



**MINUTES: REGULAR COUNCIL MEETING and PUBLIC  
HEARINGS – VAR004-19 and SUP002-19  
DECEMBER 12th, 2019 @ 6:00 p.m.  
DOVER CITY HALL, 699 LAKESHORE AVENUE, DOVER, IDAHO**

**Present:** Mayor Shaha and Council Members Brockway, Evans, and Goodvin and Strand. Staff – Planner Clare Marley and Assistant Planner Lisa Adair; Water Systems Mgmt. Bob Hansen; Attorney Stephen Snedden; Clerk Michele Hutchings.

**Public Present:** Documented on sign in sheets on file.

**I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Mayor Shaha called meeting to order at 6:06 p.m.

**II. PUBLIC HEARINGS:**

1) File #VAR004-19 City of Dover Variance for Chlorination Station - Marley introduced file. Evans disclosed conflict and recused herself. Adair reviewed presentation materials. Hansen explained needs for change citing difficulty in maintaining equalized chlorination. Hazards posed due to existing piping configuration within the building. Will eliminate need for some equipment and expects will be savings financially as well as more efficient operations. Mayor opened public comment at 6:26pm. Dan Parkin, 3rd Street - in favor to ensure workplace safety. No neutral speakers. Tom Runa spoke in opposition recapping his previously submitted comments claiming health and safety issue to residents in the area. Requested consideration of alternative solutions. Goodvin arrived during Runa comments, confirmed has no conflicts. No others in opposition. Mayor asked council for any additional questions. Public testimony closed at 6:31pm.

2) File #SUP002-19 Kaniksu Land Trust Special Use Permit - Marley read Notice of Hearing into record. Mayor asked for any conflicts. Brockway consulted with city attorney, and is not required to recuse. Mayor disclosed phone conversation with Chief Hopkins and subject matter. No other council conflicts. Marley introduced special use permit file. Privately owned park requires special use permit. KLT not in agreement but understands city code and process. Adair reviewed presentation. No questions from council. Marley shared Exhibit 1, as supplied by application and noted applicant intent was to correct inaccuracies. Katie Cox made presentation which concluded at 7:35pm. Marley asked Cox for written presentation to be entered as Exhibit 2. Mayor asked about 3 separate locations for education center. Cox says there will not be 3, only 1 is intended. Mapped 3 separate locations to choose from. Brockway asked about night time meetings. Cox says KLT would only include low lighting or lighting as required by code. No further comments/questions from council. Mayor opened for public comment at 7:42pm. Support letters summarized by Marley. Many verbal comments and written letters received. Most were supporting, several neutral and one in opposition. All written testimony on record. Cox began rebuttal at 8:58pm affirming there were no costs from Avista. Never claimed cattle fence would not be maintained. Parking lot is for 32 cars. Phase 2 parking would add 15 more spaces. Revisited last 4 points from Exhibit 1. Master plan has not changed since original submission. Rentals are not about profit, all about access for kids and adults. Hog wire fence is not preferred due to wildlife corridors. Evans asked if horseback access will be future potential. Cox says trails and recreation team considers safety, still looking at potential. Horse community had not expressed interest until recently. Evans asked about overflow parking, Cox referred to BPA easement on map for overflow. Suggested could bus from Travers Park for larger events. Evans asked about road use and asked about plans for roads. Cox says Brett Engel with IHD (Independent Hwy. District) has been great partner. Marley confirmed roads are within Dover. Brockway asked about parking - busses and loop road. Cox explained loop allows for bus parking. Marley asked for description of current fencing. Cox described as 3 strand barbed wire cattle fence, all existing and in good order. Goodvin asks about signage near Westridge property lines. Cox noted signs at approximately 20' intervals noting 50' border barrier. No further questions from council. Mayor closed public comment portion of hearing @ 9:12pm.

**III. NEW BUSINESS:**

1) Discussion/Decision: File #VAR004-19 City of Dover Variance for Chlorination Station - Deliberations were made by council. Snedden confirmed Goodvin may participate in voting on issue regardless of late arrival. Brockway has no questions, recalled previous considerations and reviews of alternative options. Appreciates public comment. Agrees with importance of working conditions. Strand agrees with need to protect safety of workers. Goodvin also agrees safety is number one. **Strand motioned** to approve the variance for a 3-foot side yard setback, where 10 is required by city code, finding that it is in accord with the general and specific standards of the City of Dover, as enumerated in the findings and standards table in the staff report. He further moved to adopt the reasoned statements and conditions of approval as written in the staff report including conclusions A through E, **2<sup>nd</sup> by Brockway. Roll Call Vote:** Brockway-Aye, Evans-Recused, Goodvin-Aye, Strand-Aye. Ayes approve, **motion carried.**

2) Discussion/Decision: File #SUP002-19 Kaniksu Land Trust Special Use Permit – Deliberations made by Council. Discussions explored primary concerns about noise, visibility, trespass onto 50' buffer and traffic on Pine Street. Pine St. always had issues with maintenance and speed control. Council recognized KLT efforts of being good neighbors. Berm is good effort for noise control. Traffic and parking could be issues, will be challenging. Council suggests property owners should be responsible parties for any fencing they might require as individuals and KLT should not be responsible for privacy barriers. Brockway noted conditions of approval are acceptable with some amendments particularly to #12. Brockway recommended amending #12 as proposed by Cox. Brockway asked for clarification that "site plan" and "master plan" are same, Marley confirmed. Night time activity was opposed by Strand. Marley noted stargazing opportunities for youth was brought up at P&Z level. Brockway suggested it be addressed as new #13 condition of approval. **Brockway motioned** to approve the special use permit to allow for the development of a recreation center and private park, finding that it is in accord with the general and specific standards of the City of Dover, as enumerated in the findings and standards, reasoned statements A-F and conditions of approval 1-13 with amendments as follows: #1 Insert in parenthesis "master plan," where site plan is used in the conditions of approval to clarify they are one in the same; #12 Strike the Planning and Zoning recommended condition and substitute with the proposed condition #12 presented by the applicant to read as:

- a. "The applicant shall sign all existing logging roads that lead to or are adjacent to the property boundary with West Ridge Estates. The signs shall be within 50 feet of said boundary and read substantially as follows: 'No trail beyond this point. Please respect our neighbors.'"
- i. Keep area as natural fire break to protect the West Ridge HOA neighborhood.
- ii. Provide unimpeded route for emergency access.

Add Condition #13 to read as: "Any modification of the operating hours of dawn to dusk must be approved through the modification process, pursuant to Dover City Code 12-10-9 'Modifications.'"

The actions to be taken to obtain the special use permit are to complete the conditions of approval as adopted.

**2<sup>nd</sup> by Goodvin. Roll Call Vote:** Brockway-Aye, Evans-Aye, Goodvin-Aye, Strand-Aye. All Ayes, **motion carried with amendments to conditions.**

3) Discussion/Decision: Proposed Resolution - Appointment of P&Z Commissioner Mark Baillie - Mayor introduced appointment of Mark Baillie and read from email comments. All agree good choice. **Strand motioned, 2<sup>nd</sup> by Evans.**

**Roll Call Vote:** Brockway-Aye, Evans-Aye, Goodvin-Aye, Strand-Aye. All Ayes, **appointment confirmed.**

4) Review/Acceptance: Canvassed Election Results from 11/5/2019 Elections - Mayor reviewed elections certified by County. **Strand motioned 2<sup>nd</sup> by Goodvin. All in favor, motion carried.**

5) Review/Approval: Dish @ Dover Bay Liquor License - **Brockway motioned 2<sup>nd</sup> by Strand. All in favor, motion carried, license to be issued.**

**IV. CONSENT AGENDA:** No requests for review or comments by council. **Strand motioned** to accept the consent agenda items as presented, **2<sup>nd</sup> by Evans. All in favor, motion carried.**

**V. FUTURE AGENDA ITEMS/MEETINGS:** Mayor reviewed items as listed on agenda reminding of 1/9/2020 as next council meeting date. Strand presented outgoing Mayor Shaha with sentiments of gratitude and appreciation for all accomplishments.

**VI. ADJOURNMENT:** **Strand motioned** to adjourn the meeting, **2<sup>nd</sup> by Brockway. All in favor, motion carried.** Meeting adjourned at 9:54p.m.

**As approved by Council at meeting held 1/09/2020 (mch)**