
DOVER PLANNING AND ZONING COMMISSION MINUTES FEBRUARY 2, 2023

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 5:32 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 January 5, 2023. The Chair declared the motion approved on a unanimous voice vote.

Public Comment: None.

OLD BUSINESS:

2023 Comprehensive Plan Implementation Table:

The Commission completed its annual review of the comprehensive plan implementation table. Staff will forward the document to the Dover City Council. Ms. Marley updated the Planning and Zoning Commission on questions the group had from the previous meeting regarding implementation actions. She provided scheduling and route details for the Companion Trail Project (TAP) project that will start this year and create trail extensions and safe crossings from the Dover Bridge, south. The Commission questioned the lack of safe crossings at 3rd Street and Roosevelt.

The final 2023 Comp Plan Implementation Table is attached to these minutes and reflect the recommendations reached for the February meeting. The table is made a part of these minutes.

PUBLIC HEARING: VAR05-23, VARIANCE, HANS & JESSICA STEIDL are requesting a 10-foot front yard setback, where 25 feet is required, to allow for the addition of a lean-to onto an existing residential accessory structure (shop). The project is located on Lot 1 of Panorama Ridge Subdivision, north of 20 Panorama Ridge, in Section 29, Township 57 North, Range 2 West, B.M. The site is accessed off Syringa Heights Road and is zoned Suburban. The Dover Planning & Zoning Commission will make a recommendation to the City Council, which will conduct a separate public hearing at a later date.

Staff Presentation: Assistant Contract Planner Tessa Vogel, Ruen-Yeager & Associates, Inc., presented a summary of the project, standards of review, the history of permits on this site, and photographs and

drawings of the property and proposed structure. She summarized the proposed conditions of approval. The Planning and Zoning Commission had questions about site run-off and snow storage, building height, and site features relating to soils and slope.

Applicant Testimony: Applicant Jessica Steidl testified regarding the site constraints, including the presence of granite outcroppings and walls; the steep slopes; the difficulty of preparing the site for construction due to slope and rock features; and access points. She estimated the shop is about 20 feet above the road and about 18 feet from the road pavement.

Public Testimony and Rebuttal: None.

Deliberation: The Chair closed the hearing at 6:41 p.m. and called for deliberations. The Commission reviewed each of the standards for variance consideration and discussed the evidence of record. They discussed whether the site constraints constituted a hardship and whether a denial would deprive the application of rights commonly enjoyed by others in the same district.

Motion: Commissioner Becker moved, and Commissioner MacDonald seconded the motion, to recommend approval of this variance, File #VAR05-23 for a 10-foot front yard setback, where 25 feet is required by city code, finding that it IS in accord with the general standards and specific variance standards of the City of Dover, as enumerated in the findings and standards table above. The motion included adoption of the reasoned statements confirming the proposal IS in accord with standards and adoption of the conditions of approval as written. The actions to be taken to obtain the variance is to complete the conditions of approval as adopted. Commissioner Becker explained her reasons for the motion. The Commission voted 2-1 to approve the motion, with Commissioner Gibbs voting no. The Chair advised that she wished to vote no to the motion, requesting confirmation from the city planner that the Chair may vote to make or break a tie. Ms. Marley advised that the bylaws do allow the Chair to vote to make a tie. After discussion, the Chair withdrew her vote and declared the motion approved on the voice vote of 2-1. The hearing ended at 7:14 p.m.

ANNOUNCEMENTS:

The Commission discussed items to be placed on the March agenda, which included 2023 projects, mixed-use and comp plan updates, and follow-ups on residential accessory structures and non-conforming structures. Ms. Marley updated the Commission on the City Council decisions for the Rust annexation application, the garage/residential accessory structure standards, and wireless/cell tower standards.

MEETING ADJOURNED:

Commissioner MacDonald moved to adjourn, and Commissioner Gibbs seconded the motion. The Chair declared the meeting adjourned at 7:55 p.m. on a unanimous voice vote.



Susie Kubiak
Dover Planning and Zoning Commission Chair