



SPECIAL COUNCIL MEETING & PUBLIC HEARING
MONDAY, OCTOBER 24TH, 2022 @ 6:00 p.m.

MINUTES

Present: Mayor Eskridge and Councilors, Glass, Parkin, and Bledsoe. Councilor Hoffman absent. Staff Clerk-Hutchings, City Planner-Marley and City Attorney-Snedden.

Others present: see attached sign in sheet and Zoom attendance report

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL – Mayor Eskridge called the meeting to order at 6:01 p.m., Councilor Parkin led pledge of allegiance. Roll call for attendance made.

I. PUBLIC HEARING

1) File ANX04-22 Dr. Robert & Marian Rust – Request to Annex & Comp Plan Map and Zoning Amendment – Mayor opened the public hearing at 6:02pm. Marley introduced the matter and called for disclosures or conflicts of interest. Mayor disclosed phone conversation with resident confirming no particulars were discussed and he had no bias. Marley reviewed slide presentation and read into record comments from Coffelt and Heise that had arrived after her staff memo had been concluded. Glass commented sheriff, fire and emergency services are universal regardless of decision tonight. Bledsoe asked for more detail about enclaved lands. Parkin asked for confirmation that no comments had been received from other agencies. Eskridge asked for clarification that ACI (Area of City Impact) is not affected nor a part of tonight's decision. Also wanted to confirm if decision is to approve, the city is in no way obligated to provide sewer service. Applicant's representative, Jeremy Grimm, began presentation at 6:28 p.m. Suggested council may see future lot-line adjustment and subdivision application if approved tonight. Parkin again asked about sewer services expectation. Grimm stated there are none however Rusts are willing to grant easements for utilities as needed and those details would be outlined in future agreement with city. Bledsoe asked about advantages to city if approved. Grimm cited city's increase in tax base, incrementally lowering tax for all Dover residents, Pine St. frontage easement for sewer line in future. Mayor opened public testimony at 6:39 p.m. Neutral- Kody Van Dyk, 10740 West Pine, expressed main concerns over pedestrian, bicycle, school children's safety. Debbie Van Dyk, discussed sewer services on West Pine and expressed her concerns about traffic. Opposed- Zachary Jones, 111 S Sagle Road, discussed Idaho Code regarding annexation requirements and concerns about his mother's property involuntarily be annexed into Dover in the future. Mayor closed public comment at 6:54pm. Snedden suggested Council ask any remaining questions before deliberation.

II. BUSINESS ITEMS [Business items may be **Action Items]**

1) Proposed File ANX04-22 – Request to Annex & Comp Plan Map and Zoning Map Amendment – Robert & Marian Rust – Glass discussed emergency services. Parkin mentioned speeding issues in all of Dover and reiterated that Dover does not guarantee services to West Pine Street. Mayor asked for clarification on forced annexations. Marley stated that Idaho Code provides that lands that are enclaved could be annexed without owner consent, but to her knowledge there is currently no desire to do that. **Parkin motioned** to approve File #ANX04-22, a request to amend the Dover City Comprehensive Plan Future Land Use Map to designate the subject 2.34-acre site as Large Lot Single-Family 1-2 Acres, finding that the request is in accord with the procedures and standards of Idaho Code and the general and specific goals and objectives of the adopted comprehensive plan as listed in the staff report and based upon the evidence of record and testimony received. Parkin further moved to adopt the findings and standards as written, and direct staff to prepare a resolution and mapping for Council consideration to complete the comprehensive plan map amendment. **2nd by Glass. Roll call vote:** Bledsoe-aye, Glass-aye, Hoffman-absent, Parkin-aye. **Motion passed.**

2) BP2021-050 Appeal of Planning Administrator Denial of Dover Building Permit – Snedden reiterated that this item was an appeal. Snedden outlined the process for the appeal. Marley presented. Kimberly Manning, 62 Founders Court, presented documents for Council review. Manning discussed their need for additional garage space/home office building and stated that they have no intentions of creating multiple residential lots. Parkin asked Manning for clarification

on what is included in the plans for the kitchen, and if there will be cooking facilities. Manning stated that visitors would lodge in the home office. Mayor asked the applicant why they do not intend to subdivide the referenced property. Manning expressed that it is not their wish to subdivide the property as they do not wish to build another dwelling unit. Glass mentioned Manning's previous reference of guest space regarding the proposed structure. Manning stated that she believes it is an unreasonable denial. Discussion surrounded the plans that were submitted and subdividing the property. **Parkin moved** to affirm the administrative decision in this matter, finding that the decision is in accord with the Dover City Code, citing that it doesn't meet the zoning code in Dover City regulations. **2nd by Bledsoe. Mayor declared the motion passed by the following roll call vote:** Bledsoe-aye, Glass-aye, Hoffman-absent, Parkin-aye. **Parkin further moved** to advise the applicants that the actions that could be taken to obtain approval for the requested building permit are to:

1) Resubmit an application for the building permit that meets the standards of the City of Dover

Or

2) Pursue such remedies as provided for in Title 67, Chapter 65 Idaho Code.

2nd by Glass. Mayor declared the motion passed by the following roll call vote: Bledsoe-aye, Glass-aye, Hoffman-absent, Parkin-aye. **Motion passed.** Mayor thanked Manning for presenting.

3) Bat Remediation – Mayor explained that due to winter nearing, the estimate is for sanitization and guano odor remediation inside the building, and that removal of the boards will occur next year. **Bledsoe motioned** to approve number 2- hazardous material remediation, labor to Steramist inside of building estimate from North Idaho Flood and Fire in the amount of \$1,620.00 and direct staff to open exterior of south wall of chambers for inspection when weather permits, likely early spring 2023. **2nd by Glass. Roll call vote:** Bledsoe-aye, Glass-aye, Hoffman-absent, Parkin-aye. **Motion passed.**

4) Cleaning Services – **Parkin motioned** Council direct staff to solidify the cleaning locations and parameters and obtain multiple quotes for future Council consideration. **2nd by Bledsoe. Roll call vote:** Bledsoe-aye, Glass-aye, Hoffman-absent, Parkin-aye. **Motion passed.** Discussion surrounded closing the outdoor public restrooms for winter with restroom access inside City Hall. Hutchings referenced Dover City Code regarding the public restrooms.

III. **ADJOURNMENT** **Bledsoe motioned** to adjourn the meeting at 8:07pm. **2nd by Glass.** All in favor.