



Section 1: History, Historic & Archaeological Sites

GOALS

- 1.G.1 Dover is a city that knows and values its history including: the use of the area by native peoples; as a stop on the northern US rail corridor; and as a location for timber production.
- 1.G.2 Historic and prehistoric sites are preserved for future generations.

POLICIES

- 1.P.1 Educate residents and visitors about Dover’s history.
- 1.P.2 Create a sense of place through Dover’s history with community events that attract residents and visitors together to celebrate Dover’s history and support the economy.
- 1.P.3 Accommodate use and re-use of historic structures in policies and regulations.
- 1.P.4 Celebrate Dover’s historic assets and special sites and protect them from demolition or degradation.

Section 2: Population, Demographics and Housing

GOALS

- 2.G.1 Dover has adequate plans and service capacity to allow continued steady population growth of 5-10% in the next 10 years on lands within existing city limits.
- 2.G.2 Seek to attract full-time residents.
- 2.G.3 Value the diverse stock of housing sizes and types that currently exist in the city.
- 2.G.4 Provide opportunities for people of all ages and income to be contributing community members.
- 2.G.5 Ensure that residents have quality access to transportation, food, and support services as they age.

POLICIES

- 2.P.1 Strive to maintain and expand a variety of housing types and sizes with new development.
- 2.P.2 Provide opportunity to develop affordable workforce housing in proportion to the need in the Greater Sandpoint Region.
- 2.P.3 Develop services and amenities that support visitors and provide a high quality of life for residents.
- 2.P.4 Ensure that providing housing for visitors through the sharing economy does not impede the health and safety of residents.

Section 3: Community Design, Land Use, Economic Development

GOALS

- 3.G.1 Dover is a cohesive connected community with a high quality of life.



SUMMARY OF CITY OF DOVER COMPREHENSIVE PLAN GOALS & POLICIES

- 3.G.2 Residents desire to maintain a small-town character.
- 3.G.3 Livable neighborhoods with distinctive characteristics contribute to the whole of Dover.
- 3.G.4 There is a strong sense of place and features celebrating Dover’s community character.
- 3.G.5 Anticipated growth is accommodated within the existing city limits.
- 3.G.6 A high quality of life is strengthened by vibrant small-scale retail, commercial and public amenities and services in Historic Dover, Dover Bay, the city complex and more.
- 3.G.7 Economic development is focused on support for locally owned commercial and retail services and amenities scaled to serve Dover residents and visitors, and by allowing home occupations that are, or can be made, compatible.
- 3.G.8 An appropriate reuse of the Thorne Industries building.
- 3.G.9 No large scale regionally serving or national brand retail and commercial uses.
- 3.G.10 A cohesive community is reinforced by connecting the neighborhoods of Dover through trails and transportation corridors.
- 3.G.11 Access to recreational opportunities is maintained and enhanced.
- 3.G.12 Protection of the healthy safe natural environment and amenities preserves the high quality of life enjoyed today and continues to attract residents and visitors.
- 3.G.13 Protection of the agricultural lands on the Highway 2 corridor and the open space in the western foothills is encouraged. There is support for the economic production, natural scenic view shed and small-town character those lands deliver.
- 3.G.14 New development outside the city limits within the Area of City Impact is limited to rural uses until development opportunities inside the existing city limits are exhausted.

POLICIES

- 3.P.1 Enrich and celebrate the community identity of Dover using placemaking strategies in key locations, such as the entrance on Highway 2, the activity center in Historic Dover, the marina area in Dover Bay and the city complex.
- 3.P.2 Encourage the continued development of Dover neighborhoods including:
 - a. the buildout of Dover Bay with additional housing, commercial and retail opportunities in keeping with the adopted master plan;
 - b. suitable infill and renovation of the Historic Dover town site with a mix of uses such as small lot single family residential, small-scale multifamily residential, a small-scale commercial/retail activity center and recognition and accommodation of historic lot sizes;
 - c. new development of hillside neighborhoods consistent with services available, such as compact suburban to large lot residential development; and
 - d. Identification of areas of stability where more intense new development is not anticipated.

- 3.P.3 Encourage and enable development of locally serving commercial and retail establishments in identified activity center locations supported by the community.
- 3.P.4 Develop active and passive public spaces in identified activity centers such as public restrooms, plazas or small parks, small outdoor courts, gathering spaces, community gardens and more.
- 3.P.5 Foster development of an event/recreation facility such as supporting Dover Bay’s efforts to activate the “barn.”
- 3.P.6 Discourage and restrict the development of large scale retail or commercial uses.
- 3.P.7 Enable home occupations with appropriate criteria and conditions.
- 3.P.8 Promote connections to recreational opportunities through community design and wayfinding or directional signage.
- 3.P.9 Encourage and enhance public recreational opportunities through improvements to the waterfront, waterways, trails system and existing access points; new facilities such as trails, access points, boat launches and crossings; and additional services such as recreation-focused retail and repair shops, rental facilities and restrooms.
- 3.P.10 Promote recreational facilities and services for US Bike Route 10.
- 3.P.11 Ensure that new development does not negatively impact the safety, health and environmental quality of Dover.
- 3.P.12 Encourage private protection of agricultural lands on the Highway 2 corridor, valuable open spaces and other environmentally sensitive lands.
- 3.P.13 Prohibit billboards and limit other roadside advertising signs to maintain the attractive character of the community.

Section 4: Transportation – Airports

GOALS

- 4.G.1 Dover has a safe, highly visible entrance on Highway 2 that creates a welcoming gateway into town.
- 4.G.2 Speed limits are lowered on Highway 2 as it passes through Dover, design elements cue highway travelers that they are entering an urbanized area, there is safe ingress and egress into Dover at all entrances and reduced roadway noise inside Dover.
- 4.G.3 The public right-of-way on Highway 2 is utilized to allow safe efficient travel for all users, such as the addition of bike lanes on the bridge, and has design features that encourage travel at the posted speed limit.
- 4.G.4 Dover has a realistic transportation action plan for local needs.
- 4.G.5 The Dover trail, pathway and pedestrian system is comprehensive, safe, connected and attractive, and is a valued community feature with access to activity centers.
- 4.G.6 The SPOT bus has service that is easily accessible and convenient.



POLICIES

- 4.P.1 Develop a detailed plan for desired placemaking features for a gateway at the entrance to Highway 2 that is safe, highly visible, attractive, welcoming to visitors and expresses Dover’s character.
- 4.P.2 Support right sizing of Highway 2 to ensure that the public right-of-way is being fully utilized for all users. This may include converting travel lanes to other uses such as designated bike lanes and creating safe space for accelerating and decelerating vehicles at access points.
- 4.P.3 Develop a transportation action plan that establishes infrastructure needs for all users, identifies desired design features for roadways trails and pedestrian ways, minimizes maintenance costs and establishes priorities within funding available.
- 4.P.4 Improve connections between Historic Dover and the industrial and residential lands to the east along the lake shore.
- 4.P.5 Ensure adequate procedures to review connections to the broader transportation system within all new developments.
- 4.P.6 Develop a detailed plan for improvements to the trail and pathway system that includes directional signage or wayfinding, crossing improvements and lighting enhancements.
- 4.P.7 Support facilities that encourage users on US Bike Route 10.
- 4.P.8 Seek to relocate the SPOT Bus stop to an activity center, to increase frequency of service and to explore routes that better serve winter recreation and other special needs.
- 4.P.9 Support Bonner County to continue to manage and operate the airport in Sandpoint.

Section 5: Utilities – Transmission Corridors

GOALS

- 5.G.1 Dover has sufficient affordable and reliable utilities to support the growth anticipated.
- 5.G.2 Utilities, both public and private, offer high quality services and protect the exceptional environmental qualities of the area’s waters, air and landscapes.
- 5.G.3 Improved speed and reliability of broadband services in Dover using fiber optic cabling or other technologies.

POLICIES

- 5.P.1 Protect sewer and water service capacity for future development that has been approved by subdivision plat or conceptually by master plan.
- 5.P.2 Require new development to bear the costs of extending public utility services or expanding capacity if new capacity is necessary as a result.
- 5.P.3 Explore enhancement of the current sewer system that is affordable and practical for existing Dover residents; such as a headworks allowing the phase-out of individual septic tanks and/or use of the system regionally.

- 5.P.4 Continue to improve the water system for better reliability and improved environmental quality. Consider consolidating water resources where feasible.
- 5.P.5 Maintain access to curbside recycling service.
- 5.P.6 Support expansion and improvements to electrical and natural gas services and cell service by private utilities, and development of solar and wind power while protecting Dover’s environment, view sheds and community character.
- 5.P.7 Promote improved broadband services, including as part of a regional effort.
- 5.P.8 Run utilities underground where feasible.
- 5.P.9 There is no Electrical Transmission Corridor of National Interest, relating to Idaho Statute 67-6508, in Dover.

Section 6: Recreation

GOALS

- 6.G.1 The livability of Dover is characterized by excellent access to outdoor recreation in the high quality natural environment.
- 6.G.2 Build a public land base which will serve the recreational needs of future generations.
- 6.G.3 Require new development to support improved public recreational areas and access.
- 6.G.4 Recreational facilities in Dover include public parks, trails and pathways with extensive connections and access, public access to waterways and the waterfront, a year-round indoor recreation center and public and private services to support these activities.
- 6.G.5 Public access to the waterfront, waterways and trail system shall be maintained or enhanced. Developments provide access to public waters and public trails for all residents of the community whenever possible.
- 6.G.6 Grow Dover’s economy through small-scale recreational retail and services, i.e. equipment sales, repair and rentals

POLICIES

- 6.P.1 Support completion of new public spaces/plaza/parks as resources allow. Identify and prioritize potential locations and desired amenities.
- 6.P.2 Require new development to provide recreational amenities and spaces with access to the public in proportion to the development’s impact or pay a fee in lieu of such.
- 6.P.3 During project approval seek usable public connections to the waterfront and waterways and public recreational access points to trails requiring new development to provide those where directly related to the impact of the development.
- 6.P.4 During project approval seek completion of trail gaps, requiring them where they are directly related to the impact of the development.
- 6.P.5 Pursue the completion of non-motorized watercraft launch/takeout sites throughout the waterways and waterfront of the city.



SUMMARY OF CITY OF DOVER COMPREHENSIVE PLAN GOALS & POLICIES

- 6.P.6 Support non-motorized watercraft access such as to Canoe Cove.
- 6.P.7 Provide for safe and enjoyable use of the lakeshore with appropriate regulations such as noise limits and designated “wake free” and seaplane landing zones.
- 6.P.8 Facilitate the opportunity for development of an indoor recreational center in Dover.
- 6.P.9 Develop processes and ordinances to allow private recreational support services with appropriate conditions and limitations.
- 6.P.10 Support the Bonner County Trail Plan and specifically the completion of trails and connections to the trail network inside Dover and its Area of City Impact.
- 6.P.11 Ensure residents and visitors have directions and signage to use the trail system. Ensure that public trails such as Verwolf Point are marked such and open to the public.
- 6.P.12 Explore overnight camping facilities for all users (see also 3.10)

Section 7: Public Services

GOALS

- 7.G.1 Fire service is maintained at current service levels or better.
- 7.G.2 The Bonner County Sheriff’s Department supports an active Neighborhood Watch Program in Dover.
- 7.G.3 The Dover Post Office is maintained or enhanced.
- 7.G.4 Dover has a bookmobile stop on the East Bonner County Library route.

POLICIES

- 7.P.1 Communicate regularly with the Westside Fire District and Selkirk Fire and Rescue on issues related to maintaining or enhancing fire service levels. Explore an agreement on the level of service and support additional hydrants where needed as resources allow.
- 7.P.2 Actively participate in Bonner County Sheriff’s Neighborhood Watch Program.
- 7.P.3 Require the use of private security at large events.
- 7.P.4 Support the use of electric vehicles through charging stations or other infrastructure.
- 7.P.5 Consider the development of sustainable community amenities such as utilizing the land over the natural gas pipeline for a greenhouse.

Section 8: Education, Schools and School Transportation

GOALS

- 8.G.1 Dover will communicate with the Lake Pend Oreille School District (LPOSD) regarding development applications, transportation needs and any changes in plans that affect school enrollment or transportation.

8.G.2 Dover encourages the Lake Pend Oreille School District to respond to development applications and to communicate with the city regarding any changes in attendance zones, projected enrollment and transportation services.

8.G.3 Dover supports reducing single occupancy vehicle trips to school.

POLICIES

8.P.1 Provide notice of zoning changes and development applications to the Lake Pend Oreille School District.

8.P.2 Invite the LPOSD to participate in planning efforts and discussions.

8.P.3 Respond to LPOSD communication regarding school changes.

8.P.4 Urge the LPOSD to support Safe Routes to School, carpooling, safe and convenient bus service, to actively educate and encourage students to participate in these programs and to support infrastructure projects that make participation safer.

Section 9: Natural Resources, Special Areas or Sites – Agriculture

GOALS

9.G.1 Maintain the natural environment and resources in a condition which will produce the greatest long-term benefit for present and future residents of the community.

9.G.2 Manage impacts of stormwater runoff in Dover.

9.G.3 Protect the forest and natural ground cover within the city to reduce dangers of erosion, protect water quality, preserve wildlife habitat and maintain aesthetics allowing consideration for fire safety, weed control and forest management.

9.G.4 Protect the ecological and wildlife values of special areas and sites such as wetlands, hillsides, rare or endangered flora or fauna, farmland and aquifer recharge areas where preservation would provide the greatest long-term benefits.

9.G.5 Preserve the working lands in Dover.

POLICIES

9.P.1 Minimize and mitigate adverse impacts of development of lands adjacent to harbors, beaches and shorelines to conserve riparian areas and sustain environmental quality.

9.P.2 Minimize new development’s impacts on the natural landscape by regulating grading, fill and other site modification, maintaining slope stability, minimizing loss of wetlands and retaining valuable ground cover.

9.P.3 Control stormwater runoff at its source using green infrastructure and other strategies that mimic natural processes to prevent pollution of Dover’s valuable water resources.

9.P.4 Support private preservation of environmentally sensitive sites such as wetlands, hillsides, and the aquifer recharge area.

9.P.5 Support private preservation of working lands such as farmland and forest management areas.



9.P.6 Protect rare or endangered flora or fauna when identified.

Section 10: Hazardous Areas

GOALS

10.G.1 Plans are in place and maintained to protect residents from the highest risk hazards in Dover flooding, wildfire and landslides.

10.G.2 Maintain air quality improvements including regulating outdoor burning.

10.G.3 Residents know about the risks of radon exposure.

10.G.4 Plan for hazardous spill responses that protect against and promptly mitigate hazardous material spills from rail, highway transportation corridors and pipelines.

POLICIES

10.P.1 Develop and maintain plans and take actions as needed on high risk hazards.

10.P.2 Maintain participation in national flood insurance program.

10.P.3 Regulate new development to not impede floodplains or the carrying capacity that they have for flood waters along the Pend Oreille River and other streams.

10.P.4 Enforce regulations that require engineering studies and mitigation related to landslide dangers in development ordinances and regulations and during development review.

10.P.5 Understand wildfire risks and potential mitigation. Use this knowledge to guide development reviews. Provide education for existing residents and developments.

10.P.6 Identify fire evacuation routes for Dover.

10.P.7 Support forest management practices that reduce the danger of wildfire while maintaining the ecological and aesthetic services of the forest.

10.P.8 Plan for response in case of hazardous material spills.

Section 11: Private Property Rights

GOALS

11.G.1 Ensure land use policies, restrictions, conditions and fees do not violate private property rights, or create unnecessary technical limitation of the use of property.

11.G.2 Consider fundamental property rights of all parties and the effects of decisions when adopting and applying planning policies and zoning standards.