

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
27th January 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 27th of January 2025 at 6:01 PM. Roll call was taken. Commission members present: Teresa Allen, Angela Graham, Debbie Mills-Smith, Jesse Morales and Penny Kovick via phone. City Clerk/Planning and Zoning administrator Marianne Gatchell was in attendance.

Commissioner Graham made a motion to approve the minutes from December 23rd, 2024, Planning & Zoning meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried.

Public Hearing- Subdivision Preliminary Plat Application for Pilgrims Cove Subdivision by Sky Investments. Total site acreage is 1.1 The property is zoned Residential B. Lots 5,6,7,8,9, and 10 in Block 34 of the Townplat of New Plymouth, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 38-A, Records of Payette County, Idaho.

Open Public Hearing 6:05 p.m.

Applicant testimony by Nick Bruyn 5725 N Discovery Way, Boise Id 83713, with KM Engineering representing Sky Investments for the Preliminary Plat Subdivision. This is a subdivision existing of six lots into three single-family residential lots and three duplex lots.

In Favor: 0

Neutral: Dale Williamson 510 E Idaho St. NP

Against: Virginia Barton 205 W Canal St NP

Closing Statement:

Applicant Nick Bruyn 5725 N Discovery Way, Boise Id 83713, with KM Engineering representing Sky Investments for the Preliminary Plat Subdivision. This project conforms to city standards and has been approved by the city engineer.

Commission Discussion: Commissioners discussed concerns about parking, the history of the project, and the original intent of zoning. Commissioner Kovick emphasized the need for compliance with the city codes and engineering recommendations.

Close Public Hearing 6:12 p.m

New Business:

1. Public Hearing-Subdivision Preliminary Plat Application for Pilgrims Cove Subdivision by Sky Investments. Total site acreage is 1.1 The property is zoned Residential B. Lots 5,6,7,8,9, and 10 in Block 34 of the Townplat of New Plymouth, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 38-A, Records of Payette County, Idaho. - **(Action Item)**
Commissioner Morales made a motion to send a favorable recommendation to city council for the preliminary plat subdivision for Pilgrims Cove, contingent upon adherence to the engineer's recommendation and city codes. Commissioner Mills-Smith seconded the motion. 4 in favor. Commissioner Kovick opposed. Motion carried.
2. Elizabeth Allen – Comp Plan & Survey Discussion Only- Elizabeth presented the branding for the plan update and results from the initial survey. The survey showed a decrease in the population of

children and an increase in the median age. The survey revealed residents desire to preserve the small-town character, maintain low population density, and encourage local businesses. Residents also identified a need for more sidewalks, improved water quality, and increased community investment. Elizabeth will continue to work on the comprehensive plan update, including gathering existing condition information and developing policy recommendations. She will share updates on the plan updates with the commission in the next month or two. She asks that the commission share the survey with the school district, local businesses, social media platforms and other relevant agencies.

3. Payette County P&Z Area of Impact- Chris Cravens/CUP Application-Recommendation to Payette County P&Z- **(Action Item)** Chris Cravens explained the nature of his business and the intended use of the property for mobile home staging. He addressed the previous concerns of increased traffic. The traffic is handled in accordance with the highway district with the use of flaggers and other safety precautions.
Commissioner Graham made a motion to rescind the unfavorable recommendation previously sent and send a favorable recommendation for Chris Craven's conditional use permit to Payette County P&Z. Commissioner Mills-Smith seconded the motion. 4 in favor, Commissioner Kovick opposed. Motion carried.

4. Adjourn – **(Action Item)**

Commissioner Morales made a motion to adjourn the meeting. Commissioner Kovick seconded the motion. Motion carried. Meeting adjourned at 7:19 p.m.

Teresa Allen, Commissioner

Marianne Gatchell, Planning & Zoning Admin