



February 4, 2021

Via email

TO:

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| <input checked="" type="checkbox"/> Panhandle Health District        | <input checked="" type="checkbox"/> Independent Highway District |
| <input checked="" type="checkbox"/> City of Dover sewer service      | <input checked="" type="checkbox"/> Avista                       |
| <input checked="" type="checkbox"/> Westside Fire District (Selkirk) | <input checked="" type="checkbox"/> City of Dover Engineers      |
| <input checked="" type="checkbox"/> City of Dover                    |  |
| <input checked="" type="checkbox"/> Bonner County GIS                |  |
| <input type="checkbox"/> Syringa Heights Water District              |  |
| <input type="checkbox"/> Frontier                                    |  |
| <input checked="" type="checkbox"/> Idaho Dept. of Transportation    |  |

FROM: Clare Marley, AICP, Dover City Planner, [cmarley@ruenyeager.com](mailto:cmarley@ruenyeager.com)  
Lisa Adair, Assistant Dover City Planner, [ladair@ruenyeager.com](mailto:ladair@ruenyeager.com)

SUBJECT: Application for a Zone Change (File #ZC02-21), Kelly and Al Czap

The attached application has been submitted to the City of Dover. The applicant is requesting a zone change to Commercial for three adjacent parcels which are the site of the facility formerly known as the Thorne Research Center. The properties are divided by Commercial and Residential zoning, and the applicants are requesting Commercial zoning for the parcels. The subject parcels total 8.162-acres and are located at 25820 and 25822 Highway 2. The properties' parcel numbers are RPD00000297079A, Tax 14 less Tax 42 and a portion of Tax 43 and 44 of Section 29; RPD00000297081A, Tax 44 of Section 29; and RPD0486000000AA, Welty Addition Tax 15 less west 50 feet and less Tax 22 of Section 32 and are located in Township 57 North, Range 2 West, B.M.

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

Please specify in writing if additional information is requested by your agency prior to City staff scheduling or holding this project for public hearing. This request for additional information will be forwarded to the project applicant for their response. Please reference the project name and file number in your response.

Please respond the 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.

**If you have no comment or response, you may indicate below and return this form to the City as soon as possible to speed processing time. Thank you for your assistance.**

NO COMMENT \_\_\_\_\_  
Agency Name, Initials of Agency Representative Date

c: Kelly and Al Czap, Applicants