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# DOVER PLANNING AND ZONING COMMISSION MINUTES

## APRIL 6, 2023

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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  Kyle Coleman  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 5:35 p.m. Roll call: Commission members present are noted with a check mark "X" in the boxes above. Commissioner Coleman joined the meeting via teleconference.

### **CONSENT AGENDA:**

Commissioner Gibbs moved, and Commissioner Becker seconded the motion, to approve the minutes of March 2, 2023. The Chair declared the motion approved on a unanimous voice vote.

**Public Comment:** Anne Wilder, Vicky Jacobson, and Marie Forbes presented information regarding the emergency ordinance for wireless telecommunications. They spoke about application contents, title of facilities, tower height, conditions of approval, and health concerns. Norm Semanko answered questions directed to him regarding wireless ordinance options.

### **NEW BUSINESS:**

**Wireless Communication Facilities:** Ms. Marley updated the Commission on the City Council's enactment of the emergency wireless communication facilities ordinance and provided a timeline for adopting a permanent ordinance before the expiration of the emergency ordinance on September 7, 2023. She explained the elements of the emergency ordinance, federal laws affecting local ordinances, small cell technology, and authority for local governments to enact standards to address buffering, views, tower locations, and permit processing. She shared public comments received thus far regarding the title of the facilities, radiation effects, tower height, camouflage, and limits to certain zones.

The Commission discussed options to:

- Include an application requirement to provide a National Environmental Policy Act (NEPA) study;
- Retitle the facilities as "Telecommunication" rather than "communication;"
- Ensure that fiber optic is still an option;
- Allow towers in other zones as long as property is large enough to achieve setbacks and separation;
- Set height limits, but recognized additional research is needed.

The Commission asked for some additional information on cell tower science and regulatory restrictions set by the federal government. Staff, the Commission, and City Council will participate in a joint meeting April 25<sup>th</sup> to discuss this topic further, and Ms. Marley reminded them of the correct date for the meeting.

The Commission dispensed with the mixed-use and public participation discussions due to time constraints.


Ms. Marley requested the Commission review the previous work on the residential accessory structures proposed amendment so she can prepare slides for the joint City Council/Planning and Zoning Commission meeting. The group reviewed the various scenarios they had considered and the reasons they recommended to Council the set maximum square footage limit. They discussed a possible additional option to set a minimum residence size to encourage adequate housing options.

**ANNOUNCEMENTS:**

Ms. Marley advised that the City Council denied the Steidl variance heard by the Commission in February. She reviewed potential items for the May agenda.

**MEETING ADJOURNED:**

Commissioner Coleman moved to adjourn, and Commissioner Becker seconded the motion. The Chair declared the meeting adjourned at 7:38 p.m. on a unanimous voice vote.



Susie Kubiak  
Dover Planning and Zoning Commission Chair