

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION
MONDAY
23rd September 2024
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 September at 6:00 PM. Roll call was taken. Commission members Teresa Allen, Penny Kovick, Jesse Morales, Debbie Mills-Smith, and Angela Graham were in attendance. City Clerk Marianne Gatchell, and City Engineer Andy Gehrke were in attendance.

Commissioner Kovick made a motion to accept the minutes from the August 26th, 2024, Planning & Zoning meeting. Commissioner Morales seconded the motion. All in favor. Motion carried.

Public Hearing:

1. Conditional Use Permit 211 E. Park Avenue - Heather Arroyo. In home Daycare.

Open 6:01 pm

Applicant Heather Arroyo addressed the commission regarding the conditional use permit for an in-home daycare. Her license will be for up to 8 children max. Hours of operation Monday- Friday 6:30 am to 6:30 pm. The backyard is fully fenced with locking gates.

IN FAVOR: 0

NEUTRAL: Virginia Barton 205 W Canal St.

John Freeburg 215 E Maple.

AGAINST: 0

The Commission discussed concerns with parking for drop-off & pick up on such a narrow street.

Closing testimony by applicant Heather Arroyo.

Close 6:11 pm

2. Zone Change Residential A to Residential B 401 E. Idaho St- Jamie & Nissa Watts.

Open 6:11 pm

Applicant Jamie Watts addressed the commission regarding his application for a rezone from A to B. He's asking to change to B for the lot size & setbacks. Zone A doesn't meet the setbacks of splitting the property. His plan is to build a single-family home or barndiminum on the new lot.

IN FAVOR: 0

NEUTRAL: 0

AGAINST: 0

The Commission discussed the concern with splitting the property and adding the possibility of a duplex with it being zoned B.

Closing testimony by applicant Jamie Watts. Jamie thanked the Commissioners for their time and confirmed his plan is to only build a single-family home/barndiminium.

Close 6:18 pm

3. Subdivision Preliminary Plat 427 SW Avenue- Travis & Lisa Binggeli.

Open 6:18 pm

Applicant Lisa Binggeli addressed the commission stating the property was surveyed and is a 1.7-acre lot with one single family home on property with pasture area. The split will leave each property at roughly

half an acre. By approving the subdivision curb, gutter sidewalks will be done which will complete the section that is missing between Harvest Creek and will meet where the pathway sidewalks are to be finished with the pathway project. Which will look much better and be safer for those that use that area for walking and biking. City Engineer Andy Gehrke let the commission know that the sidewalks that Harvest Creek put in are temporary and will be completely up to standard when the subdivision is finished.

IN FAVOR: Greg Evans 224 SW Blvd.

NEUTRAL: 0

AGAINST: Shelly Wilson 4470 SW 2nd Ave. Shelly Wilson is concerned that there could be a duplex built on the second property with it being zoned B.

Virginia Barton 205 W Canal St. Virginia is concerned with the amount of egress and ingress that this property currently has. Which would create a dangerous traffic situation for the city.

The Commission discussed the concerns about speeding that is out of control on that portion of the street, as well as the possibility of a duplex being built on the split property.

Closing testimony by applicant Lisa Binggeli. Lisa addressed the council and public. She wishes she could control what might be built on the additional lot. But unfortunately, that is out of her control. She believes that by developing that empty lot and the new curb, gutter and sidewalks it would help slow down the traffic.

Close 6:34 pm

New Business:

1. Conditional Use Permit 211 E Park Avenue-Heather Arroyo- (**Action Item**)
Commissioner Morales made a motion to approve the Conditional Use Permit- 211 E Park Avenue- Heather Arroyo. Commissioner Graham seconded the motion. All in favor. Motion carried.
2. Zone Change Residential A to Residential B 401 E. Idaho St.- Jamie & Nissa Watts- (**Action Item**)
Commissioner Graham made a motion to send a favorable recommendation to City Council for the Rezone from Residential A to Residential B for 401 E. Idaho St. - Jamie & Nissa Watts. Reasons stated: It will match the surrounding zone areas and make much better use of this property. Commissioner Mills-Smith seconded the motion. All in favor: Commissioner Mills-Smith, yes. Commissioner Graham, yes. Commissioner Allen, yes. Commissioner Kovick, no. Commissioner Morales, no. Reasons stated: concerns about traffic. Motion carried.
3. Subdivision Preliminary Plat 427 SW Avenue- Lisa & Travis Binggeli- (**Action Item**)
Commissioners' discussion. Commissioner Kovick is concerned that Lisa is not interested in developing that property, only selling the property. Which means there is no way to determine what is built there. Commissioner Graham has some concerns about the possibility of multifamily housing being built there. She does agree that a subdivision with curb, gutter and sidewalks would be much better use to the property, and this would clean up the pasture area. City Engineer Andy Gehrke reminded the Commission that there is a letter recommending the approval of this application. He also said that the concerns addressed tonight by the Commission would be addressed by City Council.
Commissioner Graham made a motion to send a favorable recommendation to City Council for the Subdivision Preliminary Plat 427 SW Avenue- Lisa & Travis Binggeli. Reasons stated: Our concerns will be addressed by the council. It will improve the surrounding area with the curb, gutter and sidewalks being completed as well as clean- up the pasture area. Commissioner Morales seconded the motion. Commissioner Mills-Smith, yes. Commissioner Graham, yes. Commissioner Morales, yes. Commissioner Allen, yes.

Commissioner Kovick, no. Motion carried.

4. Recommendation for Impact Area to Payette County P&Z for Teunissen Dairy LLC Conditional Use Permit- Temporary Transitional Residence. Frank Teunissen Temporary Transitional Residence – **(Action Item)**

City Engineer Andy Gehrke addressed the Commission stating that this property is located within the area of our city drinking water source. He is requesting that Payette County do further study on what the impact of this development would have on our city's drinking water source.

Commissioner Kovick made a motion to send an unfavorable recommendation to Payette County P&Z and the New Plymouth City Council for Impact Area to Payette County P&Z for Teunissen Dairy LLC Conditional Use Permit- Temporary Transitional Residence. Frank Teunissen Temporary Transitional Residence. Reason stated: There are concerns about the closeness of this property to our city drinking water source. Commissioner Graham seconded the motion. All in favor. Motion carried.

Commissioner Mills-Smith made a motion to adjourn meeting. Commissioner Morales seconded the motion. Motion carried. Meeting adjourned at 7:01 p.m.

Teresa Allen, Chairman

Marianne Gatchell, Planning & Zoning Admin