
DOVER PLANNING AND ZONING COMMISSION MINUTES

MARCH 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:

Acting Chair Gibbs called the meeting to order at 5:36 p.m. Roll call: Commission members present are noted with a check mark "X" in the boxes above.

CONSENT AGENDA:

Commissioner Becker moved, and Commissioner MacDonald seconded the motion, to approve the minutes of February 2, 2023. The Acting Chair declared the motion approved on a unanimous voice vote.

Public Comment: None.

OLD BUSINESS:

Residential Accessory Structures: The Commission reviewed the City Council request to reconsider the garage/accessory residential structure standards and agreed a joint meeting with City Council would be the best option to create an amendment that fits the goals of the City Council. The Planning and Zoning Commission members said they felt they had fully explored and exhausted all options and believed it would be good to hear from the Council.

Non-conforming Structures: Ms. Marley also reviewed the City Council request to review the city's current standards on the repair and replacement of structures that are non-conforming or "grandfathered." She shared an example from a project within the City of Dover that required replacement of steps and decks that had rotted and needed to be replaced. The structure did not meet waterfront and yard setbacks. Current code does not allow the removal and replacement of non-conforming structures. Ms. Marley reviewed current code and possible options to allow replacement. The Commission favored the replacement of non-conforming structures only if destroyed by some catastrophic event, such as flood or fire, and suggested this discussion be included in the joint P&Z and Council workshop.

ANNOUNCEMENTS:

The Commission discussed items to be placed future agendas. They agreed to schedule a talk with the project manager for the proposed trail system from Oldtown to Dover. They would also like to promote discussion of fire/emergency evacuation plans for the City of Dover by scheduling discussions with Bonner County Emergency Management, Idaho Department of Lands, and Selkirk Fire. They discussed the west side

emergency exit and the need to have a plan and broadcast system in the event of emergencies. The Commission deferred the mixed-use agenda item to a future meeting.

Commissioner Gibbs gave an update on the 100th anniversary plans for the celebration of the barging of homes and community building to Dover after the mill fire at Laclede. The celebration will take place with a boat parade, walking tours, barbecue, and other events on July 22nd and 23rd. Fundraisers, including raffle tickets and a silent auction are planned.

Ms. Marley updated the group on the status of the Urban Area Transportation Plan.

MEETING ADJOURNED:

Commissioner MacDonald moved to adjourn, and Commissioner Coleman seconded the motion. The Acting Chair declared the meeting adjourned at 6:58 p.m. on a unanimous voice vote.

A handwritten signature in blue ink, appearing to read 'Susie Kubiak', is written over a horizontal line.

Susie Kubiak

Dover Planning and Zoning Commission Chair