

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
25th August 2025
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 25th of August 2025 at 6:06 PM. Roll call was taken. Commission members Teresa Allen, Penny Kovick, Jesse Morales, Debbie Mills-Smith and Angela Graham were present. City Clerk/Planning and Zoning Administrator Marianne Gatchell and City Public Works Superintendent Beau Ziemer were in attendance.

Commissioner Graham moved to approve the minutes of the July 28th, 2025, Planning & Zoning meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried.

Citizen Comments: NONE

Commissioner's Comments: Commissioner Kovick was thankful for the Comments section being added back to the agenda.

New Business:

1. Amanda Murdock- Conditional Use Permit May 27, 2025- Reasoned Decision
Commissioner Graham moved to approve the Amanda Murdock Conditional Use Permit May 27, 2025, Reasoned Decision. Commissioner Morales seconded the motion. All in favor. Motion carried.

2. Area of Impact- Payette County P&Z- Jennifer Reibe- Discussion Only
The discussion included comments from Jennifer Reibe from the County P&Z, Beau Ziemer New Plymouth Public Works Superintendent, Elizabeth Allen (Comp Plan) and the commissioners. Jennifer said that the plan is for the city to give the county a recommendation as to what they feel the New Plymouth Impact Area should look like. Currently our impact area is very large. The idea is to base the new impact area on what the city thinks might be annexed into the city within the next 5 years. The county wants to preserve the agricultural area all around the city. The city wants to have responsible growth in the city. This would promote growth from the city out, which is best for the city. Beau presented the commissioners with the new impact area map that he feels best represents the city's interests. Jennifer Reibe said Beau's map looks like something the county would approve and agreed that it's a great representation. This item will come back before P&Z for a recommendation to city council to send to the county P&Z. There is a deadline for the county to submit the new impact area map to the state by the end of year.

3. Comp Plan- Impact Area- Elizabeth Allen- Discussion Only- Elizabeth has based the new comp plan on a 20-year growth plan, which is meant to be revisited every 5 years. Beau and Elizabeth met last week to go over the Comp Plan. Beau will have our city engineer go over it as well and submit any comments he has to Elizabeth for review. The 5-year area of impact map will also be taken into consideration with the final draft. Beau tried to scale back the commercial area and direct new commercial area to our empty buildings downtown. Discussion with the commissioners. Elizabeth will make the changes to the future land use map that were discussed at this meeting.

Commissioner Graham moved to adjourn the meeting. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried. Meeting adjourned at 7:30 p.m.

Teresa Allen, Commissioner

Marianne Gatchell, Planning & Zoning Admin