

Dover Comprehensive Plan Update: Summary of Process, Public Outreach and Timeline

The process to update the Comprehensive Plan for the city of Dover began in October of 2015. From October 2015 through April of 2016 consultants conducted interviews with people in Dover and the region as identified by the city, city staff and interviewees. These interviews also led to the creation of a workgroup who participated for the duration of the update effort. Key issues identified during the interviews in summary included:

- grow at a steady rate and still continue the small town feel,
- become a cohesive community with neighborhoods,
- encourage diverse housing and income,
- mitigate the safety, visibility, noise and other issues created by the Highway 2 bypass,
- have well-maintained roadways, trails, walkways and transit
- create a gateway that invites visitors,
- encourage small-scale retail and services for residents and visitors,
- utilize Dover's water and sewer service assets efficiently,
- celebrate and protect the special environmental and natural qualities of Dover,
- preserve open space, water quality and access to water and trails.
- develop more and year-round recreational opportunities for residents and visitors,
- explore opportunities to collaborate regionally

These are the same issues that continued to be stressed throughout the public involvement process.

A presentation was made to City Council at the beginning of the process, for the duration of the process the city council was provided updates through memos as needed. The Planning and Zoning Commission was directly involved at the initial workshop and has been updated by the city staff planner throughout the process. Representative members of both the City Council and Planning and Zoning served on the workgroup.

The initial interviews were followed up with a series of individual meetings to clarify understanding of concerns. The information gathered from the interviews, meetings and the research done to that point were used as background for a kickoff public and workgroup meeting on April 20, 2016. The meeting was held in conjunction with a city planning and zoning commission meeting. That meeting confirmed and developed the issues and started discussion about how to address them using the workgroup and continued individual follow up. The public meeting was followed by a series of phone calls with the workgroup members to clarify, discuss and prioritize the issues and concerns identified.

Concurrently research was conducted and obtainable data compiled to complete an Existing Conditions Report outlining what was known about a variety of topics in Dover (see Existing Conditions Report). The process culminated in a two-day public charrette in October of 2016. The existing conditions report well as an analysis of the issues up to that date were the basis for the charrette.

The charrette was conducted over two evenings of deep outreach where citizens discussed and ranked the issues already identified and discovered other concerns that had been missed up to that point. It included a mapping exercise to begin the recognition of desired land use types and their preferred locations. The discussion of the research and analysis, the identification of a desired future and the prioritization of sought after uses, services, infrastructure and more became the basis for a draft of the

comprehensive plan narrative. During the winter and spring of 2016-17 the consultants and staff produced that draft plan which was vetted with city officials and the workgroup. The revised draft was presented to the planning and zoning commission for comment and further discussions were held with the workgroup. The City Council was advised via memo.

The maps completed during the charrette became the basis for development of a future land use map draft that was completed with the city planner and consultants. In June a mapping workshop was held to determine options for the future land use map designations. Over the next few months those options were discussed and a draft map was revised. A final draft of the plan was completed through several draft versions over the course of the summer. Based on questions and discussions about housing types a memo was circulated analyzing several small scale multi-family housing types for consideration.

The final draft plan and draft land use map were presented to the Planning and Zoning Commission at a public hearing on November 2, 2017. The Dover City Council considered the Planning and Zoning Commission recommendation and conducted its public hearing December 14, 2017.