

**MINUTES FOR
CITY PLANNING AND ZONING MEETING
Dover Council Chambers
699 Lakeshore Ave.
6:00pm, November 5, 2015**

In Attendance: Marilyn Becker Paul Nowaske Adam Ednie Dean Johnston

CALL TO ORDER

Meeting was called to order at 6:03pm.

PUBLIC COMMENTS

The following members of the public were in attendance: Nathan Baker, Ruth Guthrie.

- Mr. Baker spoke in regards to the proposed language on Accessory Dwelling Units. He would like to see provisions allowing for detached accessory dwellings units.

CONSENT AGENDA

- Approval of September 3, 2015 Meeting Minutes: **Marilyn motioned to approve the minutes from the September 3, 2015 meeting. Dean seconded. Motion passed.**

NEW BUSINESS

- No new business

OLD BUSINESS

- Comprehensive Planning – Lisa gave a brief explanation of the comprehensive planning effort up to this point for the benefit of the public
 - Stakeholder meeting updates
 - Several stakeholder groups have been identified by the Mayor
 - Idaho Smart Growth has begun to interview stakeholder groups
 - Commission reviewed list of current and potential stakeholders
 - Committee vs. P/Z Commission
 - Lisa explained the differences between creating a Comprehensive Plan subcommittee or having P/Z Commission be the workgroup for the comprehensive plan
 - Discussion about developing subcommittee vs. utilizing P/Z Commission
 - Commission decided that P/Z Commission will be the workgroup for the Comprehensive Plan Update
- Home Occupation
 - Lisa explained organization and numbering system of proposed language

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- Discussion about proposed definitions – Lisa explained that the proposed definitions may not be the final definitions but the specific terms should be defined to remove arbitrariness from ordinance
- An administrative review section has been added to the draft language
- Accessory Dwelling Units
 - Discussion about allowing detached accessory dwelling units in the Rural Residential and Agriculture zoning districts
 - Marilyn brought up including detached garages with living space above the garage. Lisa confirmed that the currently proposed language only allows for Guest Houses to be detached.
 - Discussion about Guest Houses vs. Accessory Dwelling Units and why there are currently different regulations for each
 - Lisa to bring forward language to P/Z Commission regulating renting ADUs for periods of 30 days or less – not allowing for transient or vacation rentals
 - Lisa to look at combining guest house and ADU regulations
 - Lisa reviewed proposed use tables – there are currently five use tables and the new format will reduce them to three
 - Lisa requested that P/Z Commission review the Commercial Use Table and propose uses that they feel are applicable and are not currently included. She will email a copy of the City of Bonners Ferry commercial use table to P/Z members as an example along with instructions on how to search the Sterling Codifiers website for additional examples from other cities.

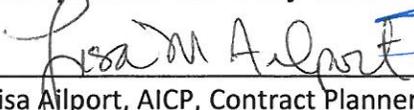
OPEN DISCUSSION

- Lisa brought forward the idea of creating a new zoning district for the Dover Bay PUD. Paul brought up a concern about limiting those regulations to the PUD area and not applying them to other areas in Dover but otherwise sees how a new zoning district would be beneficial. Lisa will start looking into creating a new zoning district for Dover Bay.

MEETING ADJOURNED

Marilyn motioned to adjourn the meeting at 7:35pm and Adam seconded.

Attest:


 Lisa Ailport, AICP, Contract Planner


 Paul Nowaske, Chairman