
DOVER PLANNING AND ZONING COMMISSION MINUTES MARCH 7, 2019

DOVER CITY PLANNING AND ZONING COMMISSION MEETING
Dover Council Chambers
699 Lakeshore Ave., Dover, ID

P&Z COMMISSIONERS IN ATTENDANCE:

Marilyn Becker Michael Jones Joe Gibbs Kevin Johnson

STAFF/OTHERS IN ATTENDANCE:

Clare Marley, AICP, City Planner

CALL TO ORDER:

Chair Jones called the meeting to order at 6:09 p.m.

CONSENT AGENDA:

Approval of the February 7, 2019 minutes.

Motion: Commissioner Becker moved, and Commissioner Gibbs seconded the motion to approve the minutes of February 7, 2019. The motion passed 2-0.

OLD BUSINESS:

Subdivision code update: Discussion/Direction to staff

Street standards: Ms. Marley reviewed the updated street standard typicals prepared by city engineer Jay Hassell of J-U-B Engineers. The planner discussed the four typical standards and how they might apply in the various future subdivision developments. The group also reviewed cul-de-sac design, parking options, sidewalks/pathways, and snow storage. The Commission offered the following comments:

- Maximum distance to guest parking should be included in the street standards or subdivision design requirements. The distance could vary, based on whether the parking is provided to a cluster of homes, a trailhead, a recreation center, or a park.
- Confirm whether the city definition for "dwelling" is the same as the International Fire Code definition.
- Snow storage and snow melt, particularly in cul-de-sacs, must be addressed.
- The Independent Highway District and Selkirk Fire District should be given opportunity to comment before final adoption by the city.

Conservation subdivisions: Ms. Marley reviewed the concept and design standards for conservation subdivisions and compared them to current city planned unit development standards. The conservation subdivision option is addressed in the city comprehensive plan. The development option allows sensitive and unique lands, such as wetlands, floodplains, forestland, farmland, or wildlife corridors to be preserved while clustering housing units in a given area. Although the comprehensive plan designated one area on the western boundary of the city for possible conservation subdivision development, the group agreed that other lands that have special features should be included in the development option. The Commission suggested Kaniksu Land Trust and Idaho Fish and Game be included in discussions so the city can be informed

about potential open space dedications and conservation efforts. The group reviewed a conservation subdivision program from North Carolina. The Commission agreed a future ordinance should address:

- Options for bonus density. Bonuses must be capped.
- Staff level pre-application meeting and "sketch plat" prior to formal application.
- Ensuring the open space is of benefit to the community and not "wasteland" or other unwanted area.
- Submerged land may not be used to calculate density.
- Roads must meet International Fire Code or city standards at a minimum.
- Forestland developments must address Fire Wise design. Type and location of housing must take into consideration the Urban/Wildland Interface.

Stormwater ordinance amendment: Ms. Marley reviewed that status of the city engineer and planning work on the draft ordinance. She shared with the group comments from the city engineer on rain-on-snow events and green/alternative designs. She noted the rain-on-snow events could be included in the ordinance as a reminder, but not as a specific design criteria. For the low-impact/green stormwater designs, she relayed that with the variety of slopes, soils, and waterfront, the options could vary greatly and would require engineer evaluation on a case-by-case basis.


Mixed use/small lot standards: The Commission deferred discussion on the code updates to the next available agenda.

ANNOUNCEMENTS:

The group discussed the agenda items for April 4th. The Chair requested the structure/fence issue be placed on the agenda, based upon a citizen letter. Other agenda items include an outline of the conservation subdivision and stormwater ordinance update. Ms. Marley updated the group on the post office property.

MEETING ADJOURNED:

The Chair declared the meeting adjourned at 8:01 p.m.


Michael Jones
Dover Planning and Zoning Commission Chair