



April 10, 2025

Via U.S. Mail and email

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

Re: Bonner County Comprehensive Plan Amendment, File #AM007-24
Dover City Council comment for April 22, 2025 Bonner County public hearing

Dear Board of Commissioners and Planning Director:

The City of Dover has received the legal notice and invitation to comment on Bonner County's proposed amendments to its comprehensive plan future land use map and land use component, which will be considered April 22nd by the Bonner County Planning Commission.

Dover City Council and Dover Planning and Zoning Commission have had the opportunity to review the proposed changes at several workshops and regular meetings over the past two months. In reviewing the proposed amendments in conjunction with the City's adopted comprehensive plan and future land use map and the Dover Area of City Impact, Dover provides the following comments:

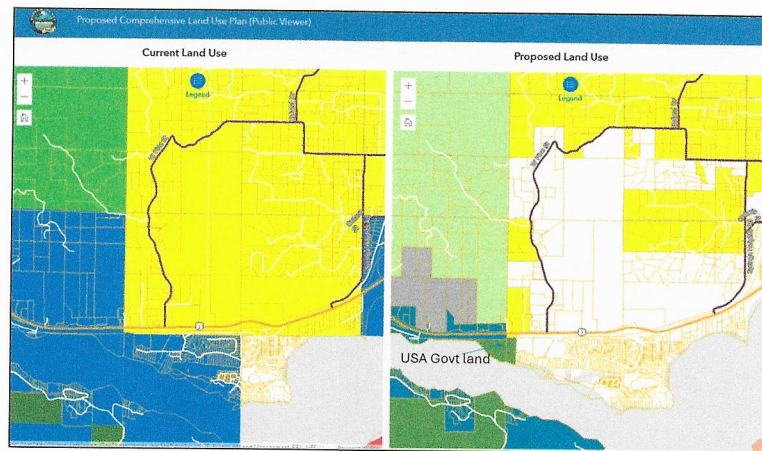
1. One of Dover's adopted comprehensive plan land use goal states: "New development outside the city limits within the Area of City Impact (ACI) is limited to rural uses until development opportunities inside the existing city limits are exhausted." A similar goal in the draft update to Dover's comprehensive plan states, "Dover seeks to encourage Bonner County to keep the uses and densities "rural" within the Dover area of impact until the City is ready and able to expand its boundaries once lands within the city limits have been fully developed." Dover realizes that its comprehensive plan does not govern county unincorporated lands. But the City plan does provide guidance to the county. In viewing the proposed future land use map, areas to the north, east, and portions of the west are shown as "yellow" for Suburban Residential. A range of allowable densities is not mentioned in the county draft plan. Dover expects these areas to be Rural/Rural Residential with a minimum of 5 acres due to the lack of full municipal services. Dover's comprehensive plan shows these areas to be small-scale working lands (5 acres) and rural residential (2-10 acres). Areas along West Pine Street in the most northeast section of the ACI are shown as appropriate for higher density development in the City's comp plan, and do match the county's Suburban Residential designation. (Note: The county "current" map incorrectly encompasses the City of Dover. The official Bonner County comprehensive plan correctly excludes lands within the city. This GIS version should be corrected. The proposed map correctly shows Dover as "gray.")

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2. The draft map needs to correct the Dover city boundaries on Pine Street to include the newly annexed area as shown here.
3. A significant area to the immediate west of the City within the Area of City Impact is proposed for Mixed Use, with higher density residential and industrial uses, commercial, and light industrial uses. Dover is aware of the mining operations and conditional industrial zoning for the Peak/LP properties to allow for processing of extracted materials. But the City believes the Mixed Use designation could lead to industrial uses that are not fitting with the surrounding residential uses and go well beyond the developed industrial site. The City recognizes the importance of gravel and rock resources to the community, but believes these are natural resource uses and should not be considered industrial. The designations should remain Ag/Forest or Rural. The land use component should confirm the natural resource extractions are acceptable land uses within this designation, with proper permitting and conditions.
4. The land to the immediate west of the Dover city limits is designated as "remote forested land" in dark green. These areas are shown to be remote areas of the county. This area is not remote and should be shown as Ag/Forest land instead.



Sincerely,


Dover Mayor George E. Eskridge

c: City Planners
 City Attorney