

From: [Jay Hassell](#)
To: [Lisa Adair](#)
Cc: [Clare Marley](#); [Brett M. Converse](#); [Riannon Zender](#)
Subject: RE: Dover Zone Change ZC02-21 Agency Review Request
Date: Tuesday, February 23, 2021 2:37:11 PM

Lisa,

Here are the comments from Engineering:

1. Lot RPD048600000AA is landlocked and cannot be served by Dover's Water or Sewer system without appropriate easements allowing City and utility access .
2. Lot RPD048600000AA is landlocked and cannot be accessed by vehicle and would need an access easement for utility access.
3. The 3 lots cannot be accessed via the City of Dover jurisdictional right-of-way. Dover defers to the Idaho Transportation Department for comments on access.
4. Sewer service has been provided to the area (the two lots adjoining Hwy 95); however, the sewer lines were privately constructed, and the City does not have any record drawings of the sewer utilities in the area. At this time, it is unknown which lot or if both lots adjoining Hwy 95 have a sewer connection. Therefore, the ability of the existing infrastructure to serve potential uses is not known and will need to be evaluated.
5. The septic tank (or tanks) serving the lot (or lots) will need to be sized appropriately for any change of use.

Thank You,

Jay

A. Jay Hassell, P.E. (ID/WA/OR)
Project Manager/Assistant Area Manager
(208) 762-8787

From: Lisa Adair <ladair@ruenyeager.com>
Sent: Thursday, February 4, 2021 8:11 PM
To: Kathryn Kolberg <KKolberg@phd1.idaho.gov>; Dale Hopkins <dhopkins@selkirkfire.com>; Michele Hutchings (cityclerk@cityofdoveridaho.org) <cityclerk@cityofdoveridaho.org>; Abigail Stahl <abigail.stahl@bonnercountyid.gov>; James Snyder <james.snyder@bonnercountyid.gov>; ihdbengel@gmail.com; Brett M. Converse <bconverse@jub.com>; Jay Hassell <ahassell@JUB.com>; Mike Wade (welderupnorth@gmail.com) <welderupnorth@gmail.com>; peggy.george@avistacorp.com; william.roberson@itd.idaho.gov
Cc: Clare Marley <cmarley@ruenyeager.com>
Subject: Dover Zone Change ZC02-21 Agency Review Request

External Email

All:

The attached application has been submitted to the City of Dover by Kelly and Al Czap. The applicants are requesting a zone change to Commercial for three adjacent parcels which are the site of the facility formerly known as the Thorne Research Center.

Please review the application relative to your agency's area of expertise and include any recommended

conditions of approval. Please respond to city planning staff by February 19, 2021. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

Please let me know if you have any questions or require additional information in order to complete your review. Thank you!

Lisa Adair
RUEN-YEAGER & ASSOCIATES, INC.

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