

RESOLUTION NO. 136

CITY OF DOVER, IDAHO

A RESOLUTION OF THE CITY OF DOVER, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING AN OFFICIAL ZONING MAP REPLACEMENT, PURSUANT TO DOVER CITY CODE, AND AUTHORIZING ENDORSEMENT OF THE MAP BY THE MAYOR AND CITY CLERK.

WHEREAS, the City of Dover has the authority pursuant to Dover City Code Section 12-4-5 to replace by resolution the official zoning map in the event the zoning map is lost, destroyed, difficult to read due to multiple amendments or contains outdated aerial imagery, parcel information, or mapping technology or to correct drafting errors; and

WHEREAS, the City of Dover has relied on a “City of Dover Zoning Map” created in 2014 by Tate Engineering as its current official zoning map, and

WHEREAS, the 2014 zoning map does not bear the signatures of the Mayor and Clerk, and the map that served as the City’s official zoning map prior to 2014 cannot be located; and

WHEREAS, the 2014 map contains outdated parcel information; and

WHEREAS, the 2014 map does contain drafting errors, as confirmed by former and current city staff and city records; and

WHEREAS, pursuant to Dover City Code Section 12-4-5, the replacement map may correct drafting errors upon a finding by City Council that the corrections accurately represent the approved zoning boundaries; and

WHEREAS, attached Exhibit A provides a summary of the initial zoning of the City of Dover; rezones, annexations, and de-annexations that form the foundation for the replacement map and demonstrate the replacement map accurately represents the city-approved zoning boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IDAHO THAT: Resolution No. 136 is hereby adopted approving the replacement map as the official zoning map for the City of Dover, Idaho, and authorizing the Mayor and City Clerk to sign the map.

FURTHERMORE, the City Council hereby finds that based upon the summary of record information provided in attached Exhibit A, the replacement map accurately represents the approved zoning boundaries.

PASSED by the City Council and **APPROVED** by the Mayor this 14th day of June, 2018.



City of Dover Mayor Annie Shaha



Attest: Michele Hutchings, City Clerk

EXHIBIT A – SUMMARY OF CITY OF DOVER ZONING DISTRICT BOUNDARIES

ORD #	Date	Type of Action	Zoning	Comments
30	1995	Zoning Ordinance	Multiple zoning districts. Legal descriptions of zoning district boundaries for entire city provided in zoning ordinance.	Mapped as described. Corrects drafting error found in 2014 map to show commercial north of highway from Dover Tracts to east line of Section 29.
32	12/7/1995	Annexation	Corrects boundary descriptions of annexation ordinances #23 and #24.	Replacement map same as 2014 map.
33	12/7/1995	Annexation	Corrects boundary descriptions of annexation ordinances #23 and #24.	Replacement map same as 2014 map.
34	12/21/1995	Annexation	Zoned Agriculture. Map of annexed area provided.	Replacement map same as 2014 map.
40	4/22/1997	Zone change	Zoned from Agriculture to Residential all land south of Hwy 2, west of Mill Street in Sections 30 and 31, Township 57 North Range 2 West. (Dover Bay area.)	Replacement map same as 2014 map.
61	10/11/2001	Zone change	Zoned from Agriculture to Suburban. (Chaney). Future Canoe Cove.	2014 map contains drafting error. Tax Parcels 82 and 84 are not part of Suburban rezone, as confirmed by legal description of zone change. Replacement map corrects to Agriculture.
65	1/9/2003	Zone change	Zoned from Agriculture to Rural. (French/King).	2014 map contains drafting error. Did not illustrate entire area rezoned to Rural, as confirmed by legal description of zone change. Replacement map corrects this.
70	10/9/2003	Zone change	Zoned from Agriculture to Rural. (Mussatto). Future Nick's Place plat.	Replacement map same as 2014 map.
71	12/17/2003	Annexation	Ordinance did not specify zoning district. Future Marshall Plat.	2014 map shows as Agriculture. Later replat of Marshall Plat referred to land as zoned Agriculture. Retained Agriculture zone in replacement map.
100	10/11/2007	Zone change	Zoned from Agriculture to Suburban. (Ramsey) Portion of future Woodduck Subdivision.	2014 map contains drafting error. Rezone application illustrates future Woodduck plat and a portion that later became parcel #D00000216781A. The rezone encompassed 9 acres. Woodduck plat is 4.31 acres; the unplatted parcel is 4.573 for a total of ±8.88 acres.

ORD #	Date	Type of Action	Zoning	Comments
				Application materials and legal description support inclusion of Parcel 6781 in rezone; now owned by Kinney.
101	10/11/2007	Rezone	Agriculture to Rural. (Nicolls). Future Pristine Heights.	2014 map contains drafting error. The 2014 map includes land that was not part of rezone by Nicolls. City application and future PUD show only Tax Parcel 39 and Parcel #5101 of subject section were rezoned; not T9 and T22. Retracing of legal description confirms this. Replacement map shows T9 and T22 as Agriculture.
109	6/11/2009	De-annexation	Harris property in Section 35, Township 57 North, Range 2 West.	Replacement map same as 2014 map. Ordinance contained incorrect range, showing as 1 East, which is in the Hope area.
Unknown	Unknown	Rezone	Panorama Ridge and adjoining unplatted parcels.	2014 map and earlier maps show this as Suburban. Unknown source of this zone. However, later applications for these lots/parcels state the land is zoned Suburban. Replacement map retains this zoning district.