

City of New Plymouth
Planning and Zoning Commission
PUBLIC HEARING
7:00 pm
28 April 2014

The New Plymouth Planning and Zoning Commission held their public meeting meeting at the New Plymouth City Hall on 28 April 2014 at 7:01 pm. Roll call was taken. Chairman Tegethoff was present as well as commission members King, LaCrone, Allen, and Balcer in attendance. Staff members Danielle Painter, secretary of the commission, Beau Ziemer, Public Works Superintendent, and Andy Gerhke, City Engineer were also in attendance.

Guests included were Sherry Maillard, Jan Pedraza, Richard & Jeanette Hallam, Mitchell Painton, Adam Lyman, Blaine Cornell, Doug & Kerry White, Connor White, Jon Rummel, Cameron White, Jim White, Joey Joyce, Dale Williamson, Richard Postlethwait, Kailey & Dave White, Tim Baker, and Damion Jordan.

Commissioner Balcer motioned to approve the agenda. The motion was seconded by Commissioner Allen. The voting was unanimous in favor of the motion.

Damion Jordan, 200 E Blvd – Re-plat Request

Damion Jordan approached the commission and explained that he purchased the home on 200 E Blvd. The property has two lots and the house is situated on both lots. Mr. Jordan would like to move the lot line from running east to west and have it run north to south instead. This would put the lot line directly behind the house. The commission did not have any questions for Mr. Jordan, nor was there any public testimony for or against the re-plat request.

Firkins Development Co., LLC. – Preliminary Plat for Pleasant Loop Subdivision

Adam Lyman, 41760 SE 4th Ave, NP, Engineer for the project, approached the commission and proposed a 15 acre subdivision preliminary plat. The plat includes 54 buildable lots with city streets and utility improvements. He explained the plan to put a pathway along the side of the LDS Church property in order to provide access to students for the Middle School. There will be access points into the subdivision. One coming in from Pleasant St. and one from E McKinley with plans of paving E McKinley. Commissioner King asked Mr. Lyman isn't the first part of E McKinley street kind of narrow? Mr. Lyman answered back, "Yes it is about 30ft and will be maintaining that width all the way done the street." Mr. Lyman also explained they are keeping an outlet available to eventually connect with HWY 30, as according the master plan. The Developer has been working with Drainage District #8 and the developer has an agreement to fill in the ditch and put in pipe.

Public Testimony

Rita Whipple 101 Pleasant Street- She stated that her property had already been taken twice for projects. One was for water and then she was told more was going to be taken for sidewalk to be put in. She continued to stress how close they are getting to the back of her house. She stated she was not opposed to the subdivision however she would like her sprinkler system put back in and she would like to be able to fix her yard up again so it will look nice and they (referring to the City and contractors).

Jon Rummel 267 SE Blvd.- He stated that he has the property that is vacant on E. McKinley. He explained his concern of some of his property being taken because of the easement.

Jan Pedraza 215 Pleasant Street – She asked if Pleasant street was going to be stretched out to HWY 30? Commissioner Tegethoff explained as of right now, no, but maybe in the future as per our Comprehensive Plan. She stated she is concerned with house close the house will be built. She explained that is seemed like they would be building the new house particularly in their backyard. She is not opposed, just concerned. The developer spoke and said there would 45 feet between the back of her property to line to the beginning on the new property line on the lot behind her house.

Richard Postlethwait SW 2nd – He stated he went over and walked this property just so he could understand the development and he expressed how important it is to get additional housing in our community. He would like to give his support in developing this property into a subdivision and bringing in some good housing.

Blaine Cornell 4355 SW 2nd Ave (Drainage District 8) – He explained that he submitted a Conditional Approval to the developer and the City of New Plymouth. He also explained the process that had been done with the developer in making sure everything is taken care of with moving in pipe and the alignment.

Doug White 5866 Hwy 30 S – Stated that he is opposed of the subdivision. He concerned with the existing 12” drain pipe that runs along the east side and what is going to become of it.

Kerry White 5866 Hwy 30 S – She stated she is opposed of the subdivision for the following reasons. Irrigated farmland is dwindling at an alarming rate. It is a valuable resource and once gone can never be reclaimed. Every Subdivision on irrigated farmland cuts away at our ability to produce food. Another concern is that we own the property that adjoins the proposed subdivision and certain crops need to be sprayed and we may not be able to do aerial spraying because the houses will be too close to the property. Mrs. White also stated that there is an argument that this will increase the city’s tax base and in turn bring more money into the city. However this will also cause a need for more services which will use the money that what gained, which in the end causes more people and more traffic. Traffic at the school elementary is already at a dangerous level. Adding more houses and people will only add to the congestion. Another argument is the money it will do for our schools. The school right now are already overcrowded. The cost of adding on to the school will far outweigh any moneys that will come in from additional students. She also stated that many people that live in New Plymouth want to live in a small town away from a lot of traffic and people. She urged the P&Z Commission to carefully weigh these factors when making the decision on the preliminary plat.

Beau Ziemer Public Works Superintendent, City of New Plymouth – Mr. Ziemer explained that the City has certain specs that will have to be met with the subdivision requirements. In the back of the packets, any variances that are asked on listed in a spreadsheet. It will include comments from the City Engineer as well any comments from Public Works. Once the public hearing is closed he would like the P&Z Commission to acknowledge and address each variance and make a recommendation to City Council. Commissioner Tegethoff asked if there would be enough

room to take on more sewer. Beau explained in detail how the sewers flow and which pipes go where. Yes, there would be enough and when the new sewer project was done, they made it where they could double the city's size and still be ok.

Dale Williamson 510 E Idaho – He stated he is not against the subdivision itself because there is a need for housing in New Plymouth however his only concerns were how they would like to enter the subdivision and the setbacks. He asked how many variances were already being submitted and Commissioner Allen explained there were 6. Beau Ziemer explained to Mr. Williamson is not an actual variance request like they would put in for, it is just a variance from the code. It will still meet state code, is just doesn't necessarily meet city code.

Jeanette Halam 207 Pleasant Street – She stated the pathway would go down her fence line and her question was, who would be responsible for the up keep on the fence that the developer will be putting in on their property line?

Mitch Painter, Firkins Development, stated that there are two possible outcomes. It will either be owned by the Home Owners Association or the city because it is a school pathway for the children. If the Home Owners Association owns it, it will be there responsibility. He stated he appreciated everyone's questions and concerns. He explained that they have spent 8 months already trying to accommodate everyone.

Sherry Maillard 612 Colton Street – She stated she is opposed to the subdivision and agrees with Kerry White about it causing too much traffic around the Elementary school. Also she doesn't feel the Pleasant Street and E. McKinley Street are wide enough and it impacts a lot of people. She understands that there is a need for housing but adding 54 homes in that area is too much. She respectfully asks to have the P&Z Commission to really think hard about their decision.

Joey Joyce 149 SW Blvd – He stated he is opposed to the subdivision. He grew up on Pleasant Street and the streets are way too narrow for a subdivision because they park cars on both sides of the street.

Conner White 5866 Hwy 30 S – He asked what would be on the east side of the subdivision. He stated there was talk of fence or either a road. Commissioner Tegethoff stated they have proposed a fence be built. He also just wanted to express that the dust they create while farming and aerial spraying. This would cause residents to possibly complain.

Adam Lyman re-approached the commission to answer some of the questions that were asked. To reference back to Jon Rummel some properties have easements but unfortunately his doesn't however they can reference back to the original easement and that is how they can move the hydrant that is on his property without actually losing any real property. Referring back to Rita Whipple's question on whether or not more of her property will be taken for sidewalk. There are no plans to add side-walk all the way down Pleasant Street. Adam also answered Doug White's question regarding the existing 12" drain. There is no need to move it therefore they are leaving it alone and letting it serve its purpose. Home construction would not interfere with it either because it is on the opposite side of the property line. Adam answered Jeanette Halam's question about the fence ownership, as of right now, it would owned by the Home Owner's Association.

Adam expressed that the Developer is simply following the Comprehensive Plan that was put in place by the City of New Plymouth. The more housing they have closer to town, the less farmland is being developed on out away from town.

Commissioner Tegethoff stated there are certain requirements that need to be met when submitting a preliminary plat. He asked if everything was sent 30 days prior to the public hearing. Danielle Painter, P&Z Secretary, explained that there was a list of who was all contacted and when in their packets as well as any comments that were given back.

Commissioner Balcer motioned to adjourn the Public Hearing, seconded by Commissioner King. The voting was unanimous in favor of the motion.

The Public Hearing adjourned at 8:23 pm.

Rod Tegethoff, Chairman

Danielle Painter, Secretary