
DOVER PLANNING AND ZONING COMMISSION MINUTES

APRIL 7, 2022

CITY OF DOVER PLANNING AND ZONING COMMISSION MEETING
Dover Council Chambers
699 Lakeshore Ave., Dover, ID

P&Z COMMISSIONERS IN ATTENDANCE:

Marilyn Becker Joe Gibbs Julie Reister-Keaton Susie Kubiak Rowdy MacDonald

STAFF/OTHERS IN ATTENDANCE:

Clare Marley, AICP, City Planner

CALL TO ORDER/ROLL CALL:

Chair Kubiak called the meeting to order at 6:00 p.m.

CONSENT AGENDA:

Commissioner Gibbs moved, and Commissioner Becker seconded the motion, to approve the minutes of March 3, 2022. The Chair declared the motion approved on a unanimous voice vote.

Public Comment: None.

OLD BUSINESS:

Accessory Structures and Setbacks:

Ms. Marley provided a summary of the previous Planning and Zoning Commission discussion on the definition for a residential accessory structure (garages, carports, etc.), construction timing and standards. She reviewed examples from other Idaho cities regarding definitions, standards for height and floor area, and requirements for construction of the accessory structure simultaneously with or after establishment of the residence to ensure lots are developed with homesites. Ms. Marley presented examples of small, medium, and large lot developments in Dover, and how size standards could affect future accessory structure construction. The Commission reviewed draft code amendment language. After discussion, the Commission reached a consensus to remove a draft standard that would limit the size of accessory structures in the Residential zone, but agreed to keep the draft requirement for residential accessory structures to be built simultaneously or after construction of a home.

The Commission also reviewed the draft amendment and previous discussions regarding setbacks, waterfront access, Residential zone setback reductions, and various definitions. The Commission requested additional information on accessory dwelling units and whether the amendment would affect this use. Following discussion, the group agreed to move forward with a public hearing on May 5th that would consider the following:

- New definitions for the various “yard” setbacks and primary access;
- A new accessory residential structure definition;
- Clarification of setback measurements;
- Administrative setback exceptions of up to 1 foot for hardship cases;

- Allowance for a reduced side interior setback of 5 feet for narrow lots (50 feet or narrower) in the Residential zone, provided snow shed and water run-off are addressed with the building permit and eaves and other projections do not extend into the setback;
- A reduction to the Residential zone front and rear setbacks from 25 feet to 20 feet;
- Allowance for structures to be built across contiguous lot lines under common ownership, provided a document is recorded confirming the properties are considered combined;
- Allowance for steps or stairs to access the water to be built within the 40-foot waterfront setback, provided they do not exceed 4 feet in width and are not paralleling the shore.

The presentation of the city engineer's facility update was deferred to a future meeting due to time constraints.

ANNOUNCEMENTS AND UPDATES:

The city planner provided updates on the new post office construction and the Council decision on the short-term rentals amendment that would allow the City an option to continue fire district inspections if that service is ever restored. Commissioner Gibbs updated the Commission on the historical committee plans.

MEETING ADJOURNED:

Commissioner Reister-Keaton moved to adjourn, and Commissioner Gibbs seconded the motion. The Chair declared the meeting adjourned at 8:11 p.m. on a unanimous voice vote.



Susie Kubiak
Dover Planning and Zoning Commission Chair