

NEW PLYMOUTH CITY COUNCIL
Regular Meeting Minutes
February 18, 2025 – 6:00 PM
New Plymouth City Council Chambers
215 N Plymouth Avenue

1. Councilmember Ron Martinez called the meeting to order at 6:03PM

Roll Call:

Councilmember Davis, Councilmember Hughes, Councilmember Evans, and Councilmember Martinez were all present. Mayor Lisa Grace - Arrived (after roll call). Also present were Public Works Superintendent Beau Ziemer, City Attorney Jill Holinka, City Clerk Marianne Gatchell, & Deputy Clerk Suzanna Culpepper.

2. Pledge of allegiance

3. Approval of Minutes – February 3, 2025 (Action Item)

- **Motion:** Councilmember Martinez to approve the minutes of February 3, 2025.
- **Second:** Councilmember Evans approved.
- **Vote:** Unanimous approval.

4. Approval of Payables (Action Item)

- **Motion:** Councilmember Davis to approve the payables for February 18, 2025.
- **Second:** Councilmember Hughs approved.
- **Vote:** Unanimous approval.

5. Citizen Comments

Virginia Barton, 205 West Canal:

Topic 1: Expresses concern about the potential reduction of the city's impact zone due to county involvement. Suggested council may consider a moratorium on development for 182 days to address the impact zone change, the ongoing comprehensive plan update, and the potential implementation of impact fees.

Topic 2: Highlights the lack of city ordinances regarding ethics and conflicts of interest for elected officials. Although the city is required to abide by code of ethics and land use statutes set forth by the city, Virginia requests the council add a city ordinance addressing ethics and conflicts of interest for elected officials to their list of ordinance updates.

6. Mayor & Council Comments

Councilmember Evans would like an update on the ongoing process of reviewing and updating city ordinances.

Mayor Grace emphasizes the importance of developing a streamlined process for ordinance updates to ensure efficiency and avoid delays. The mayor thanks the public for their participation in the community survey and expresses enthusiasm for the results.

7. Open Public Hearing for the Sky Investment Subdivision Application (Action Item)

Pilgrim's Cove An application for Subdivision with a Preliminary Plat has been submitted by Sky Investments for Lots 5-10 Block 34 of Plat of New Plymouth Township, 00000 East Park Avenue, New Plymouth, ID 83655 situated in Payette County, Idaho more particularly described as:

A portion of the West half of the Northeast Quarter of the Northwest Quarter of Section 9 in Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho, particularly described as follows:

Lots 5,6,7,8,9 & 10 in Block 34 of the Town plat of New Plymouth, situated in a portion of the Southwest ¼ of the Southeast ¼ of Section 4, Township 7 North, Range 4 West, Boise Meridian, City of New Plymouth, Payette County, Idaho. (located in the old First Baptist Church property)

- **Discussion:** City Attorney, Jill Holinka informed the public that Mayor Lisa Grace will declare that she will not participate in this public hearing. The mayor removed herself from the public hearing portion of the meeting due to her professional history with the applicant.
- **Motion:** Councilmember Martinez to open the public hearing at 6:15 PM
- **Second:** Councilmember Davis approved.
- **Vote:** Unanimous approval.
- **Public Hearing Open**

Applicant Comments

Presenter: Tim Davis (7872 Richie Rhodes, Fruitland) - Developer of the project

Purpose: Subdivide the property back into six lots from two. This was previously consolidated due to the Baptist church being built over the property lines. The plan is to build single-family homes and duplexes.

Public Comments

- **In Favor - none**
- **Neutral - none**
- **Against – two**

Charles Watkins at 102 E Park Ave (**against**) asked about the number of buildings planned.

Virginia Barton at 205 W. Canal St. (**against**) is against building six structures with no common space, not enough parking, and is weary of traffic issues and reluctance to follow statutory governmental ethics where real estate and land use decisions are made.

Applicant Response

Tim Davis applicant Closing Testimony. Parking Concerns: Concerns were raised regarding potential parking issues, particularly with duplexes being built on the lots. Mr. Davis explained that each duplex would have a garage, a parking spot in front of the garage, and a spot to the side of the garage, allowing for three vehicles per unit. Single-family homes would have a two-car garage and a driveway, allowing for up to four cars to park.

Landscaping: Mr. Davis addressed concerns about a lack of landscaping and stated that the city's code requires a 25ft setback for all lots, which would ensure enough landscaping to improve and maintain the esthetics of the community.

Traffic Flow: The subdivision would change the street frontage, with four lots facing Elm Street and reduce traffic flow on Hawley and Park Street.

Zoning Standards: Questions were raised regarding whether the project meets city code requirements. The City Engineer's letter of approval indicated that the project meets all code standards. Planning and Zoning's recommendation for approval was contingent on the developer following the City Engineer's recommendations.

Rental/Purchase Plans: Mr. Davis confirmed that the duplexes would be purchased by investors to rent, and the single-family homes would be sold for purchase by homeowners. As a fellow city resident, Lisa Grace spoke to clarify that duplexes are often occupied by homeowners, who sublet the second unit to offset their mortgage.

- **Motion:** Councilmember Davis to close public hearing at 6:35 P.M.
- **Seconded:** Councilmember Evans approved.
- **Vote:** Motion carried
- **Public Hearing closed.**

8. New Business –

a. Preliminary Plat for Pilgrim's Cove- (Action Item)

- **Discussion:** Developer working with the city zoning department to ensure compliance with all zoning codes. City Engineer to continue working with the developer to ensure project meets all code standards.
- **Motion:** Councilmember Martinez to approve the Preliminary Plat for Pilgrim's Cove Subdivision, following the recommendations of the City Engineer.
- **Seconded:** Councilmember Evans approved.
- **Vote:** 3 in favor (Martinez, Evans, Hughes), 1 opposed (Davis). Motion carried.

b. Resolution #2025-01 – Authorizing Signatures including facsimile signature for banking services on behalf of the City of New Plymouth - (Action Item)

- **Discussion:** To authorize the city to use facsimile signatures for banking services. This was a change in procedure that had not been previously implemented.
- **Motion:** Councilmember Davis to approve Resolution 2025-01 authorizing facsimile signatures for banking services.

- **Seconded:** Councilmember Hughes approved.
- **Vote:** Unanimous. Motion carried.

c. Idaho Power Judgment Levy-Operating Property Taxes- (Action Item)

- **Discussion:** The county had over assessed property taxes for the city, and Idaho Power had won a judgment for the overpayment. The council had two options: 1. Levy a \$1700.51 tax on citizens or 2. Absorb the cost within the city's budget.
- **Motion:** Councilmember Davis to disapprove the judgment levy and chose to absorb the cost within the current budget.
- **Seconded:** Councilmember Evans approved.
- **Vote:** Unanimous. Motion carried.

9. Department Reports

a. Library Report

- **Discussion:** Friends of the Library reported that they were planning a book sale for the last Saturday of April at the Senior Center.
- **Future Action Item:** Explore options for obtaining the "Argus Observer" for the library, including potentially having the city purchase a subscription and donate it to the library.

5. Meeting Adjourned: 6:54PM

- **Motion:** Councilmember Evans motioned to adjourn.
- **Seconded:** Councilmember Hughes approves.
- **Vote:** All Aye. Motion Carried.

Approve:

Attest:

Lisa Grace, Mayor

Suzanna Culpepper, City Deputy Clerk