



PUBLIC HEARING
MONDAY, AUGUST 31st, 2020 @ 6:00 p.m.

MINUTES

- I. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE** Mayor called the meeting to order at 6:00pm. Parkin led the pledge of allegiance.
- II. **ROLL CALL** Mayor Davis, Council members Brockway, Hoffman, Parkin and Shaha were present as well as Attorney Snedden, Engineers McNee, Hassell and Converse. Public attending: Erik Brubaker, Cliff Kramer, Dan Larson, Mark Sauter, Marie Forbes.
- III. **NEW BUSINESS**
- 1) **Public Hearing: FILE SUB006-19 – ORCHARD RIDGE ESTATES PRELIMINARY PLAT – REBECCA HAWKINS – Mayor opened the public hearing at 6:07 p.m.** Marley asked for any conflicts or disclosures. Mayor reflected on conversation with Fire Chief Hopkins re: fire cisterns, no conflicts or disclosures required. Marley consulted with Snedden about emails re: availability of water. Communications had been shared with applicant's representative. Marley also reviewed procedures for quasi-judicial hearings. She reviewed her presentation and addressed the fire flow cistern recommendations of Selkirk Fire District (SFD) as well as the Polk comments about inaccurate land lines. Planning & Zoning Commission recommendations to council were reviewed including draft conditions of approval. Brubaker presented for applicant. Council asked about paved roadway within the development area, fire flow cisterns, Syringa Heights Water District's (SHWD) agreement with City of Sandpoint, and existing property well. Brubaker confirmed the applicant has a will-serve letter from SHWD. City engineers Hassell and Converse answered council questions pertaining to proximity of Dover water access, fire cisterns, and potential liability to Dover if SHWD serves water in case of fire. Brubaker had no rebuttal to city engineers' comments. Public testimony began at 7:23 p.m. Marley called for public testimony in favor – there was none. Neutral testimony was called for and Sauter, Fire Marshall for SFD, spoke about fire flow cisterns suggesting developer may have 7,500 gallons available as cisterns are commonly 2,500 gallons each. Stated fire code changes at 3,600 square feet of building space however, automatic sprinklers (which could cut fire flow needs in half) are not required by SFD, only recommended for that size of building. Confirmed SFD prefers the fire flow cisterns be installed prior to construction. Shaha confirmed that SHWD provides drinking water only. Recess was taken from 7:42 p.m. until 7:47 p.m. Upon reconvening, Marley asked for opposing testimony – there was none. Applicant had no rebuttal for the record. Marley reviewed with council the conditions of approval recommended by the Planning & Zoning Commission and suggested slight revisions to #3 based on discussions. Mayor reopened public hearing for neutral comment at 7:47 p.m. Sauter confirmed that SFD does not maintain fire cisterns, it is the owners' responsibility. Brubaker had no rebuttal, now has a clear understanding and can accept the condition #3 revisions.

Brockway motioned to close the public hearing testimony with **2nd by Hoffman**. Public hearing testimony closed at 7:56 p.m.

Parkin motioned TO APPROVE THE PRELIMINARY PLAT OF Orchard Ridge Estates, File #SUB06-19, finding that it is in accord with the general and specific standards of the City of Dover, based upon the evidence of record and testimony received. He further moved to adopt the findings and standards, reasoned statements confirming the application is in accord with subdivision standards, and conditions of approval as read by staff with an amendment to condition #3 to read "For firefighting water sources, the Orchard Ridge Estates applicant shall install a 6,000-gallon community cistern system, to the satisfaction of the Selkirk Fire District, prior to final plat approval. Any easements for placement and access to the community cistern system shall be shown on the final plat. The lot owners shall be responsible for routine maintenance and refilling of the cisterns". All fees to be paid by the applicant before moving forward with development agreement or final plat, **2nd by Hoffman**. **Roll Call Vote: Brockway-Aye, Hoffman-Aye, Parkin-Aye and Shaha-Aye.**

Brockway motioned to adjourn from the public hearing, **2nd by Shaha**. **All in favor**. Public Hearing adjourned at 8:04 p.m.

2) Change Order No. 2 – Water Treatment System Upgrades – Phase 1A – **Parkin motioned** to hear this item first, **2nd by Shaha**. **All in favor**, motion passed. Mayor explained the need for change order. **Parkin motioned** to accept the change order dated 8/27/20 for the increased amount not to exceed \$10,000, **2nd by Hoffman**. **All in favor**, motion passed.

Shaha motioned to adjourn the regular business meeting, **2nd by Brockway**. **All in favor**, motion passed. Regular meeting adjourned at 6:06 p.m.

IV. **FUTURE AGENDA ITEMS/MEETINGS** – Mayor reviewed items as listed on agenda

V. **ADJOURNMENT** – see above for separate adjournments for the regular meeting and public hearing.

Respectfully submitted, Michele Hutchings – Clerk