

City of New Plymouth
Planning and Zoning Commission
Public Hearing
7 pm
28 December 2009

A public hearing was held before New Plymouth Planning & Zoning Commission at the New Plymouth City Hall on 28 December 2009 at 7:00 pm. Roll call was taken. Chairman Tegethoff was present as well as commission members Scheihing, Williamson, and Balcer in attendance. Commissioner Allen arrived 5 minutes following the beginning of the meeting. Commissioner Nay was absent from the meeting, later reported to have been ill and in the hospital. Commissioner Byers was also absent from the meeting. Staff member Leon K. Jensen, secretary of the commission was also present.

Guests included William V. Tuning, Eldon Isaak, Phil Rich and Sue Heitz. .

Eldon Isaak, representing the New Plymouth Assembly of God Church - The applicant is requesting a zoning classification of Residential C, Single Family Duplex, which allows for multiple dwellings and apartments; boarding or lodging houses, 11-7-1 (D). The subject property is located at 222 W Maple Street in New Plymouth, Idaho.

Pastor Eldon Isaak presented information regarding the request including describing the site plan, building plans and plan for the use of the structure. The structure lends itself to multi-residences due to rooms being in place throughout the building and with few other changes internally. Parking areas were discussed as well as play areas and fences for the children whose families may occupy the structure. Part of the structure will remain as an outreach structure. Plans are to remove the structure next door and create off street parking. Off street parking currently exists on Maple street for about 8 or 10 vehicles. More parking area is planned for fifteen parking spaces including pavement for the parking areas. More play area (lawn) will be installed for the children. An old house exists on the property and plans are to remove that old house and turn it to parking. There will be a maximum of four residences with occupancy at about 16 persons.

Bill Tuning spoke in opposition to the application. He asked questions about how many occupants there would be. Mr. Tuning questioned if there was a limit of the number of occupants and who would make that determination. Who was going to see to the enforcement of the use if approved? Would the parking lot become a maintenance work area? He stated that there may be junk cars and who would enforce their removal. There was also mention of a mixed use, food bank – church related and residential. He asked if the church would be running this themselves or would there be low income housing in the future.

Phil Rich spoke in favor of the application. He currently resides in the basement of the structure. He stated that he signed an agreement and listed the occupants, including the dog. He felt that there should be no concern about the agreement for occupants to sign and live by.

Sue Heitz spoke in opposition to the request. She stated that there was not enough room for children to play. She stated that she did not think that it was the right thing to do.

In his rebuttal Mr. Isaak stated that the intent was not to devalue others property but to improve his and therefore helping improve the value of other properties in the area. The development would improve the tax roles of the city. It would be a positive influence in the city. Restrictions would be placed in the rental agreement. One old building would be torn down. Parking would be improved and there would be rental agreements and restrictions. Costs of improvements were discussed and Mr. Isaak stated that he was planning on costs upwards of \$20,000.00 for the project. They would be three bedroom apartments.

A possible development agreement was discussed and it was determined that certain restrictions could be placed to help with the development.

Mr. Tunning spoke again and requested that the commission get an opinion from the city attorney on what uses would be allowed if this property was rezoned.

Councilman Williamson moved to close the hearing, seconded by Commissioner Balcer. The voting was unanimous in favor of the motion.

The meeting adjourned at approximately 7:40 pm.

Rod Tegethoff, Chairman

Leon K. Jensen, Secretary