
**DOVER PLANNING AND ZONING COMMISSION
MINUTES
SEPTEMBER 5, 2019**

**DOVER CITY 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

STAFF/OTHERS IN ATTENDANCE:

Clare Marley, AICP, City Planner

CALL TO ORDER/ROLL CALL:

Acting Chair Becker called the meeting to order at 6:06 p.m.

ELECTION OF CHAIR AND VICE CHAIR:

The Acting Chair opened nominations for the election of Planning and Zoning Commission Chair. Commissioner Reister-Keaton nominated, and Commissioner Kubiak seconded the nomination of Commissioner Becker as Chair. The election of Marilyn Becker as Chair was approved on a 2-0 voice vote, with Commissioner Becker abstaining.

The Chair opened nominations for Vice Chair. Commissioner Reister-Keaton nominated, and Commissioner Becker seconded the nomination of Commissioner Kubiak as Vice Chair. The election of Susie Kubiak as Vice Chair was approved on a unanimous 3-0 vote.

CONSENT AGENDA:

Commissioner Kubiak moved, and Commission Reister-Keaton seconded the motion to approve the minutes of July 22, 2019. The Chair declared the motion approved on a 2-0 voice vote. Commissioner Reister-Keaton moved, and Commissioner Kubiak seconded the motion to approve the minutes of August 1, 2019. The Chair declared the motion approved on a 2-0 voice vote.

PUBLIC COMMENT:

Merlin Glass asked questions regarding private property postings on the waterfront and the remaining plans for development of the Dover Bay area.

OLD BUSINESS:

Conservation plat ordinance draft: The Commission reviewed updated language for the proposed ordinance amendment and discussed:

- Land trust and conservation easements as open or protected space.
- Requiring proof that natural areas qualify for conservation plats, but not necessarily requiring a professional assessment.
- Refining 11-12-2B 7 inclusion of “public or private recreational facilities” so that not just any recreation facility is considered for a conservation subdivision. The group suggested a review of the North Carolina examples.

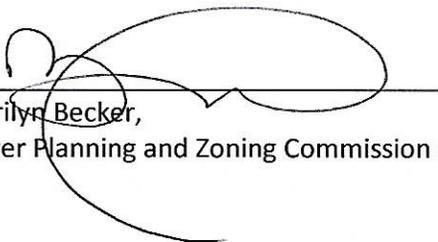
- Including protected viewsheds in types of open space at draft 11-12-5B 10. Defining these viewsheds needs further discussion.
- Allowing multi-family housing/attached dwellings because they could conserve energy and resources but giving consideration to height and bulk.
- Increasing the required open space to perhaps 40% but offering greater incentives and bonuses to encourage use of the conservation subdivision option.

The Commission requested copies of the Bonner County conservation subdivision ordinance and North Carolina model ordinances, which staff will email to the group.

Ms. Marley provided draft copies of the subdivision ordinance amendment, which included the conservation subdivision section. She advised that a first draft of the stormwater/erosion control ordinance has been completed. Due to time constraints, she will review the contents with the Commission at a later workshop.

MEETING ADJOURNED:

Commissioner Kubiak moved, and Commissioner Reister-Keaton seconded the motion to adjourn. The Chair declared the meeting adjourned on a unanimous vote at 8:00 p.m.



Marilyn Becker,
Dover Planning and Zoning Commission Chair