

New Plymouth City Council Meeting  
TUESDAY  
February 16, 2021  
6:00 P.M.  
New Plymouth City Council Chambers

On the 16<sup>th</sup> of February 2021, the New Plymouth City Council meeting was called to order at 6:00 P.M. by Mayor Rick York.

The pledge of allegiance was led by Councilwoman Kurth.

Roll call was taken with council members Bill Warnke, Tom Hoppell, Cora Kurth, and Eileen Balcer present.

Staff members in attendance were City Clerk Danielle Painter, Deputy Clerk Marianne Gatchell, Superintendent Beau Ziemer, City Engineer Andy Gehrke, and City Attorney Dan Chadwick.

Guests present were Michael Malone, Darin Taylor, Sebastian Keith, and Chris Koehn.

February 1<sup>st</sup>, 2021 City Council Minutes- Action Item

**Councilman Warnke made a motion to approve February 1<sup>st</sup>, 2021 City Council Minutes. Councilwoman Kurth seconded the motion. Motion carried.**

Claim Approvals- Action Item

**Councilwoman Balcer made a motion to approve claim approvals totalling \$35,624.28. Councilman Hoppell seconded the motion. Motion carried.**

Public Hearing- Preliminary Plat Harvest Creek Subdivision-  
Open Public Hearing 6:01 p.m.

- a) Applicant Testimony- Darin Taylor, Subdivision Maker LLC, 1434 New York St. Middleton, Id 83644. Mr. Taylor introduced himself and Sebastian Keith with the development team of Rubix Landholdings LLC. He told the council how excited he was about the Harvest Creek project and that things are progressing as they should. He discussed the Preliminary Plat details. The plat consists of 60 acres that was annexed into the city in July. The lots will be a minimum of 10,000 square feet. State law requires pressurized irrigation water, which will be followed. Per fire code the subdivision must have a second entrance, which they will comply with. The preliminary plat layout meets the 500-foot minimum spacing everywhere, except between the Myrtle St./Harvest Moon Ave. and Myrtle St./Adams Rd. intersections. The applicant is requesting a variance from the requirement. Mr. Taylor said if the council approves the preliminary plat that the plans will start immediately to prepare for the final plat. He said that their team will be with the project from start to finish. Sebastian Keith, 13413 N. 4<sup>th</sup> Ave. Boise, Id 83714 of Rubix Landholdings LLC. Mr. Keith told the council that he and his partners feel very blessed to be a part of this project and can't wait to see things come together and get started.

Councilwoman Balcer asked about the irrigation run off, how this would be handled. Mr. Taylor pointed out on the plat drawing the spots that look similar to building lots those are actually storm drain systems that will use natural evaporation as a means of water disposal. Councilwoman Balcer asked for clarification of the word "collector road"? Mr. Taylor explained that there are minor & major collector roads. Saying that roads that carry a lot of traffic are collector roads. In their plans the major collector roads will not have any driveways, they will all be 2 lane roads. She also asked what will be done to protect the public from the very steep canal ditch. Mr. Taylor said they had discussed the possibility of a chain link fence along the ditch. Another question was in reference to the entrance at SW 1<sup>st</sup>, the east side

on Day Break. The current speed limit is 25 mph coming around that corner is extremely dangerous currently. She was very concerned with the safety of both vehicles and pedestrians. Mr. Taylor said that before the decision was made to place the subdivision entrance here, it was a heavily researched item. But after research this was the best choice for the entrance placement.

- b) Public Testimony- Michal Malone, 5874 Adams Rd. New Plymouth, Id 83655. Mr. Malone spoke as to the concern he had with the road in front of his property. He said currently that it did not meet the 60 ft width that is required by the master transportation plan. In order to meet the requirement, that the other 30 feet would have to be taken from his property.

Mr. Taylor explained that a partial street dedication is proposed on Myrtle St. City code allows the city council to accept a partial street dedication when such a street forms the boundary of the property being subdivided and is designated by the council as an arterial or collector street. The City's Master Transportation Plan designates Myrtle St. as a proposed minor collector. The plan also states in the Street Standards Section 2.5 which addresses half street dedications and states the minimum width of such streets shall be a half street width plus ten feet. The proposed lay out complies with the requirements for a partial street dedication per city code and the Master Transportation Plan. The city council shall determine whether to accept this proposed partial street dedication. In doing so this will alleviate Mr. Malone's concerns.

Chris Koehn, 3401 NW 2<sup>nd</sup> Ave, New Plymouth Id 83655. Mr Koehn was there on behalf of the Lynn & Verda Koehn Family Trust and the Nelson Family Trust. Mr. Koehn had concerns with water shares from Tap 21 and 18 on the Farmers Canal Lateral which is the same proposed lateral that will be used for the subdivision. They have requested that a water weir be installed for proper measurement of water usage. They have asked that the pipe for delivery of water be buried to a minimum of 4 feet deep and that all the work/installation be done by a professional as well as done in the off season for farming. They requested that the work be completed before any water is to be used by the subdivision.

Mr. Taylor said he will follow up with Mr. Koehn in addressing the concerns that were brought up regarding the water shares. He likes the idea of the water weirs. He said that city and state codes will be followed, and they will work with both Superintendent Beau Ziemer and Engineer Andy Gehrke to make sure the water is handled correctly.

- c) Closing Statement- Darin Taylor thanked Mayor York and the council for their comments and questions. As well as Mr. Malone and Mr. Koehn for their concerns. He said he would be available for any additional questions along the way. He and the Rubix Land Holdings team are excited to get the project started and to see this plan come about.

Close Public Hearing 7:02 p.m.

#### New Business – (Action Item)

- a. Preliminary Plat – Harvest Creek Subdivision

**Councilwoman Balcer made a motion to approve the Preliminary Plat for the Harvest Creek Subdivision including the variance and with the addition of adding a fence along both sides of the drainage ditch. Councilman Hoppell seconded the motion. Roll call vote. Councilman Hoppell, yes. Councilwoman Kurth yes. Councilwoman Balcer, yes. Councilman Warnke abstained. Motion carried.**

- b. Mike Halley Safe School Zone Plan- this will be on the agenda for the March 1<sup>st</sup> meeting.

- c. City Hall Remodel- Professional Services Agreement-

**Councilwoman Balcer made a motion to accept the City Hall Remodel Professional Services**

**Agreement. Councilman Hoppell seconded the motion. Roll Call Vote. Councilman Warnke, yes. Councilman Hoppell, yes. Councilwoman Kurth, yes. Councilwoman Balcer, yes. Motion carried.**

Department Reports

- a. Engineering Status Report- No Discussion
- b. December Financials- No Discussion
- c. Quarterly Treasurer's Report- No Discussion
- d. January Sheriff's Report- No Discussion

Mayor & Council Comments

Mayor York said thank you for the great job with the snow plowing and keeping the city streets safe.

Adjournment

**Councilman Hoppell moved to adjourn the council meeting. Councilwoman Balcer seconded the motion. Motion carried.**

The meeting adjourned at 7:29 P.M.

Approve:

Attest:

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Rick York, Mayor

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Danielle Painter, City Clerk