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## DOVER PLANNING AND ZONING COMMISSION MINUTES JULY 7, 2022

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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 6:03 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 Gibbs seconded the motion, to approve the minutes of June 2, 2022. The Chair declared the motion approved on a unanimous voice vote.

**AGENDA AMENDMENT:**

Commissioner Gibbs moved, and Commissioner MacDonald seconded the motion, to table the election of Commission officers to the next scheduled meeting in August due to several absences on the Commission. The Chair declared the motion approved on a unanimous voice vote.

**Public Comment:** Dodie Glass, 106 Pomrankey, requested information on parking plans for the future Dover Bay marina expansion. She also wanted to know about plans for increased commercial uses within the planned unit development and how many dock permits had been granted over time for the marina. Ms. Marley provided background on the planned unit development approvals from 2005 that included a mixture of commercial and residential uses. She noted that the dock permitting is done through the State of Idaho.

**NEW BUSINESS:**

Ms. Marley reviewed a request by Dover City Council to revisit maximum sizes and development standards for residential accessory structures such as garages, carports, and other similar buildings. She explained that Council remained concerned about large accessory structures edging out available housing opportunities and the potential for commercial garage rentals in the residential areas. The Council suggested that without some proportional relationship between the garage and home size or land base, a very small living unit could be attached to a very large garage. The Commission reviewed past discussions on the topic and suggested that a size of garage in relation to the house size should be set as a standard. The group reviewed the following options:

- Setting standards for a ratio of dwelling size to garage/accessory size. P&Z reviewed two options: either setting an absolute maximum, such as the former International Residential Code maximum square footage of residential accessory buildings of 3,000 square feet, or dwelling to garage percentages that ranged in examples from not than greater than 33% of the dwelling to not larger than the dwelling. The P&Z also favored a limit of not greater than two stories for accessory residential structures.

- Confirming with additional code language that private/residential garages are not to be used for rental/commercial. Additional language could read: *“Limited To Private Use: The use of accessory structures in the Residential and Suburban districts shall be limited to the private use by the residents and their guests.”* The word “guests” would have to be reworded or defined, since “guests” could be broadly interpreted.
- Setting standards for ratio of lot size to garage/accessory size. The Commission previously examined the lot size to dwelling ratios and favored a dwelling to accessory ratio instead.
- Reconsidering lot combining to so that large garage development/small dwelling is not enabled. If the commercial limitations are further spelled out and the dwelling to garage ratio is set, the Commission believes the large garage/small dwelling concern would be addressed. The current zoning code limits self-storage and warehousing to special use permits in the commercial district.
- Addressing property rights. The Commission reviewed the need for larger shops and barns in the Agriculture and Rural Residential zones, and suggested the dwelling/accessory structure restrictions should be set for only the Residential and Suburban districts.
- Defining attached/detached as it relates to structures. Depending on whether these terms are used in new draft language, the Commission reviewed sample definitions.

The Planning and Zoning Commission is seeking direction from the City Council on their preferences on the subject of dwellings and accessory structures.

The Commission continued their work on parks and recreation permitting. They discussed e-bikes and state code, dog parks, and the rough draft parks and recreation code amendment. After reviewing the differing classes of e-bikes, the group generally agreed that the proposed recreation code does not necessarily need to classify e-bikes as to intensity of uses. Future special use or administrative permits could set conditions to address safe e-bike uses in park and recreation facilities. Dog park permitting would be based upon size of the facility, day use, and lighting for determining intensity of uses, they agreed.

The Commission deferred discussion on the floodplain standards to the next regular workshop.

**ANNOUNCEMENTS AND UPDATES:**

Commissioner Gibbs presented an update on the City of Dover historical committee brochures, due out July 15<sup>th</sup>. The brochures are free, but donations to cover printing costs are welcome, he said.

**MEETING ADJOURNED:**

Commissioner Gibbs moved to adjourn, and Commissioner MacDonald seconded the motion. The Chair declared the meeting adjourned at about 7:32 p.m. on a unanimous voice vote.

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Susie Kubiak  
Dover Planning and Zoning Commission Chair