
DOVER PLANNING AND ZONING COMMISSION MINUTES

DECEMBER 3, 2020

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 John Thorpe

STAFF/OTHERS IN ATTENDANCE:

Clare Marley, AICP, City Planner

CALL TO ORDER/ROLL CALL:

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

CONSENT AGENDA:

Commissioner Kubiak moved, and Commissioner Thorpe seconded the motion, to approve the minutes of the November 5, 2020 meeting, as written. The Chair declared the motion approved on a unanimous voice vote.

PUBLIC COMMENT:

None.

NEW BUSINESS:

City of Dover TAPS Trailhead grant: Ms. Marley presented information on the City's Transportation Alternatives Program (TAP) Pathway Connections grant project to the Commission. The nearly \$500,000 grant will connect the Dover Pathway and National Bike Route 10 through Dover. Ms. Marley displayed the pathway details, prepared by the city engineer, and discussed timetables for construction.

OLD BUSINESS:

Subdivision ordinance update draft: City Planner Marley reviewed the revisions to the subdivision ordinance draft. The group discussed the "model home" permitting allowances at draft Section 11-1-6, Penalties and Remedies, Paragraph E, and suggested the draft wording be kept as written. They agreed that the design section on street lighting be retained as drafted, with simple suggestions to retain a "dark sky" atmosphere. Ms. Marley discussed lot layout, buffering, screening, lot frontage, and block size standards used by other communities, noting that the current Dover ordinance does not contain much detail on lot design. After discussion, the Commission suggested the planner provide some examples of lot design used by other communities but preferred to limit the standards to lot design. The Commission reviewed updates to the development agreement, construction, phasing, and design sections.

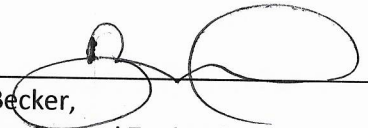
Ms. Marley advised that the draft subdivision ordinance will be provided to the city engineer for comment. His suggestions will be covered in the January meeting. The procedures to modify plats is the last section to be completed and should also be available at the January meeting.

2021 implementation table: The Commission completed the comprehensive plan implementation table update for 2021. The document will be forwarded to City Council. The table is attached and incorporated into these minutes.

The Commission deferred discussion on the future mixed-use zoning to the next meeting. For the January meeting, the Commission requested the following items be placed on the agenda: the city engineer comments on the subdivision update; samples of lot design standards; the completed implementation table; 2021 priorities; and the mixed-use discussion.

MEETING ADJOURNED:

Commissioner Thorpe moved to adjourn, and Commissioner Kubiak seconded the motion. The Chair declared the meeting adjourned at 8:22 p.m.



Marilyn Becker,
Dover Planning and Zoning Commission Chair