

AGENDA
NEW PLYMOUTH
PLANNING & ZONING COMMISSION
MONDAY
AUGUST 25, 2025
6:00 PM
215 N Plymouth Avenue
CITY HALL COUNCIL CHAMBERS

1. CALL TO ORDER
2. Pledge of Allegiance
3. Roll Call
4. July 28, 2025, Meeting Minutes (**Action Item**)
5. Citizen Comments- 3 Minutes Max Per Person- See guidelines below **
6. Commissioner Comments- 3 Minutes Max Per Person
7. New Business
 1. Amanda Murdock- Conditional Use Permit May 27, 2025 - Reasoned Decision- (**Action Item**)
 2. Area of Impact-Payette County P&Z- Jennifer Riebe- Discussion
 3. Comp Plan-Impact Area- Elizabeth Allen- Discussion
8. Adjourn

****CITIZEN COMMENTS**

This time is reserved for the public to address their elected officials regarding concerns or comments they would like to provide to the City Council regarding subjects not on the agenda. At times, the City Council may seek comments/opinions regarding specific City matters during this allotted time. This is not a time slot to give formal testimony on a public hearing matter, or comment on a pending application or proposal.

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: August 22, 2025 at _____am/pm. by: _____

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
28th July 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 28th of July 2025 at 6:03 PM. Roll call was taken. Commission members Teresa Allen, Penny Kovick, Jesse Morales, Debbie Mills-Smith and Angela Graham were present. City Clerk/Planning and Zoning Administrator Marianne Gatchell was in attendance.

Commissioner Kovick moved to approve the minutes of the June 23rd, 2025, Planning & Zoning meeting. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried.

Public Hearing:

Public Hearing- An application for Conditional Use Permit has been submitted by Darlene Vaughan & Jeanne Wilson, for the temporary setting up of an 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.

Move to open public hearing at 6:07 p.m. by Commissioner Graham and seconded by Commissioner Kovick. All in favor. Motion carried.

Applicant testimony by Jeanne Wilson 1602 Broadway St., Baker City, OR 97814. Jeanne said she is planning to live in a r.v. on the property until she can move inside the house with her aging mother who is not well. Currently her mother is suffering from dementia and hallucinations. At some point these will subside, and she thinks she will be able to stay in the house with her mother.

In Favor:

Virginia Barton 205 W Canal St NP- commends the decision to help her mother and knows what this is like.

Neutral: 0

Against: 0

Closing Statement:

Applicant Jeanne Wilson thanked the commission for their time and understanding of this situation.

Move to close public hearing at 6:15 p.m. by Commissioner Morales and seconded by Commissioner Kovick. All in favor. Motion carried.

New Business:

1. An application for Conditional Use Permit has been submitted by Darlene Vaughan & Jeanne Wilson, for the temporary setting up of an 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.

Commissioner Morales moved to approve the Conditional Use Permit for 415 E Idaho St Darlene Vaughan & Jeanne Wilson. Commissioner Kovick seconded the motion. All in favor. Motion carried.

2. Comp Plan Update- Elizabeth Allen- Discussion Only
Future Land Use Discussion. Morales said perhaps a mixed-use downtown zone. As well as the preservation of historic buildings. The creation of an ordinance to preserve the downtown esthetics. Kovick asked about the Payette County Impact Area and what we can do to give our input on what we think that should look like. P&Z Admin. Marianne Gatchell will reach out to Jennifer Reibe and invite her to the next P&Z meeting to share information. Elizabeth said she is working on Part 2 of the draft and is just waiting for input from the county impact area as well as input from Superintendent Beau Ziemer. We will work on the next steps and plan for special meetings where the public will be invited to attend and participate in the discussion.
3. Adjourn – **(Action Item)**

Commissioner Graham moved to adjourn the meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried. Meeting adjourned at 7:19 p.m.

Teresa Allen, Commissioner

Marianne Gatchell, Planning & Zoning Admin

**Amanda Murdock/Little Sprouts Montessori Preschool and Kindergarten
File No. CUP – 2025-03**

New Plymouth Planning & Zoning Commission

Reasoned Decision

A. INTRODUCTION:

APPLICANT: Amanda Murdock for Little Sprouts Montessori Preschool and Kindergarten, LLC

LOCATION: 203 SW Ave., New Plymouth, ID 83655 (basement of the existing Congregational Church)

REQUEST: The applicant is requesting a conditional use permit to operate a preschool and kindergarten in the basement of the existing Congregational Church located at 203 SW Ave., New Plymouth, ID, from Monday through Friday, 8:30 a.m. to noon. The existing zone classification is Residential B.

B. RECORD CREATED:

1. Application
2. P&Z Commission Minutes for May 27, 2025 public hearing
3. Testimony and other evidence presented at the May 27, 2025 hearing, including:

Amanda Murdock, Applicant.

Ms. Murdock testified regarding her application. She testified that there is ample existing parking at the church for the drop off/pick up of students. She noted that there is also plenty of open grass areas for students. She is certified to teach the Montessori program and will be the teacher. There will be 12 students at most.

No testimony was received from members of the public.

- C. CONDITIONAL USE PERMIT REVIEW CRITERIA (NPCC §11-16-3):** The Commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing the that such use at the proposed location will:

1. **In fact, constitute a conditional use.**

NPCC §11-6-1, which addresses use regulations within Residence Zone B, identifies public and private schools as conditional uses. The application identifies the property as within

Residence Zone B. There was no testimony or other evidence regarding this criterion presented at the public hearing. Therefore, the Commission concludes that this criterion has been met.

2. Be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and this title.

The New Plymouth Comprehensive Plan (2002) includes objectives relating to economic development, schools and education, population and property rights. The testimony of Ms. Murdock indicates that the opportunity for an additional preschool and kindergarten in the community is harmonious with these objectives. There was no contrary testimony or other evidence received on this point. As such, the Commission finds that this criterion has been met.

3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and that such use will not change the essential character of the same area.

Ms. Murdock testified that the preschool and kindergarten will be operated out of the basement of an existing church in the Residence B Zone. The school will operate during the weekdays from 8:30 a.m. to noon. She anticipates serving no more than 12 students at any one time. There was no contrary or other evidence received. As such, the Commission finds that this criterion has been met by the applicant.

4. Not be hazardous or disturbing to existing or future neighboring uses.

Ms. Murdock testified to the limited hours of operation of the school, as well as the limited number of students. She testified that the property has plenty of open space for the children. While there may be some noise when the children are outside, the limited hours of operation lends itself to a finding that the use will not be disturbing to existing or future neighboring uses. There was no evidence or testimony presented regarding the use as being hazardous. Accordingly, the Commission finds that this criterion has been satisfied.

5. Be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The building in which the use is proposed is served by all essential public facilities, as noted by the applicant and staff. There was no contrary testimony received on this criterion. As such, the Commission finds that this criterion has been met.

6. Not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

Ms. Murdock testified that the school will be operated out of an existing building already served by essential public facilities. In addition, Ms. Murdock testified that she is certified to teach the Montessori program she plans to use, and the school will provide additional options for

preschool instruction to members of the community. There was no contrary evidence received. Accordingly, the Commission finds that this criterion has been met.

7. Not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Ms. Murdock testified that there is ample parking for the drop-off and pick-up of students. She also testified that the church will not be using the building during her hours of operation, thereby limiting traffic and parking impacts in the area. There was no contrary information or evidence received on this criterion. The Commission therefore finds that this criterion has been met by the applicant.

8. Have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Ms. Murdock testified that the existing parking lot and streets are adequate to accommodate students coming and going from school. There was no contrary testimony or evidence received on this criterion. The Commission therefore finds that this criterion has been met by the applicant.

9. Not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The application does not identify any natural, scenic, or historic features of major importance associated with the property, and staff concurred that the proposed school will not result in the destruction, loss, or damage of a natural scenic, or historic feature of major importance. There was no contrary testimony or evidence received on this criterion. As such, the Commission finds that this criterion has been satisfied.

D. STEPS THE APPLICANT CAN TAKE TO OBTAIN APPROVAL: N/A

E. CONCLUSIONS OF THE COMMISSION: For the reasons outlined in this Reasoned Decision, the P&Z Commission hereby approves the applicant's request for a conditional use permit to operate a preschool and kindergarten at 203 SW Ave., New Plymouth, Idaho in Residence Zone B with the following conditions:

1. The conditional use is deemed personal in nature and cannot be transferred with title to the property.

2. Any change in the approved use will require amendment of the conditional use permit pursuant to applicable New Plymouth City Code. The City Clerk/P&Z Administrator will review the status of the CUP annually.

Teresa Allen, Commissioner
Date: _____

Attest:

Marianne Gatchell, City Clerk

NOTICE OF RIGHTS

Any affected person aggrieved by a final decision may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk/P&Z Administrator within fifteen (15) days of the date of the written decision, pursuant to NPCC §11-18-3(A).

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code §67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code §67-003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code §67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52 Title 67, Idaho Code.

CITY OF NEW PLYMOUTH, IDAHO

Draft Future Land Use Map 8-22-2025

<div></div> Traditional Residential	<div></div> Light Industrial
<div></div> Residential	<div></div> Heavy Industrial
<div></div> General Commercial	<div></div> Public / Semi-Public
<div></div> Mixed Use – Downtown	<div></div> Parks and Open Space
<div></div> Rural	<div></div> Utility / Transportation

