

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
26th January 2026
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 26th of January 2026 at 6:05 PM. Roll call was taken. Commission members Chair Teresa Allen, Jesse Morales, Debbie Mills-Smith and were present, and Penny Kovick by phone. City Clerk/Planning and Zoning Administrator Marianne Gatchell, and Public Works Superintendent Beau Ziemer were in attendance.

Commissioner Kovick moved to approve the minutes of the October 27th, 2025, meeting. Commissioner Morales seconded the motion. All in favor. Motion carried. Commissioner Graham made a motion to approve the minutes of the October 30th, 2025, Special Meeting. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried.

New Business:

1. Facts & Findings- Comp Plan- Recommendation to city council.

Commissioner Morales moved to approve the Facts & Findings and send a favorable recommendation to City Council for the Comp Plan. Commissioner Kovick seconded the motion. All in favor. Motion carried.

2. Ordinance Work- Public Works Superintendent Beau Ziemer/P&Z Administrator Marianne Gatchell.

Discussion between commissioners, Beau Ziemer and Marianne Gatchell. The commissioners shared information gained from other cities in Idaho regarding impact fees. Beau shared his thoughts on the benefits of Development Agreements instead of impact fees. The consensus from the commission is that the better benefit to the city at this time would be implementing development agreements.

3. Set P&Z 2026 Meeting Dates.

Commissioner Graham moved to approve the P&Z 2026 Meeting Dates. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried.

Citizen Comments:

None

Commissioner Comments:

Commissioner Kovick asked if we could schedule a special meeting to ask the council to set a budget line item for planning & saving for the impact fee study as well as starting the work on Development Agreements. Meeting was set for February 9th, 2026, at 6:00 pm.

Commissioner Graham moved to adjourn the meeting. Commissioner Morales seconded the motion. All in favor. Motion carried. Meeting adjourned at 7:04 p.m.

Teresa Allen, Commission Chair

Marianne Gatchell, Planning & Zoning Admin