

City of New Plymouth
Planning and Zoning Commission
Public Hearing
7 pm
28 September 2009

A public hearing was held before New Plymouth Planning & Zoning Commission at the New Plymouth City Hall on 28 September 2009 at 7:00 pm. Roll call was held. Chairman Tegethoff was present as well as commission members Allen, Scheihing, Williamson, Byers and Balcer in attendance. Commissioners Nay and Allen were absent from the meeting. Staff member Leon K. Jensen, secretary of the commission was also present.

Guests included Gerald Hunt, E. Jane Fitsimons, Susan Steppe, Shem Steppe and Eldon Isaak.

New Plymouth Assembly of God Church – Requesting a zoning classification from Residential B, Single Family Duplex, to of Residential C, Single Family Duplex – Multi Family

Pastor Eldon Isaak presented information regarding the request including describing the site plan, building plans and plan for the use of the structure. The structure lends itself to multi-residences due to rooms being in place throughout the building and with few other changes internally. Parking areas were discussed as well as play areas and fences for the children whose families may occupy the structure. Part of the structure will remain as an outreach structure. Plans are to remove the structure next door and create off street parking. Off street parking currently exists on Maple street for about 8 or 10 vehicles. Not much grassy area exists but plans are to build a sidewalk and plant a small grassy area. An old house exists on the property and plans are to remove that old house and turn it to parking. Maximum occupancy is planned to be about 16-18 persons. Currently there are three people who live in two apartments in the building. There are no other possible tenants lined up at the present time. Rental opportunities are open to the public.

Jane Fitsimons state that she is opposed to the request. There is no room for children to play. She objected to the internal lay out of the building, no closet place, no playground, it is an eyesore to the neighborhood. There is no landscaping; it is too close to the neighbors on the north.

Jerry Hunt objected to the project. He wanted to speak to the variance. The commission redirected him to the rezone hearing. He stated that there could be up to 16 cars parked around the building.

The applicant spoke again and answered questions about children and where they could play. A 15 foot wide area could be designed and constructed for a place for the children to play, including a fence. The area is about 15 feet wide and 65 feet long. That area would hook into an area running down the other side of the building. Other possibilities about parking and areas for children to play were discussed. Closets and bedroom distance from the bathrooms were discussed by the applicant. City garbage can placement was discussed.

Commissioner Byers moved to close the hearing, seconded by Commissioner Balcer. The voting was unanimous in favor of the motion.

New Plymouth Assembly of God Church – Requesting a variance of front setback distance from 25 feet to a distance of 10 feet within that zone.

Pastor Eldon Isaak presented information regarding the requested variance. The front of the building is on Maple Street. It was determined that the existing building has been in place before any zoning. With the proposed change in zoning the setback distances will need to be brought into compliance with the proposed zoning change. If that is not possible then a variance in setback distance is needed. It was determined that to move the building would be hardship on the applicant.

Jerry Hunt spoke in opposition to the variance request. He stated that there is probably not even 10 feet distance as the building currently exists.

Councilman Williamson moved to close the hearing, seconded by Commissioner Byers. The voting was unanimous in favor of the motion.

Susan and Shem Steppe - The applicant is requesting a Conditional Use Permit for the purpose of having two large animals, (horses) and two small animals, (pigs) on their property. The horses are for riding and the pigs will be for 4 H projects and meat. The applicant is requesting a 15 year time limit for the conditional use permit. The subject property is approximately 3.02 acres in size and is located at 405 Colton Street in New Plymouth, Idaho.

Susan Steppe presented information regarding her request. Commissioner Byers read the ordinance regarding large animals. Susan stated that many surrounding land owners have animals. There was much discussion about enforcement of the ordinance. The control of manure and flies were discussed. There were many examples given of property owners who have animals in the area. There were two letters in opposition presented as well as two letters in support of the request. Discussion included having two horses on the property throughout the year and two pigs for 4H part of the year. The idea being that the pigs would be raised to show at the fair and then sold or butchered.

Commissioner Byers moved to close the public hearing, seconded by Commissioner Williamson with the voting unanimous in favor of the motion.

The meeting adjourned at approximately 8:00 pm.

Rod Tegethoff, Chairman

Leon K. Jensen, Secretary