MARCH 3, 2022

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 Julie Reister-Keaton 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 6:06 p.m.

CONSENT AGENDA:

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

Public Comment: None.

NEW BUSINESS:

Accessory Structures:

Ms. Marley advised the Planning and Zoning Commission of the city's desire to re-examine the definitions and land use code standards for construction and timing of accessory structures, such as garages, carports, and other structures that are subordinate to the primary structures in residential districts. She provided a summary of current code definitions and standards and samples of other codes, including the International Residential Code, and several examples from other Idaho cities. Dover City Code does not set accessory building size limits or construction timing standards for garages or other outbuildings, while some other city codes do.

The Commission discussed the possible effects of code changes and desire to encourage home development in the residential districts. They considered options such as building size and height limits and requirements for sewer or water service hook-ups. They also reviewed other codes that required accessory buildings to be constructed simultaneously with the home or after the home is established. The group expressed concerns that a landowner may wish to build a smaller accessory dwelling unit (ADU) first and the primary home second. Ms. Marley advised that under current practices, the first home is permitted as a primary dwelling. A later, larger home would then become the primary dwelling and the smaller home would be assigned the "ADU" status, she said.

The Commission reviewed the various size scenarios for accessory buildings such as garages, from 25% of the lot size to 50% of lot size. The members suggested the size of the garage/outbuilding should be proportional to the size of the lot or parcel. They also discussed a Sun Valley land use code that limits accessory structures to one-third of the "footprint" or building envelope of the residential lot. The Commission requested staff develop code options for discussion at the next workshop, with a preference for the Sun Valley example and the East Hope

accessory definition. The standards should be limited to the Residential and Suburban districts, they indicated, since the Rural and Agriculture districts may have needs for stand-alone or larger barns or other outbuildings related to working lands.

OLD BUSINESS:

Setbacks, yards, and definitions update

Ms. Marley provided a draft amendment to the setbacks and yard definitions and standards of measurement for discussion. They reviewed the draft and handouts detailing various setback standards for cities in Idaho. The group generally agreed with a proposed addition to the draft to allow structures to be built over lot lines where the landowner has purchased and is developing multiple adjoining lots. The Commission requested that staff provide information on the number of small, substandard lots in historic Dover so they can understand better the building envelope constraints on these lots. Ms. Marley advised that she will bring examples from the Welty subdivision and aerial of the city south of the highway for the next discussion.

ANNOUNCEMENTS AND UPDATES:

The city planner provided an updates on the new post office construction, Kova Lots decision, and a sewer and water facilities update from the city engineers to city council. She advised that she will bring details of the utility update to the Planning Commission at a future workshop.

MEETING ADJOURNED:

Commissioner Reister-Keaton moved to adjourn, and Commissioner MacDonald seconded the motion. The Chair declared the meeting adjourned at 8:06 p.m. on a unanimous voice vote.



Susie Kubiak
Dover Planning and Zoning Commission Chair