

AGENDA
NEW PLYMOUTH
PLANNING & ZONING COMMISSION
MONDAY
July 28, 2025
6:00 PM
215 N Plymouth Avenue
CITY HALL COUNCIL CHAMBERS

1. CALL TO ORDER
2. Pledge of Allegiance
3. Roll Call
4. June 23, 2024, Meeting Minutes **(Action Item)**

PUBLIC HEARING – **(Action Item)**

1. An application for Conditional Use Permit has been submitted by Darlene Vaughan & Jeanne Wilson, for the temporary setting up of a r.v. on the property. The purpose of this request is for Jeanne Wilson to care for her aging mother Darlene Vaughan. The property is located at 415 E Idaho St. New Plymouth, ID situated in Payette County, Idaho, more particularly described as: Parcel 1: Tax 2, BLK 1 New Plymouth Original.

5. New Business

1. An application for Conditional Use Permit has been submitted by Darlene Vaughan & Jeanne Wilson, for the temporary setting up of a r.v. on the property. The purpose of this request is for Jeanne Wilson to care for her aging mother Darlene Vaughan. The property is located at 415 E Idaho St. New Plymouth, ID situated in Payette County, Idaho, more particularly described as: Parcel 1: Tax 2, BLK 1 New Plymouth Original. **(Action Item)**

2. Comp Plan Update- Elizabeth Allen- Discussion Only

6. Adjourn

Any person needing special accommodations to participate in the above noticed meeting should contact New Plymouth City Clerk's Office five (5) days prior to the meeting at 215 N. Plymouth or phone 278-5338

Posted: July 24, 2025 at _____am/pm. by: _____

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
23rd June 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 23rd of June 2025 at 6:05 PM. Roll call was taken. Commission members present, Teresa Allen, Penny Kovick, Jesse Morales and Debbie Mills-Smith. Angela Graham was absent. City Clerk/Planning and Zoning Administrator Marianne Gatchell was in attendance.

Commissioner Mills-Smith made a motion to approve the minutes of the May 27th, 2025, Planning & Zoning meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried.

New Business:

1. Payette County Planning & Zoning Recommendation- Area of Impact- Chris & Tina Cravens- 5499 Hwy 30 S- Comprehensive Plan Change: Ag to Commercial- **(Action Item)**
Applicant Chris and Tina Cravens 5499 Hwy 30 S NP addressed the commissioners with an explanation as to why they are back before New Plymouth P&Z for a recommendation. The original Conditional Use Permit was approved by Payette County then after revoked because it was for a business in an Ag zone. Payette County advised that they apply for a Zone change from Ag to Commercial. They are coming before New Plymouth P&Z asking for a favorable recommendation, which is the first step in the process. They will be using 6.5 of the 7.66 acres for commercial use. This will be a staging area for trailers, manufactured homes and the likes to be sold. Commissioner Kovick said her original concerns the first time around are still valid, which is the increased traffic in that area making it even more dangerous intersection. At that time the decision to send a favorable recommendation was split between the commissioners with commissioner chair Teresa Allen breaking the tie to send a favorable recommendation for the CUP. Kovick said there are other properties in New Plymouth that are zoned industrial and commercial that would have been a more suitable option for this business. Her question is why you would buy a property in an Ag zone and attempt to run a business. If we start to change our Ag to Commercial, we will be left with little to no Agriculture. Chair Commissioner Allen said that there isn't much viability in farming a seven-and-a-half-acre property. It's not enough space to make a difference. The applicant responded about the traffic concern, saying that the 3-way stop is better and safer for moving in and out of the trailers. They want to be good neighbors; we also want to be able to run a successful business. We will continue to irrigate the pasture to make sure it stays nice and green and doesn't become a weeded eye sore. Commissioner Morales said he appreciated the applicants taking the time to come back and answer the commissioners' questions.
Commissioner Morales made a motion to send an unfavorable recommendation to Payette County Planning and Zoning for the Area of Impact- Chris and Tina Cravens Comprehensive Plan Change: Ag to Commercial. Commissioner Kovick seconded the motion. Roll Call Vote. Commissioner Mills-Smith, yes. Commissioner Kovick, yes. Commissioner Morales, yes. Motion carried.
2. Comp Plan- Elizabeth Allen- Update- Elizabeth thanked the commission and public for their patience with the transition to the new company, which took much longer than she expected to work through and approve the new contract. 1/10-3/31 the survey was open; we received 68 responses. The commissioners expressed disappointment. Elizabeth said for whatever reason it is always hard to get public engagement. Based on the survey responses she has come up with a vision to shape our goals and policies. Elizabeth went over the survey results with the

commissioners. The next round of outreach will really focus on future land use. She asked the commissioners to go over the June 2025 Part 1 & 2 draft and respond with feedback by end of day 7/3/2025.

3. Adjourn – (Action Item)

Commissioner Mills-Smith made a motion to adjourn the meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried. Meeting adjourned at 8:20 p.m.

Teresa Allen, Commissioner

Marianne Gatchell, Planning & Zoning Admin



Conditional Use Permit Application

City of New Plymouth
215 N Plymouth Ave/PO Box 158
New Plymouth, Idaho 83655
Phone : (208)278-5338 Fax: (208)573-5330

Danielle Painter, City Clerk/Treasurer

Marianne Gatchell, Deputy Clerk

clerk@npidaho.com

deputyclerk@npidaho.com

APPLICANT: Darlene Vaughan / Jeanne Wilson
Address: 415 E. Idaho St. New Plymouth, ID 83655
Mailing Address: 1602 Broadway St. Baker City, OR. 97814
Telephone: 541-406-9691 Fax: _____ E-mail: _____

FILING CAPACITY:

- ☐ Recorded property owner as of _____ (Date)
☐ Purchasing as of _____ (Date)
☐ Leasing property as of _____ (Date)
☒ Authorized agent of any of the foregoing, duly authorized in writing.

(Written authorization must be attached.)

ENGINEER/ARCHITECT:

Name: _____

Address: _____

Telephone: _____ Fax: _____ E-mail: _____

LEGAL DESCRIPTION OF PROPERTY: (Attach if necessary)

See attached

ZONE CLASSIFICATION: Industrial

EXISTING USE: Residential

DESCRIPTION OF PROPOSED CONDITIONAL USE: Placement of an RV
for caregiver use.

SITE PLAN: Submit a site plan showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Commission may require to determine if the proposed use meets the intent and requirements of City Code.

NARRATIVE STATEMENT: Submit a narrative statement addressing any effects on adjoining properties including noise, glare, odor, fumes and vibration. Discuss the general compatibility with adjacent and other properties in the zone and the relationship of the proposed use to the Comprehensive Plan.

COMMISSION EVALUATION: The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the standards as prescribed by Section 11-16-3 of the New Plymouth Municipal Code.

FILING FEE: \$125.00

pd 6/17/25

I hereby certify that I have been informed and am aware that a conditional use is personal in nature and does not run with the land.

APPLICANT'S SIGNATURE: Jeanne Wilson PoA for Darlene Vaughan DATE: 6/17/25

NARRATIVE STATEMENT:

There should not be any negative effects on surrounding properties. The RV is tucked in between the existing house and the detached garage and for the most part is not visible from the street apart from a small section at the southeast side of the property. The intention is to place a temporary decorative fence in front of the RV to help block the view.

With a caregiver present on the property, the positive impact would be prompt management of weeds and landscaping as well as the safety and care of Darlene. Darlene was diagnosed with Dementia a number of years ago. Over the course of the past 12 months or so, she has been hallucinating more and believes that someone is trying to kill her and believes that she has been shot at. To protect herself, she no longer leaves the home and will not water her lawn, answer her door or allow service technicians into the home to provide repairs unless her adult children are present. She keeps her blinds and curtains drawn 24/7 and has placed blankets over the top of them which also blocks all natural light. She also keeps the home quite warm and is up and down at all hours of the day and night. She has alienated most of her friends and acquaintances by her strange accusations and hallucinations. It is not possible for a caregiver to remain in her home without the environment affecting his/her own health. Darlene refuses to take any medication. The family would like to allow Darlene to remain safely in her own home for as long as possible.

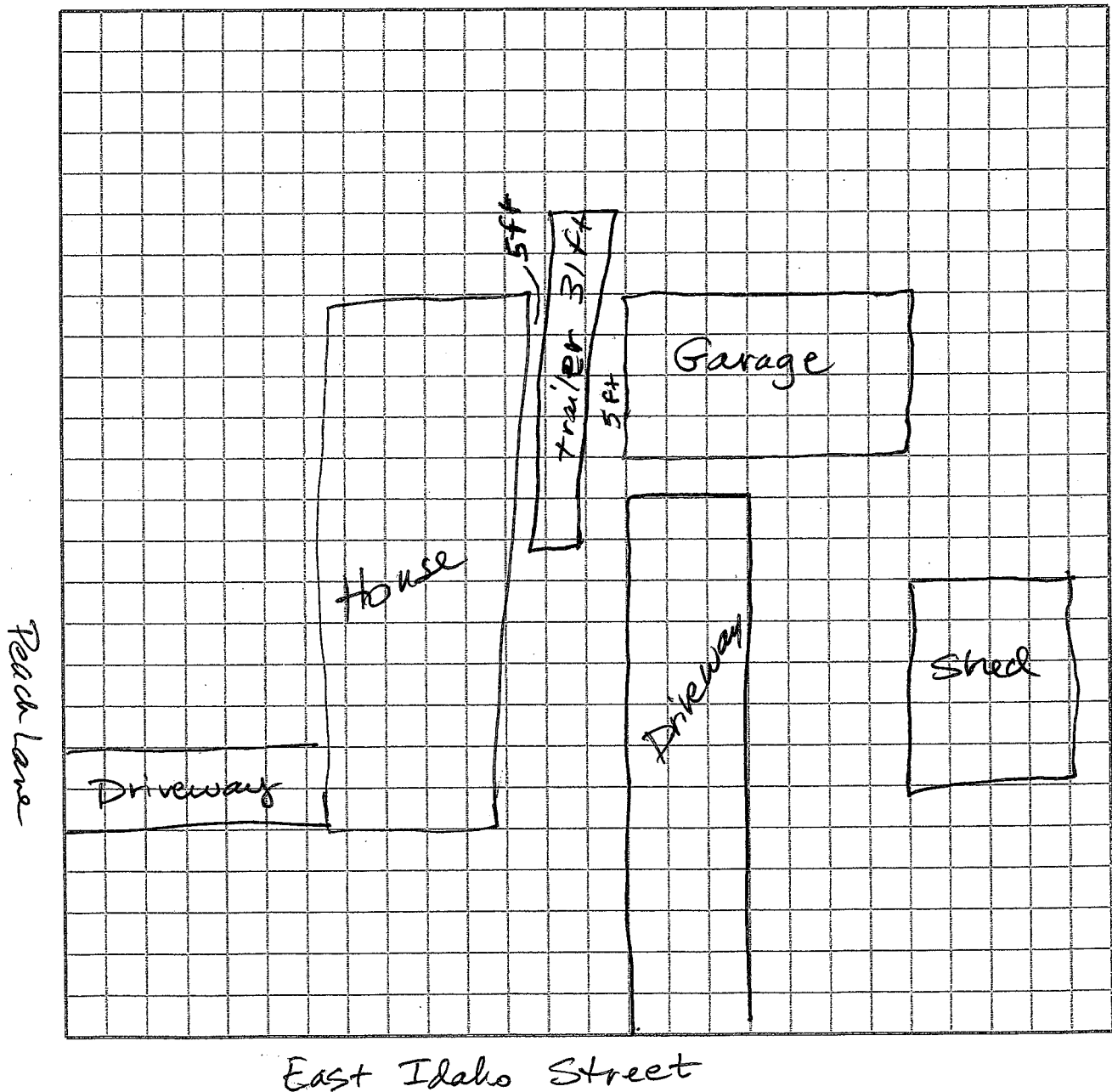
Per conversation with plumber, will not be hooking into the city sewer. Will only be using the existing water fixture at the home. I have a company that will come out at my request + empty the holding tanks. J. Wilson

PLOT PLAN

NAME: Darlene Vaughan ADDRESS: 415 E. Idaho St.
New Plymouth, ID.



INDICATE NORTH IN CIRCLE



Tax ID 0034400020

VAUGHAN DARLENE
1602 BROADWAY ST
BAKER CITY, OR 97814
TAX 2, BLK 1 NEW PLYMOUTH ORIGINAL

Neighborhood Number
50050
Neighborhood Name
NP5 N.P. ORIGINAL
Property Class
541 541 Res Impr on Cat 20
TAXING DISTRICT INFORMATION
Jurisdiction Name
Payette
Area
001
District
002-00
Census Tract
0

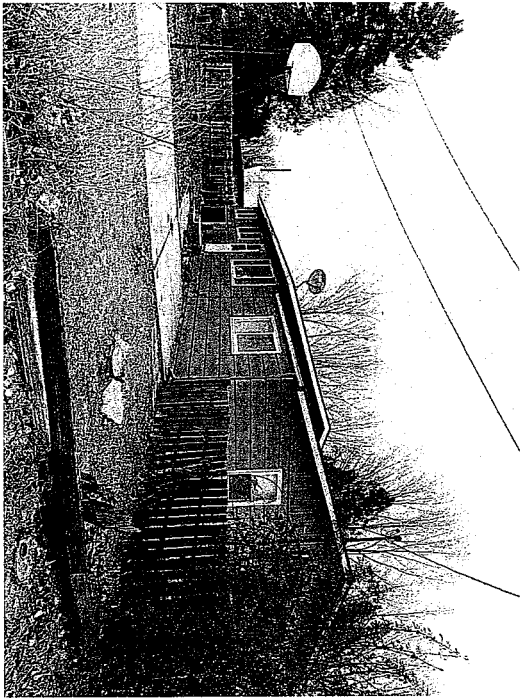
Site Description
Topography
Public Utilities
Street or Road
Neighborhood
Zoning:
Legal Acres:
0.0000

Transfer of Ownership

Owner	Consideration	Date	Deed Type	Deed Book/Page
WHITE BRUCE A & KELLEY R VAUGHAN, NEELY DEWAYNE	0 0	09/22/2005 09/15/2005	WD WD	329392 QC 329391

Valuation Record

Assessment Year	2021	2022	2023	2024	2024	2024	2025
Reason for Change	01 - Revaluat	01 - Revaluat	01 - Revaluat	01 - Revaluat	01 - Revaluat	01 - Revaluat	01 - Revaluat
MARKET VALUE	38500	139600	139600	159400	159400	151400	147300
I	181696	171271	171271	125809	124689	107047	132713
T	220196	310871	310871	285209	284089	258447	280013



Land Size				
	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	
City Lot	Land Type			Influence Factor

329392

WARRANTY DEED

Order No.: AT-4060503347CV

FOR VALUE RECEIVED

Kelley R White and Bruce A White, Husband and Wife,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

~~a married woman as her sole and separate~~
Darlene Vaughan, ~~a married person~~ property

whose current address is

415 E Idaho St, New Plymouth, ID, 83655,

the grantee(s), the following described premises, in Payette County, Idaho, TO WIT:

Land in the City of New Plymouth, County of Payette, Idaho, as follows:

In the Original Townsite of New Plymouth, as per Plat in Book 1, Page 38-A, Plat Records,
Payette County, Idaho:

In Block 1: A portion of Lot 3, described as follows:

Beginning on the South side line of said Block 1 at a point 139.2 feet East of the Southwest
corner thereof;

thence N. 7°20' E. to a point which is 84 feet North of the South side line of said Lot 3 in Block
1;

thence East and parallel with said South side line 150 feet;

thence S. 7°20' W. to a point on said South side line;

thence West along said South side line 150 feet to the Point of Beginning

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and
assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the
owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes,
conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 13, 2005

Kelley R White
Kelley R White

Bruce A White
Bruce A White

Instrument # 329392

PAYETTE COUNTY

2005-09-15

04:46:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

BETTY J DRESSEN

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

State of Idaho

County of

Payette

On this

14

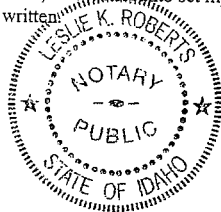
day of

September

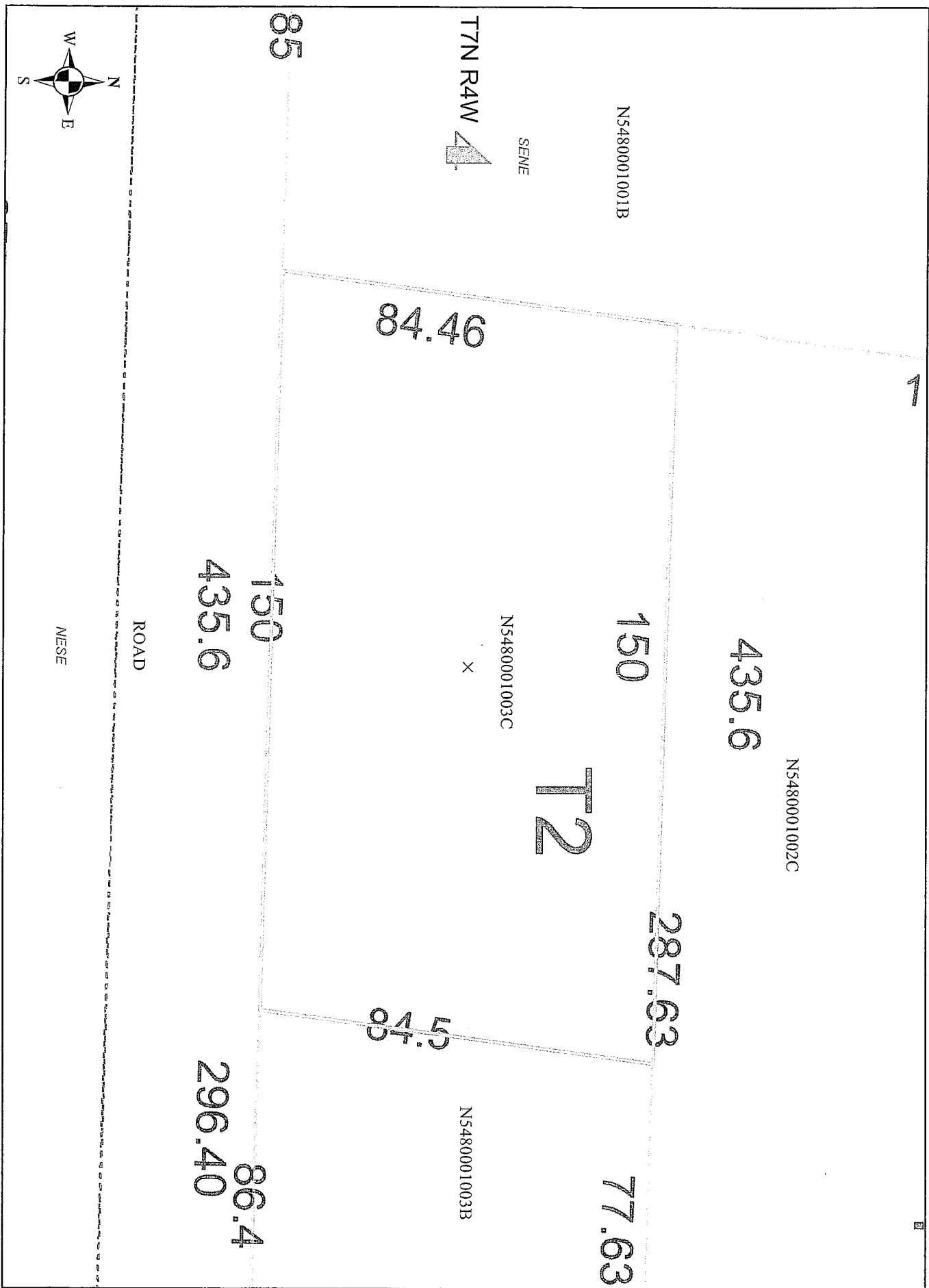
2005

, before me, a Notary Public in and for said state, personally
appeared Kelley R. White and Bruce A. White known or identified to
me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.



Leslie K. Roberts
Notary Public for the State of Idaho
Residing at: Naupa
Commission Expires: 7.12.07



This map was prepared by the Payette County GIS Dept for Assessment purposes only and is not to be considered as a guarantee of the location or dimensions of the parcels represented. Payette County is not responsible for any possible inaccuracies.

PUBLIC HEARING BEFORE THE NEW PLYMOUTH PLANNING & ZONING

Monday

July 28, 2025

6:00pm

STAFF REPORT

415 E Idaho. St –
Conditional Use Permit

Property Information

Parcel 1: Tax 2, BLK 1 New Plymouth Original.

History of Property

This property is zoned Industrial.

Purpose

The property is owned by Darlene Vaughan; her daughter Jeanne Wilson is her power of attorney. Jeanne would like to set up a r.v. on the property to be able to care for her mother, whose health is declining.

Adjacent Property Owner Contact

The public hearing notice was submitted to the paper, public hearing notice was mailed to property owners within 300 ft, as well as the public hearing sign being placed at the property site.

Agencies Contacted

The following agencies were contacted via email on 7/8/2025.

New Plymouth School District, Idaho Power, Intermountain Gas, Farmers Mutual, Lumen, Sparklight, Irrigation District, New Plymouth Fire, Post Office.

Packet Contents

Application

Public Hearing Notice

Addresses of 300 ft property owners

Overview Map of property

Legal description

Warranty Deed

Assessor's Information

Public Works Superintendent Beau Ziemer's has no objections to this application



City of New Plymouth

301 N. Plymouth Avenue ♦ P.O. Box 158 ♦ New Plymouth, Idaho 83655
Phone : (208) 278-5338 ♦ Fax : (208) 278-5330 ♦ www.npidaho.com

PUBLIC HEARING NOTICE

Pursuant to established procedure, NOTICE IS HEREBY GIVEN that the New Plymouth Planning and Zoning Commission will hold the following public hearing at the City Hall in New Plymouth, Idaho on the 28th day of July 2025 at 6:00 pm.

An application for a conditional use permit has been submitted by Darlene Vaughan & Jeanne Wilson, for the temporary setting up of a r.v. on the property. The purpose of this request is for Jeanne Wilson to care for her aging mother Darlene Vaughan. The property is located at 415 E. Idaho St. New Plymouth situated in Payette County, Idaho, more particularly described as:

Parcel I: Tax 2, BLK 1 New Plymouth Original.

This hearing is open to the public. Written and oral comments are encouraged

Any person needing special accommodations to participate in the above noticed meeting should contact New Plymouth City Clerk's Office five (5) days prior to the meeting at 215 N. Plymouth Ave. or phone (208)278-5338.

Publish Date: July 9, 2025

Marianne Gatchell
Planning and Zoning Administrator

Owner1	MailingAdd	MailingCit
JOHNSON RONALD S & MYRNA CD	603 PEACH LN	NEW PLYMOUTH ID 83655
ESSEX DONALD & FAIRY	505 E IDAHO ST	NEW PLYMOUTH ID 83655
COLLINSWORTH NORMAN J CD	601 POPLAR AVE	NEW PLYMOUTH ID 83655
WILLIAMSON H LEWIS & TARA D	PO BOX 576	NEW PLYMOUTH ID 83655
MARSH MICHAEL	507 E IDAHO ST	NEW PLYMOUTH ID 83655
PAYETTE COUNTY	PO BOX 234	NEW PLYMOUTH ID 83655
DEPONTE SIMONE	324 E BOULEVARD	NEW PLYMOUTH ID 83655
JONES HENRY	PO BOX 425	NEW PLYMOUTH ID 83655
DC&C PROPERTIES LLC	6055 ELMORE RD	FRUITLAND ID 83619
DENNETT LAPREAL	418 IDAHO AVE	NEW PLYMOUTH ID 83655
SUNDBERG BENJAMIN JACOB	325 E IDAHO ST	NEW PLYMOUTH ID 83655
WATTS CHARLES J	401 E IDAHO ST	NEW PLYMOUTH ID 83655
RAMSEY BILL G	5225 HWY 72	NEW PLYMOUTH ID 83655
HINKLEY CHAD	PO BOX 279	NEW PLYMOUTH ID 83655
JOHNSON RONALD SHIRLEY & MYRNA REVOCABLE LIVING TRUST	603 PEACH LN	NEW PLYMOUTH ID 83655
VAUGHAN DARLENE	1602 BROADWAY ST	BAKER CITY OR 97814
WILLIAMSON H LEWIS	PO BOX 576	NEW PLYMOUTH ID 83655
PAYETTE COUNTY	PO BOX 234	NEW PLYMOUTH ID 83655

clerk@npidaho.com

From: Wade Wilson <wilsonw@npschools.us>
Sent: Wednesday, July 9, 2025 8:05 AM
To: clerk@npidaho.com
Subject: Re: Conditional Use Permit 418 E Idaho St New Plymouth ID

Thank you for the information.

Wade

On Tue, Jul 8, 2025 at 3:50 PM <clerk@npidaho.com> wrote:

Marianne Gatchell

City Clerk/P&Z Admin.

City of New Plymouth

208-278-5338

clerk@npidaho.com

Future Land Use

The Comprehensive Plan Future Land Use Map outlines New Plymouth's long-term vision for growth over the next 20 years. It serves as a guide for future land use decisions, including zoning changes and development proposals. Designations on the map generally align with existing parcel boundaries, roadways, and other natural or unnatural features. The following section provides a detailed description of each future land use designation. Future land use designations within city limits typically reflect existing development patterns.

	<p>Rural</p> <p>Rural areas typically encompass larger properties used primarily for farming, such as raising crops or livestock, and are often characterized by a more rural setting. These properties may include single-family residential, farm-related structures, and farm-related uses, and do not have access to city utilities.</p>
	<p>Traditional Residential</p> <p>This category includes historic, quasi-historic, and traditional single-family homes located along the inner and outer horseshoe. New dwelling units should be designed to blend in with the existing neighborhood.</p>
	<p>Residential</p> <p>Residential areas are generally intended to provide space for single-family, duplex, triplex, and fourplex dwelling units. New residential dwelling units should be designed to blend in with the area in which they are proposed.</p>
	<p>General Commercial</p> <p>General Commercial areas include uses that serve both nearby residents and non-residents. Appropriate uses in these areas include retail, dining, entertainment, hospitality, services, and offices. General commercial uses should strike a balance between pedestrian and vehicle access, while minimizing the impact of parking through effective site design and landscaping.</p>
	<p>Mixed Use - Downtown</p> <p>Mixed Use - Downtown areas encompass a range of uses that provide goods and services to the community. Local retail, sit-down restaurants, day-to-day services, and small offices are appropriate in this area. Vertical mixed-use developments are encouraged, with upper floors including offices, services, or residential uses. Historical buildings should be preserved as much as possible.</p>
	<p>Light Industrial</p> <p>Light industrial areas are intended for manufacturers and industrial uses that do not have a significant environmental impact and can be operated without creating objectionable noise, dust, smoke, gas, fumes, or vapors.</p>
	<p>Heavy Industrial</p> <p>Heavy industrial areas encompass land suitable for manufacturers of chemicals, concrete plants, and other operations that have significant environmental impacts on adjacent properties. These areas should be kept away from existing and future residential uses and should be in proximity to highways and rail.</p>

Public / Semi-Public

Community, public, and quasi-public uses, such as those associated with government, non-profit, and other organizations.

Parks and Open Space

Parks include designated areas for active or passive recreation, such as municipal parks, golf courses, pathways, and parks dedicated as part of local subdivisions.

Utility / Transportation

Utility/transportation areas include land dedicated to the provision of infrastructure. These include rail rights-of-way, water treatment facilities, utility substations, utility corridor rights-of-way, roadway maintenance facilities, and others.