
DOVER PLANNING AND ZONING COMMISSION MINUTES JUNE 2, 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 6:04 p.m. Roll call: Commission members present are noted with a check mark "X" in the boxes above.

CONSENT AGENDA:

Commissioner MacDonald moved, and Commissioner Becker seconded the motion, to approve the minutes of May 5, 2022. The Chair declared the motion approved on a unanimous voice vote.

Public Comment: None.

OLD BUSINESS:

Parks and Recreation Facilities. Ms. Marley reviewed an Oregon model ordinance on parks and recreation and compared it to the draft Dover ordinance work. She provided the Commission with a handout containing draft definitions of park and low-intensity and high-intensity parks and recreation facilities. The draft also included standards and a site plan review process. Ms. Marley reviewed the current zoning use tables and discussed whether the municipal parks use needed to be retained. The Commission provided the following feedback:

- Low-intensity may mean daytime use only.
- Setting park lot limit of 20 stalls should be justified for low-intensity. Smaller parking lots could encourage on-street parking.
- The park definition should clearly spell out that private recreation uses on private lands are not included if not intended for public use.
- The phrase "except as otherwise provided" needs to be added to the draft parks and recreation standards 12-7-5 B.
- Restrictions on use of motorized vehicles in the low-intensity parks could unintentionally affect ADA motorized mobility vehicles or maintenance vehicles and should be clarified to allow such vehicles at Section 12-7-5 D 6.
- Noise should be addressed in the low-intensity park setting, but decibel readings are not easily monitored. Restrictions to daylight use might address noise issues.
- The deadline for site review comments needs to be added to 12-3-19 D. Ms. Marley suggested 14 days to match short-term rental comment deadlines.
- Conditions of approval for administrative park review should include assurances that it will be operated as a low-intensity facility at Section 12-3-19 F.

- An appeal process and clarification that the administrator is the “zoning” administrator need to be added.

The group discussed standards of review for recreation and park facilities and whether additional definitions were needed for “stadiums” and “sports arenas.” The Commission requested that planning staff review the ADA requirements for motorized access and how the new e-bikes fit into trail uses and “intensities” of use. Ms. Marley offered to review state code on e-bikes. The Commission also contemplated adding dog parks as a facility uses, but requested the planner obtain information from the City of Ponderay on its dog park operation.

ANNOUNCEMENTS AND UPDATES:

The city planner provided updates on the new post office construction and future agenda items regarding mixed uses and floodplain updates.

MEETING ADJOURNED:

Commissioner Reister-Keaton moved to adjourn, and Commissioner Becker seconded the motion. The Chair declared the meeting adjourned at about 7:30 p.m. on a unanimous voice vote.



Susie Kubiak
Dover Planning and Zoning Commission Chair