

**CITY OF DOVER
PUBLIC HEARING NOTICE**

Alan Barrett of 31 Evergreen Bluffs Point SW Calgary, Alberta Canada T2Y 4P7 is requesting a preliminary plat on approximately 2.2 acres. The proposal will combine 4 existing parcels to create 2 lots.

The proposed lots range from approximately 0.92 to 1.28 acres in size. The Dover Planning and Zoning Commission recommended approving the application with conditions. The property is generally known as 25942 Highway 2, Dover and is more particularly described as:

Parcel 1

That portion of the Southwest Quarter of Section 29, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as:

Beginning at the Southwest corner of Lot 6, Block 1 of Dover Tracts, according to the plat thereof, recorded in Book 1 of Plats, Page 162, records of Bonner County, Idaho;

Thence South 89° 06' 32" West, along the South line of the Southwest Quarter of said Section 29, a distance of 49.73 feet to an existing rebar;

Thence North 11° 10' 11" East, a distance of 235.97 feet to a point on the West line of said Lot 6, Block 1, Dover Tracts,

Thence South 00° 59' 45" East, along the West line, a distance of 230.76 feet to the point of beginning of this description.

Parcel 2

A tract of land located in a portion of Lot 6, Block 1 of Dover Tracts, according to the plat thereof, recorded in Book 1 of Plats, Page 162, records of Bonner County, Idaho, more particularly described as follows:

Commencing at the South Quarter corner of Section 29, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho;

Thence South 89° 12' 12" West, along the south line of Section 29, a distance of 80.25 feet;

Thence North 00° 59' 45" West, a distance of 250.48 feet to a point on the West line of Lot 6, said point being the true point of beginning;

Thence East, a distance of 45.27 feet;

Thence South 57° 09' 30" East, a distance of 118.19 feet;

Thence South 89° 16' 47" East, a distance of 87.21 feet;

Thence South 00° 59' 45" East, a distance of 21.52 feet to the Northeasterly corner of Parcel 1 of Warranty Deed, Instrument No. 560614;

Thence South 89° 16' 47" West, 230.60 feet;

Thence North 00° 59' 45" West along the West line of said Lot 6 to the true point of beginning.

Parcel 3

A tract of land located in a portion of Sections 29 and 32, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho and a portion of vacated Ponderay Drive and a portion of Lot 6, Block 1 of Dover Tracts, according to the plat thereof, recorded in Book 1 of Plats, Page 162, records of Bonner County, Idaho, more particularly described as follows:

Beginning at the North Quarter corner of said Section 32;

Thence North 89° 16' 47" East, along the North line of said Section 32, a distance of 6.10 feet;

Thence South 16° 33' 52" East, 147.37 feet;

Thence South 20° 41' 24" East, 36.79 feet;

Thence South 26° 18' 55" East, 35.68 feet;

Thence North 55° 37' 22" East, 132.90 feet;

Thence North 15° 06' 01" West, 139.24 feet;

Thence North 00° 59' 45" West, 160.76 feet;

Thence South 89° 16' 47" West, 230.60 feet;

Thence South 00° 59' 45" East, 160.87 feet;

Thence North 89° 12' 12" East, 80.25 feet to the point of beginning.

It is intended the Westerly sideline of said parcel adjacent to the Pend Oreille River extend to the original mean high water line of said river and the Easterly sideline of said parcel adjacent to the Pend Oreille River extend on a bearing of South 34° 22' 38" East, from the Southeasterly corner of said parcel to the original mean high water line of said river.

Parcel 4

A tract of land located in a portion of Lot 6, Block 1 of Dover Tracts, as recorded in Book 1 of Plats, Page 162, Bonner County, Idaho and in Section 32, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as:

Beginning at the North Quarter corner of said Section 32;

Thence North 89° 16' 47" East, along the North line of said Section 32, a distance of 6.10 feet;

Thence South 16° 33' 52" East, 147.37 feet;

Thence South 20° 41' 24" East, 36.79 feet;

Thence South 26° 18' 55" East, 35.68 feet;

Thence South 55° 37' 22" West, 90.00 feet;

Thence North 0° 35' 22" West, (Record – North 0° 36' 37" West, 128.41 feet) a distance of 128.42 feet;

Thence South 52° 25' 54" West, 50.14 feet;

Thence North 0° 32' 38" West, 120.07 feet;

Thence South 89° 06' 32" West, 40.00 feet;

Thence North 0° 59' 45" West, 40.00 feet to an intersection with the North line of said Section 32;

Thence North 89° 12' 12" East, along said north line a distance of 80.25 feet to the point of beginning.

It is intended that the sideline of said parcel adjacent to the Pend Oreille River extend to the original mean high water line of said Pend Oreille River.

The City Council will conduct a public hearing on the application beginning at 7:00 pm on Thursday, March 10, 2011 at the Dover City Hall located at 699 Lakeshore Avenue, Dover, Idaho. Copies of the application materials are available for public review during regular business hours by contacting 265-8339. Public comment is encouraged.

**MINUTES
CITY OF DOVER
PUBLIC HEARING**

Re-Plat of a Portion of Lot 6 Dover Tracts – Barrett/Fouts

Thursday March 10, 2011 @ 7:00 pm

**DOVER CITY HALL
699 LAKESHORE AVENUE, DOVER, IDAHO**

Public Hearing was called to order by Mayor Curless at 7:10 pm.

Present at the Hearing: Dover Council Members – Maggie Becker, Jim Janish and Dave Darling. Peggy Burge was absent.
Staff: Bryan Quayle (Planning & Zoning Administrator), Robert Tate (City Engineer), Colleen Culwell (City Treasurer) and Kym Holbert (City Clerk).

Public present: See Sign-In Sheet

Mayor Curless announced the purpose of the Public Hearing, that proper notice was provided and the hearing was advertised in the Daily Bee as required by State Codes.

There were no conflicts presented.

The Mayor turned the floor over to the Applicant's representative, Marty Taylor, Sewell & Assoc. Marty Taylor presented the proposed re-plat project.

Bryan Quayle presented the condition #2 – road encroachment permit will be required if Applicant chooses to access property from Lakeshore Avenue.

There was no Public Comment.

Council had a short question and answer session with Bryan Quayle and the Applicant.

**A motion was made by Maggie Becker based on the City of Dover Comprehensive Plan, City Ordinances, application submittals, the Planning and Zoning Commission's recommendation, the Staff Report and testimony received at this hearing being adopted as findings, the subdivision request by Alan Barrett be approved subject to conditions and affirmative conclusions as discussed and as listed in the Staff Report.
Action to obtain permitting is to complete the conditions as approved.
This action does not result in the taking of private property.
Dave Darling seconded, all in favor, motion carried.**

A motion was made by Dave Darling to adjourn the Public Hearing, Maggie Becker seconded, all in favor, motion carried.

Mayor Curless adjourned the Public Hearing at 7:26 p.m.
Kym Holbert , City Clerk

CITY OF DOVER

MEETING DATE: 3-10-11

PUBLIC HEARING
BARRETT

SIGN-IN SHEET

Please Print
NAME

ADDRESS

Jerry Foys

Dover Bay

Marty Taylor

Sewell & Assoc.