
**DOVER PLANNING AND ZONING COMMISSION
MINUTES
DECEMBER 5, 2019**

**DOVER CITY PLANNING AND ZONING COMMISSION MEETING
Dover Council Chambers
699 Lakeshore Ave., Dover, ID**

P&Z COMMISSIONERS IN ATTENDANCE:

Marilyn Becker Joe Gibbs Julie Reister-Keaton Susie Kubiak

STAFF/OTHERS IN ATTENDANCE:

Clare Marley, AICP, City Planner

CALL TO ORDER/ROLL CALL:

Vice Chair Kubiak called the meeting to order at 6:08 p.m.

CONSENT AGENDA:

Commissioner Gibbs moved, and Commissioner Reister-Keaton seconded the motion, to approve the minutes of November 7, 2019 as written. The Vice Chair declared the motion approved on a unanimous vote.

PUBLIC COMMENT:

Mayor-Elect Mike Davis introduced himself to the Planning and Zoning Commission and expressed his thanks for their service to the community. He gave a summary of his background and said he is looking forward to working with the Commission. The group suggested scheduling a joint workshop with the City Council, Mayor, and Commission after the first of the year.

OLD BUSINESS:

Conservation Plat: The Commission reviewed the latest draft language for the conservation subdivision section of the subdivision update and suggested the following:

- Increase the minimum required open space from 10% to 30%.
- Include language to encourage affordable housing. Incentives or bonuses for affordable housing inclusions could be added to the ordinance. Ordinance would have to be written to guarantee affordability housing is used for the intended purposes. The Commission suggested contacting Bonner Community Housing Agency to review the topic. Staff noted the model conservation subdivision ordinance does contain language regarding housing provisions for low- and moderate-income families. Affordable housing is defined, as determined by the U.S. Department of Housing and Urban Development. Further discussion is proposed after staff reviews options and terminology with community housing representatives.
- Insert a requirement that dwelling units be clustered and define "cluster."
- Allow bonuses for "passive" recreational uses such as parks and trails, rather than active ones such as playfields or riding arenas because of active recreational uses require alteration of the land. Strike the draft sentence containing the 50% allowance for active recreational bonuses at Section 11-12-5 Paragraph 8.

- Encourage public trail and waterfront access. Use a percentage bonus for an incentive, rather than the model ordinance suggested additional lots. Percentages to be reviewed for further discussion at subsequent meetings.
- Retain the maximum 30-foot structure height of Dover City Code.
- Review multi-family housing for placement, bulk, and massing at a later date.
- Cap the bonus allowance at 150% of the allowable density of the underlying zone (e.g., 100 acres ÷ by 6 (acres allowed in Agriculture) = 16 x 150% = 25 dwelling units maximum).
- Include a FireWise/Defensible Space requirement to address water sources for firefighting, escape routes, and suggested defensible space design and construction.
- Demonstrate wells and septic/drainfield systems are feasible, where city services are not available.
- Adjust the type of open space section at draft 11-12-5 Paragraph 9 to allow inclusion of waterfront areas in the open spaces, but not to include submerged lands.

Subdivision update: Staff reviewed the subdivision update and the reasons for the amendment. The updated street standards adopted by City Council in May will be cross-referenced in the amendment. Ms. Marley advised that she has started a table to track the proposed code changes so that the Commission has a handy reference to the amendments.

Discussion on the stormwater ordinance and 2020 priorities were deferred to the next meeting due to time constraints.

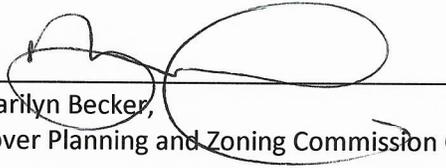
ANNOUNCEMENTS:

Staff advised the Mayor has a person who is interested in serving on the Planning and Zoning Commission. His name will be submitted to the Council for confirmation December 12th.

January agenda items were reviewed.

MEETING ADJOURNED:

Vice Chair Kubiak declared the meeting adjourned at 7:54 p.m.


Marilyn Becker,
Dover Planning and Zoning Commission Chair