



NOTICE OF ADMINISTRATIVE APPLICATION AND INVITATION TO COMMENT

December 20, 2023

Via U.S. Mail

TO: Landowners within 300' of subject property
FROM: City of Dover, Idaho
SUBJECT: Administrative Application, City File #ADMIN091-24

Please be advised that the City of Dover has received an administrative site plan review application from Kaniksu Land Trust and Green Partners LLC. for a low-intensity parks and recreation use consisting of a sledding hill and parking lot off West Pine St., File number ADMIN091-24. The applicant is requesting approval for the site known as Sled Hill to allow daylight use of the property for a sledding hill.

This 48.1-acre site is located at 11735 West Pine Street in Section 19, Township 57 North, Range 2 West, about ½ mile north of U.S. Highway 2 and is identified as Parcel #RPD00000191950A. This notification is being provided to landowners within 300' of the subject property, in compliance with Dover City Code Section 12-3-19.

The permit application can be reviewed at Dover City Hall, 699 Lakeshore Avenue, or on the City of Dover website listed at the bottom of this page. Please contact planning@ruenyeager.com or cityclerk@cityofdoveridaho.org if you have any questions or need additional information. Copies of the site maps are attached to this notice.

Any public comment on the proposed low-intensity parks and recreation permit application shall be based on whether it meets Dover's Parks and Recreation Facilities standards (Section 12-7-5, Dover City Code).

Comments can be submitted to Dover City Hall at the email listed above. Please reference the project file number in your response. Any questions on the application may be directed to Dover city contract planners Samuel Stringer or Clare Marley at Ruen-Yeager & Associates, Inc., (208) 265-4629.

Please respond by **14 DAYS FROM ABOVE DATE**.

c: Kaniksu Land Trust & Green Partners LLC



December 12, 2023

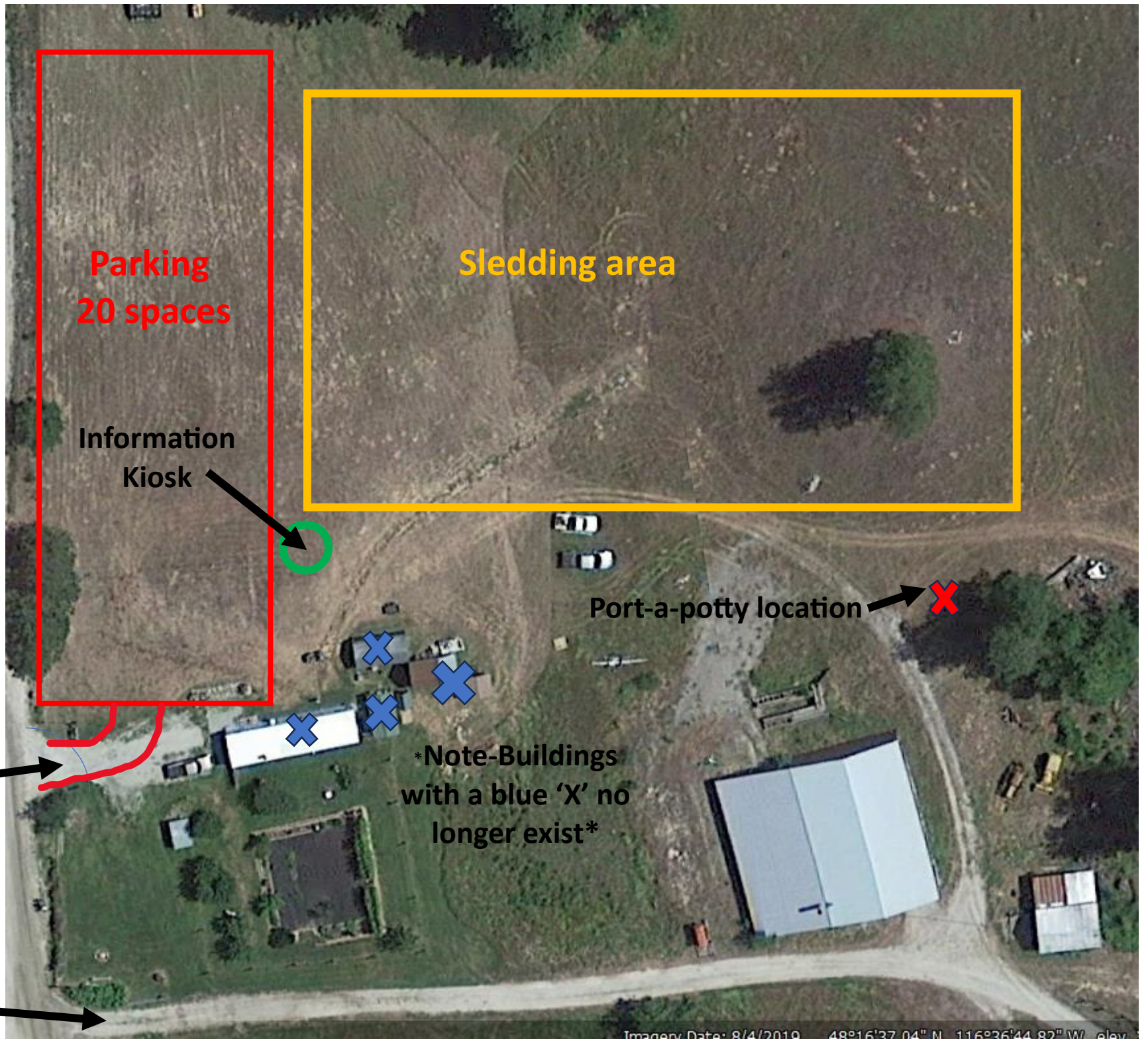
City of Dover
Building and Planning Department
699 Lakeshore Avenue
Dover, ID 83825

Re: Narrative for Site Plan Review Application

Kaniksu Land Trust (KLT), as lessee of the Sled Hill property owned by Green Partners LLC and located at 11735 West Pine Street, proposes to open the property to a limited degree of public sledding this winter. Sledding will be limited to daylight hours only and parking at the Sled Hill will be restricted to a maximum of 20 vehicles.

Traffic and attendance is expected to vary based on weather, snow conditions, and scheduling, with heavier use on weekends and holidays. Impacts to the neighborhood are expected to be comparable to historical impacts as the property has been used for recreational skiing and sledding for nearly 80 years. The adjacent neighbors are fully supportive of opening and operating the Sled Hill and have been engaged participants throughout the planning and fundraising process. KLT will leverage communication channels, including print and social media, to ensure awareness of hours of operation and parking restrictions, including discouraging vehicles from parking on Pine Street.

Prepared by: Regan Plumb, Kaniksu Land Trust



**Parking
20 spaces**

Sledding area

**Information
Kiosk**

Port-a-potty location

**Existing
entrance
and exit
to
W. Pine St**

***Note-Buildings
with a blue 'X' no
longer exist***

Private drive

Kaniksu Land Trust- Sled hill property 11735 W Pine St, Sandpoint, ID
Overview location

