Interviews (30) with new and old: residents, mayors, city clerks, and city council members as well as the city planner, developer, and state geologist

Archival data from the Bonner County Historical Society

Minutes from the City Council Meeting during the development

Archaeological site reports

Discussion with the Kalispel Tribe of Indians’ Program Manager for Cultural Resources Management

Afternoon with the “Dover Girls” at the community Hall

Research made possible by the University of Idaho, College of Letters, Arts & Social Sciences Kurt O. Olsson Early Career Research Fellowship
- **Case Study:** a process or record of research in which detailed consideration is given to the development of a particular person, group, or situation over a period of time.

- **Rural Gentrification:** “contemporary rural gentrification” can be understood as the “colonization of rural communities and small-towns by members of the ex-urban middle class” (Hines 2010, 285)

- **New vs. Old West:** “Included in Old West images are ranchers, horses, and dusty cattle drives. Today, the New West conveys images of residents wearing Patagonia fleeces and western jeans, telecommuters, and professionals with laptops able to work remotely. In addition, the New West attracts retirees seeking a lifestyle tied to the natural environment and the slower pace of country living, as well as growing numbers of seasonal residents who divide their time between city and country” (Winkler et al 2007, 479)
WHAT WAS AT STAKE, HOW DID THIS SHIFT HAPPEN, & WHAT IS THE RESPONSE TO IT?
Step 1: Capitalism has to build a fixed space (or “landscape”) necessary for its own functioning at a certain point in its history.
Step 2:

Only to have to destroy that space (and devalue much of the capital invested therein) at a later point
FAILING INFRASTRUCTURE

- Sewer
- Bridge
- Job Source
- Water
and Dover Lumber Co. Originally your property was owned by
the lumber companies and formed a portion of the company-owned
mill town.

In about the 1930's, during the era of ownership by Shaffer-
Hitchcock, most of the company-owned houses were sold to the
occupants. The lumber companies, however, continued to furnish
water to the properties from the company system. The Pack River
Co. acquired the Dover mill from Shaffer-Hitchcock in the early
1940's and continued the practice of supplying water to the old
mill town area. The monthly charge of $1.50 was never raised.

To comply with fire insurance requirements and to limit liability
exposure hazards, the Pack River Co. now finds that it must cease
supplying water to non-company-owned properties. The company
water system must be updated and improved and that portion of the
water mains not serving company-owned property will be donated
to the private property owners if they so desire, or it will be abandoned.
After June 1st, 1974, the company must discontinue serving water
to the private owners.

It is suggested that the private owners form their own Water
Association or that they form a Voter District. Residents of other
areas of Bonner County have done this successfully. It is believed
by the undersigned that loan funds are available from the Farmers
Home Administration for such purposes.

Mill unionizes

International Woodworkers of America Local 3-10 has been
certified as the bargaining agent for 67 workers at Spokane Lumber
Co.'s planing mill in Dover.

John Molyneaux, financial secretary/business agent for IWA Local
3-10, said the union received word that the National Labor Rela-
tions Board officially certified the union.

The workers voted 27-7, with three challenged ballots, for the
union in the election on April 9, he said.

"We always are happy to pick up

Dover mill closes Aug. 20

BY BOB COLEMAN

The Daily Bee

The Spokane Lumber Co. Dover is closing in Aug.,
pushing through the clockout as of Oct. 5, a mill official
said Thursday.

The mill, which processes about 5 million board feet of
lumber per month, announced the closure to its employees
Thursday.

Plant Manager Dan Roberts said the closure is due to eco-
nomic reasons.

The Dover mill works in as sociation with a mill
Transfer, with lumber cut at the transfer mill shipped to
Dover for surface planing. The shipping rates contribute
greatly to the closure, Roberts

"It's expensive to ship. The more you handle it the more it

We always are happy to pick up

"I've got another job with my own business," he said. "I'll
work with him for a while."

Roberts said he plans to run the mill as smoothly as pos-
sible until the closure. He said the company and its workers
will be affected by the news.

"When you get laid off, come back and see us, you

at the Dover Mill site is completely engulfed as firefighters set up their
scene.
Frank Markee
Dover, Idaho

Dear Sir:

For many years the property upon which you presently reside in Dover has been furnished water by the Pack River Co., and its predecessor, Shaffer-Hitchcock, Inc. White Lumber Co., and Dover lumber company. This property was owned by the lumber companies and formed a portion of the company-owned mill town area.

In about the 1930's, during the era of ownership by Shaffer-Hitchcock, most of the company-owned houses were sold to the occupants. The lumber companies, however, continued to furnish water to the properties from the company system. The Pack River Co. acquired the Dover mill from Shaffer-Hitchcock in the early 1940's and continued the practice of supplying water to the old mill town area. The monthly charge of $1.50 was never raised.

To comply with fire insurance requirements and to limit liability exposure hazards, the Pack River Co. now finds that it must cease from supplying water to non-company owned properties. The company water system must be updated and improved and that portion of the water mains not serving company-owned property will be donated to the private property owners if they desire, or it will be abandoned. After June 1st, 1974, the company must discontinue serving water to the private owners.

It is suggested that the private owners form their own water association so that they may furnish a safe and efficient water system for all areas of the Dover area. It is believed that loan funds are available from the Farmers Home Administration for such purposes.

In about the 1930's, during the era of ownership by Shaffer-Hitchcock, most of the company-owned houses were sold to the occupants. The lumber companies, however, continued to furnish water to the properties from the company system. The Pack River Co. acquired the Dover mill from Shaffer-Hitchcock in the early 1940's and continued the practice of supplying water to the old mill town area. The monthly charge of $1.50 was never raised.

To comply with fire insurance requirements and to limit liability exposure hazards, the Pack River Co. now finds that it must cease from supplying water to non-company owned properties. The company water system must be updated and improved and that portion of the water mains not serving company-owned property will be donated to the private property owners if they desire, or it will be abandoned. After June 1st, 1974, the company must discontinue serving water to the private owners.

March 27, 1985

Dear Dover Citizen:

RE: Dover Water System

As you may be aware, the current water system constructed during the early 1900's is owned by Shamrock Investment Company as an incidental part of Dover Properties and W.I. Lumber Company, at this time, is a lessee of the property.

Because questions have arisen as to how improvements might be made to the system to better serve the Dover area, it has been decided that a meeting be held. The purpose of the meeting is to discuss the current status of the system as well as future plans. Information may be available not only to Shamrock but also to others of the system.

Scheduled an informational meeting for Friday, April 5th, at 7:00 P.M. at the Dover Community Hall.
Dover, Idaho, has difficulty keeping water pump going

By Kevin Keating
Staff writer

DOVER, Idaho — Craig Hofmeister took an unscheduled two-day vacation this week and spent it wrestling in a damp, dark pump house trying to restore running water to residents.

The city’s main water pump on the Pend Oreille River shut down during a power outage Tuesday. Without a backup system, the pump house filled with over eight feet of water, drowning all the electrical equipment inside and cutting off water to the town’s 80 residents.

Hofmeister, a city council member, somehow found himself with the dubious honor of trying to pump water out of the equipment shack and fixing the waterlogged motor.

“He’s not a handyman,” he said throwing his hands up in the air. Hofmeister works with developmentally disabled adults at Panhandle Special Needs in Sandpoint.

But with the help of a few other volunteers, he managed to get the pump started Tuesday night only to have it die again Wednesday morning. He spent another day drying out equipment and by noon water was flowing from the taps again. “For how long I don’t know,” he said.

When the water did come on, residents filled bathtubs and five-gallon buckets for washing dishes and to flush the toilet. Councilwoman Maggie Becker, who runs Dover Daycare, said she was even catching rain water to dump in the toilet tanks.

“We just don’t know when the water is going to be on or for how long,” she said. “We are doing the best we can.”

Dover residents are used to frequent breakdowns in their 75-year-old system. It was normal for the water to be off several days a month during the summer, Becker said.

What’s frustrating is the system pumps water no one can drink. The city, two miles west of Sandpoint, has been under a boil water order for five years because the system pumps muddy, unfiltered and non-chlorinated water...
The joke in Sandpoint [upstream] was, “flush your toilet, Dover needs water” 

Terence MacAfee, Dover Resident
District seeks sewer solution

By CAROLINE LOBSINGER
Staff writer

DOVER — With few available options, members of the Rocky Point Sewer District hope a newsletter will answer questions and help resolve the issue of what to do next.

Members were told Thursday the 11-year-old system is failing and the district only has a few options left on how to provide sewer hookups to community residents.

The newsletter would provide background about the problem, detail work done to try and identify possible solutions and would seek community input on what the sewer district should do.

Residents said they are in a dilemma.

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Judge rules for city in Dover deal

By DAVE TURNER
Staff writer

SANDPOINT — 1st District Judge Gary Haman says the City of Dover paid enough for a sewer system easement inside a proposed high-end residential development along the shores of the Pend Oreille River.

The City and Spokane-based developers Dover Enterprises had entered into a stipulated agreement following an eminent domain proceeding that would give the city two parcels — one about 12 1/2 acres, for a sewage treatment plant, the second, a 30-by-700-foot strip for access.

First, the city offered $85,000 for both parcels, the court filing said.

Complaining that the plant would have an adverse impact on the remainder of the property, the developer sought $1.35 million for the parcels.

But the land was zoned for agricultural use and developers needed a residential classification, so on Christmas Eve 1996, the two sides reach a agreement that for the deposit of $86,700 with the court's trust fund, the city could take possession of the property — so long as rezoning efforts began.

Four months later, the City rezoned the property.

But when the City began to seek funds from the federal government to develop the sewage system, it was discovered that about 180 acres of the proposed development would be below the 100-year floodplain, meaning it would reduce the potential number of homes by half to 500.

Developers argued the City accepted

Bonner County Daily Bee Friday, September 11, 1998

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Dover may get grant for sewer

By CAROLINE LOBSINGER
Staff writer

DOVER — A $500,000 grant would go a long way toward upgrading the Rocky Point Sewer District.

Money from the Idaho Community Development Block Grant would go toward construction of a new treatment facility to replace the sewer district's drain field. The district also is seeking a $850,000 low-interest loan from the Farmers Home

A few Dover residents, above, head back to their homes after lending their help and garden hoses to keep wind-blown fires from reaching the house of a neighbor.

Eric Lund, right, helps knock down a fire in a small shack Friday at Dover Mill.

(Continued on p. 27)
Blaze ravages Dover Mill

BONNER COUNTY DAILY BEE Saturday, May 9, 1992

A few Dover residents, above, head back to their homes after lending their help and garden hoses to keep windblown flames from reaching the house of a neighbor. Eric Lund, right, helps knock down a fire in a small shack Friday at Dover Mill.

City of Sandpoint employee Rick Larson helps put out a fire in a stack of lumber Friday at Dover Mill.

(Continued on Page)
After six years, Dover sees clean water at end of tunnel

By CAROLINE LOBSINGER
Staff writer

DOVER — By the end of the month, Dover residents will be able to do something they haven’t been able to do for six years — go to the sink and get a drink of water, without having to boil it first.

System engineer Bob Tate and city workers have spent the past several days testing the pressure on the system. The next step is to send samples of the system’s water to the state for testing.

If the samples come back clean, indicating good water quality, the system will be put on line. That could come within two weeks, Tate said.

The system will have 45 hookups and will put out about 100 gallons of water per minute. In addition, there will be a 75,000-gallon reservoir, giving Dover a fire flow rate of 1,200 gallons per minute.

The quality samples will be taken twice after the testing on the system’s pressure is completed.

"We have plenty of water pressure," Tate said.

Crews already have had distribution of the city system, and the water is free in the water main.

The new water system has been designed by a local environmental protection agency for the next 10 years. During the testing on the system’s pressure, it was discovered that about 180 acres of the proposed development would be below the 100-year floodplain, meaning it would increase the potential number of homes by half to 300.

Developers argued the City acceptance of federal money created a breach of the stipulation to eventually build 600 homes in the area, and asked for a trial for more money.

During subsequent hearings, Haman found that because the city had offered to assist the developers with planned unit developments, which would allow a greater density than normal residential zoning.

There is no evidence or fraud, mistake or misunderstanding at the time of the stipulation, Haman wrote in his order. "Neither is there any evidence that the stipulation was entered into inadvertently, in advisedly or improperly. Rather, it appears that subsequent to the stipulation .. issues arose regarding development of the real property because of regulations financing the project."
Step 3: The exhaustion of resources within the landscape of capitalism then requires a spatial fix, or the creation of “openings for fresh accumulation in new spaces and territories”
Dover & Dover Bay, Idaho

Dover Bay is a luxurious waterfront community with high-end private homes, waterfront condos and upscale bungalows all located on Lake Pend Oreille. Dover Bay has a Marina, a Store and Restaurant as well as boat dock for mooring your boats. Dover has year-round beauty with lots to look at like mountain views, wildlife and stunning sunsets. Many high-end buyers seek out Dover, Idaho for their next real estate investment.

City of Dover, Idaho | Dover, Idaho Information | Map of Dover, Idaho | Photos of Dover, Idaho

Luxury Property Available in Dover, Idaho
Old Dover Beach—Community Hall

New Dover—City Hall
Old Dover Beach—Private Property

New Dover Beach: “Goose Shit Beach”
...More housing developments go up
Named after the things they replace
SPECIAL THANKS

- UNIVERSITY OF IDAHO, COLLEGE LETTERS ARTS AND SOCIAL SCIENCE, KURT OLSSON GRANT FOR EARLY CAREER RESEARCH
- BONNER COUNTY HISTORICAL SOCIETY, CAMERON MURRAY
- KALISPEL TRIBE OF INDIANS, KEVIN LYONS
- THE MANY WONDERFUL PEOPLE WHO HAVE HAD ME INTO THEIR HOMES, BUSINESSES, AND COMMUNITY. THANK YOU FOR FEEDING ME, AND ENTERTAINING ME, AND MOST IMPORTANTLY ALLOWING ME TO INTERVIEW YOU