

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION
MONDAY
22nd March 2021
6:00 PM
CITY HALL COUNCIL CHAMBERS

The New Plymouth Planning and Zoning Commission held a meeting at the New Plymouth City Hall on the 22nd of March at 6:00 PM. Roll call was taken. Commission members Teresa Allen, Amanda Mendive, Macee Voss and Mark Harvey were present. Staff member City Clerk Danielle Painter and Deputy Clerk Heather Airoidi was also in attendance. Commissioner Darrell Brown not in attendance.

Guest attendance: Darin Taylor, Blaine Cornell, Greta Cornell, Dale Williamson, Kevin Wilson, Christine Taylor, Tyler Knape, and Madison Knape.

Commissioner Mendive moved to approve the agenda. Commissioner Voss seconded the motion. Motion carried.

Commissioner Harvey moved to approve the minutes. Commissioner Mendive seconded the motion. Motion carried.

PUBLIC HEARING

Public Hearing opened 6:01 P.M.

- a. Annexion, Zone Change, and Comprehensive Plan Change – Rubix Land Holdings LLC
 - i. Applicant Testimony- Darin Taylor addressed the Commission and stated that he received the letter from Beau and that he had talked to someone from Payette County Consolidated Drainage District #8. Darin explained what they were wanting to do with the property, and they are wanting to do a variety of housing on these two pieces of property that they bought such as single family and multiply family housing. He was also wondering if the city was willing to do a Developers Agreement for that 30+ acres. He thinks that would be helpful for both parties. Darin stated that the development group would like to help the city not hinder the city and they are willing to work with the city to get this project going and approved. He is going to talk to Andy and Beau to clear things up on the sewer and water problem.
 - ii. Public Testimony (3-5 minutes allowed)- Dale Williamson handed out a copy of questions he had for Planning and Zoning Commission. He brought up problems they had when the Middle School was put in. He stated that he is not for or against this. Kevin Wilson stated that he has concerns about the water and sewer for this possible new development. He is afraid that with the growing city that the schools will be overwhelmed and then in turn the citizens of New Plymouth are going to have to pay for new schools. He stated the growth is going to be kill the city and that it is bad and that we need to get new businesses here in town to help with taxes for the subdivisions and schools that the city may be needing. He feels that before any new subdivision comes in that the citizens of New Plymouth should have a copy of the Comprehensive Plan to sit down and read and then help decided if any new developments should be allowed. Kevin Wilson is against this. Danielle read the letter from the Payette County Consolidated Drainage District #8 and Beau’s Letter of Recommendation to the public before public testimony.
 - iii. Closing Statements- Darin addressed Dale’s questions and asked the Commission to table this item until the next month meeting so that he is able to talk to Beau and Andy about the water and sewer issue.

Public Hearing closed 6:39 p.m.

Public Hearing opened 6:42 p.m.

- b.** Variance – 115 East Idaho Street- RFK New Plymouth, LLC – Family Dollar
 - i.** Applicant Testimony- Applicant was not in attendance.
 - ii.** Public Testimony- Dale Williamson stated that this item should not be addressed because the applicant did not show. Danielle stated that the company was out of Utah and may not have had anyone to be able to come to the meeting. Dale said that does not matter and that someone should have been here. Darin Taylor addressed the Commission and gave his opinion on the variance for the parking lot. He felt that the Commission should deny the variance when it comes to the park spaces. He said the shortening them can cause the doors of vehicles to hit the parked cars causing damage.
 - iii.** Closing statement- No closing statement due to applicant not in attendance.

Public Hearing closed 6:45 P.M.

NEW BUSINESS-ACTION ITEMS

- a.** Recommendation to City Council for Annexation, Zone Change, and Comprehensive Plan Change – Rubix Land Holdings, LLC
Commission decided to table this item until the next Planning and Zoning meeting.
Commissioner Mendive moved to table this item until the next Planning and Zoning meeting. Commissioner Voss seconded the motion. Motion passed.
- b.** Variance - 115 East Idaho Street – RFK New Plymouth, LLC – Family Dollar
Commissioner Mendive moved to amend agenda to include Variance. Commissioner Voss seconded the motion. Motion passes.
Commissioner Harvey moved to accept the Variance for the park lot for Family Dollar. Commissioner Mendive seconded the motion. Motion passed.

Commissioner Mendive moved to adjourn. Commissioner Voss seconded the motion. Motion carried at 6:53 pm.

Teresa Allen, Chairman
Administrator

Danielle Painter, Planning & Zoning