

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION
MONDAY
23rd January, 2023
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 23rd of January at 6:03 PM. Roll call was taken. Commission members Teresa Allen, Jesse Morales, and Penny Kovick (via phone) were present. City Clerk Danielle Painter, Deputy Clerk Marianne Gatchell, and City Attorney Dan Chadwick were in attendance.

Commissioner Kovick made a motion to accept the minutes from the December 20, 2022 meeting. Commissioner Morales seconded the motion. Motion carried.

Public Hearing: Hampton Subdivision Preliminary Plat, Zone Change & Development Agreement

Commissioner Allen accepted the staff report as part of the record.

Open Public Hearing 6:06 p.m.

Applicant testimony given by David Bailey 1119 E State St Suite 210 Eagle Idaho. This is regarding the 7.89 acres on Colton St in New Plymouth. We are asking for a rezone from Residential A to Residential B to allow for a slightly smaller lot size. There are 27 lots in the subdivision. Although the majority of the lots are still the same size required in Res A. There are no plans for duplexes, they are all single-family homes.

Public testimony.

FOR: None

NEUTRAL: None

AGAINST:

Written Testimony read by City Clerk Danielle Painter. William Alvarez 413 Pine St NP

Dale Williamson 510 E Idaho St NP

Carrie Figart 120 SW Blvd NP

Josh Davis 607 Colton St

Nancy Barlas 5737 Hwy 52 NP

Tiffany Cockerum 412 Holly NP

Rilla Barker 612 Colton NP

Kerry White 5866 Hwy 30 NP

Connor White 5866 Hwy 30 NP

Elinor Grant 405 Holly NP

Ronnella Harrell 503 Walnut St NP

Elijah Darmody 627 Colton St NP

Duane Presnell 4555 Idaho St NP

Closing comments by Applicant David Bailey. Mr. Bailey appreciates all the comments & concerns with this subdivision. He understands the opposition to the growth in New Plymouth. They have worked with Public Works to make sure there is room with-in the cities current water/sewer system. They have worked with Farmers Irrigation to assure the proper use of the irrigation system. The developer will pay their way which is agreed upon within the development agreement. They want to be a positive addition to the city of New Plymouth and want to work with the community.

Close Public Hearing 6:54 p.m.

Discussion between commissioners.

NEW BUSINESS

- a. Hampton's Subdivision Preliminary Plat- Recommendation to City Council (Action Item)
Commissioner Kovick made a motion to send an unfavorable recommendation to city council for the Hampton's Subdivision Preliminary Plat. Commissioner Kovick said that many of the comments are outdated from the school district and the irrigation company. The plat presented is for Zone B not Zone A. Commissioner Morales seconded the motion. Motion carried.

- b. Hampton's Subdivision Zone Change- Recommendation to City Council (Action Item)
Commissioner Morales made a motion to send an unfavorable recommendation to city council for the Hampton's Subdivision Zone Change. Commissioner Morales said that we are running out of room in New Plymouth. With the Harvest Creek subdivision so far only 4 homes have been built. We don't know the true impact of that subdivision's growth yet. Commissioner Kovick seconded the motion. Motion carried.

- c. Hampton's Subdivision Development Agreement- Recommendation to City Council (Action Item)
Commissioner Kovick made a motion to send an unfavorable recommendation to city council for the Hampton's Subdivision Development Agreement. Commissioner Kovick said that the contract needs more input from the developer. There is nothing in there from the fire department. She would like to see a more ironed out in detail agreement. Commissioner Morales seconded the motion. Motion carried.

Comments:

Commissioner Allen made a comment to the public that we have two spots available on Planning & Zoning. If interested in applying, please contact city hall.

Commissioner Kovick made a motion to adjourn. Commissioner Morales seconded the motion. Motion carried at 7:11 p.m.

Teresa Allen, Chairman
Administrator

Danielle Painter, Planning & Zoning