
DOVER PLANNING AND ZONING COMMISSION MINUTES SEPTEMBER 1, 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 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 6:00 p.m. Roll call: Commission members present are noted with a check mark "X" in the boxes above.

CONSENT AGENDA:

Commissioner MacDonald moved, and Commissioner Becker seconded the motion, to approve the minutes of August 4, 2022. The Chair declared the motion approved on a unanimous voice vote.

Public Comment: None.

PUBLIC HEARING: FILE ANX04-22 – REQUEST TO ANNEX & COMP PLAN MAP AND ZONING MAP AMENDMENT - ROBERT & MARIAN RUST are requesting the annexation of a 2.34- acre parcel into the City of Dover. The parcel is located at 10851 West Pine Street and is generally described as Tax 26 of Section 20, Township 57 North, Range 2 West, B.M. The parcel adjoins the Dover city limits to the east and west. Prior to considering the annexation request and zoning of this property to Suburban (1-acre lot size), the City of Dover will hear the applicants' request to amend the City of Dover comprehensive map to designate this parcel as "Large Lot Single-Family 1-2 Acres."

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.

Applicant Representative Jeremy Grimm, Whiskey Rock Planning + Consulting, provided information on the reason for the annexation request and the landowners' desire to subdivide the property to provide a place for their children. He discussed the reason for the Suburban zoning for this property and the fact that the garage is partly within the City of Dover and partly within Bonner County unincorporated. The Planning and Zoning Commission asked follow-up questions regarding surrounding densities.

Public Comment: Kevin Reiman, who borders the property to the east on West Pine Street, asked questions regarding the future zoning for both subject parcels and advised that he would like to see city sewer extended to this area due to septic system failures.

Rebuttal: Mr. Grimm stated that the annexation could help get the sewer extension there sooner.

The Chair closed the hearing at 6:34 p.m.

Deliberation: The Commission discussed the consistency of this comprehensive plan designation with surrounding uses and densities and with the adopted Dover Future Land Use Map for this area. They agreed that future sewer extensions could help this area.

Motion: Commissioner Coleman moved to recommend approval of File #ANX04-22, a request to amend the Dover City Comprehensive Plan Future Land Use Map to designate the subject 2.34-acre site as Large Lot Single-Family 1-2 Acres, finding that the request is in accord with the procedures and standards of Idaho Code and the general and specific goals and objectives of the adopted comprehensive plan as listed in the staff report and based upon the evidence of record and testimony received. He further moved to adopt the findings and standards, and conditions of approval. Commissioner Becker seconded the motion. The Chair declared the motion approved on a unanimous voice vote. Ms. Marley advised that there were no conditions of approval, and that phrase had inadvertently been left in the draft motion.

NEW BUSINESS:

Planning and Zoning Commission regular meeting start time. The Commission discussed changing its regular meeting start time to 5:30 p.m. instead of 6 p.m. The members voiced concerns that the earlier start time might be disadvantageous to persons who want to attend public hearings. Ms. Marley said the public hearings could be advertised to start at 6 p.m., and regular business or workshops could begin at 5:30 p.m. Commissioner Becker moved to change the Planning and Zoning Commission start time to 5:30 p.m. The motion was seconded by Commissioner MacDonald. The Chair declared the motion approved on a unanimous voice vote.

OLD BUSINESS:

Residential Accessory Structures: The Planning and Zoning Commission resumed discussion of the Council request to consider maximum square footage standards for residential accessory structures. The group reviewed several scenarios for setting size limits for these structures, based either on the property size or the size of the residence. Members expressed concerns about the size constraints and the desire for homeowners to have a shop or garage area large enough for hobbies, recreational vehicle storage, or work area. Dover residents have waterfront and recreational opportunities and are likely to have a need for storing boats, kayaks, ATVs or other vehicles and recreational equipment, they said. If the garages are too small, these items will be forced into the driveways, parking areas, or city streets, they noted. The Commission discussed the following options and asked for the topic to be placed on the next agenda:

- Removing the Suburban District from the size limits for accessory residential structures and keeping the standard in the Residential District only;
- Changing the maximum allowable size to a 1:1 ratio of residence to accessory structure rather than the suggested 50% of the home size;
- Allowing at least a 1,000 square foot accessory structure, regardless of home size;

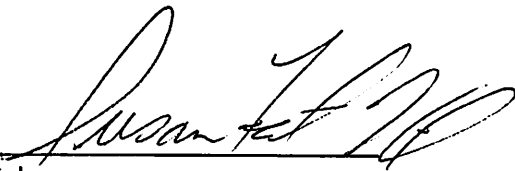
- Keeping the maximum two-story height limit

Flood Damage Prevention code update: Ms. Marley provided details of the proposed amendment to the Dover City Code Title 10 to relax certain floodplain standards for low-cost structures such as garden sheds, garages, and storage sheds. She advised that the code amendment must first be approved by FEMA Region 10, so she will bring the amendment to the Commission once that review is completed and approval granted.

Parks and Recreation Amendment: The city planner reviewed revisions from the last Commission meeting and discussed with the members any changes that might be needed prior to advertising this parks and recreation facilities amendment for hearing. Following a review of the draft, the Commission requested the stadium use be removed from the prohibited and definitions sections of the draft because it could inadvertently prohibit concert stages or amphitheaters. They suggested the high-intensity facilities be adjusted to essentially indicate anything that is not low-intensity is a high-intensity use. Ms. Marley advised the final draft will be forwarded to the city attorney and the amendment will be advertised for the October 6th public hearing. The Commission requested that staff provide the draft to Vtt and Kaniksu Land Trust for review and comment.

MEETING ADJOURNED:

Commissioner MacDonald moved to adjourn, and Commissioner Coleman seconded the motion. The Chair declared the meeting adjourned at about 8:09 p.m. on a unanimous voice vote.



Susie Kubiak
Dover Planning and Zoning Commission Chair