

AGENDA  
NEW PLYMOUTH  
PLANNING & ZONING COMMISSION  
MONDAY  
SEPTEMBER 22, 2025  
6:00 PM  
215 N Plymouth Avenue  
CITY HALL COUNCIL CHAMBERS

1. CALL TO ORDER
2. Pledge of Allegiance
3. Roll Call
4. August 25, 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. Area of Impact-Payette County P&Z- Recommendation to City Council- (**Action Item**)
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 19, 2025 at \_\_\_\_\_am/pm. by: \_\_\_\_\_

CITY OF NEW PLYMOUTH  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
MONDAY  
25<sup>th</sup> August 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 25<sup>th</sup> of August 2025 at 6:06 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 and City Public Works Superintendent Beau Ziemer were in attendance.

**Commissioner Graham moved to approve the minutes of the July 28<sup>th</sup>, 2025, Planning & Zoning meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried.**

Citizen Comments: NONE

Commissioner's Comments: Commissioner Kovick was thankful for the Comments section being added back to the agenda.

New Business:

1. Amanda Murdock- Conditional Use Permit May 27, 2025- Reasoned Decision  
**Commissioner Graham moved to approve the Amanda Murdock Conditional Use Permit May 27, 2025, Reasoned Decision. Commissioner Morales seconded the motion. All in favor. Motion carried.**
2. Area of Impact- Payette County P&Z- Jennifer Reibe- Discussion Only  
The discussion included comments from Jennifer Reibe from the County P&Z, Beau Ziemer New Plymouth Public Works Superintendent, Elizabeth Allen (Comp Plan) and the commissioners. Jennifer said that the plan is for the city to give the county a recommendation as to what they feel the New Plymouth Impact Area should look like. Currently our impact area is very large. The idea is to base the new impact area on what the city thinks might be annexed into the city within the next 5 years. The county wants to preserve the agricultural area all around the city. The city wants to have responsible growth in the city. This would promote growth from the city out, which is best for the city. Beau presented the commissioners with the new impact area map that he feels best represents the city's interests. Jennifer Reibe said Beau's map looks like something the county would approve and agreed that it's a great representation. This item will come back before P&Z for a recommendation to city council to send to the county P&Z. There is a deadline for the county to submit the new impact area map to the state by the end of year.
3. Comp Plan- Impact Area- Elizabeth Allen- Discussion Only- Elizabeth has based the new comp plan on a 20-year growth plan, which is meant to be revisited every 5 years. Beau and Elizabeth met last week to go over the Comp Plan. Beau will have our city engineer go over it as well and submit any comments he has to Elizabeth for review. The 5-year area of impact map will also be taken into consideration with the final draft. Beau tried to scale back the commercial area and direct new commercial area to our empty buildings downtown. Discussion with the commissioners. Elizabeth will make the changes to the future land use map that were discussed at this meeting.

**Commissioner Graham moved to adjourn the meeting. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried. Meeting adjourned at 7:30 p.m.**

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Teresa Allen, Commissioner

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Marianne Gatchell, Planning & Zoning Admin

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### LEGEND

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- DEEDED RIGHT OF WAY  
PROSCRIPTIVE RIGHT OF WAY  
SECTION LINES  
EASEMENTS  
CITY LIMITS  
LOT LINES  
HYDRO CENTERLINE  
HYDRO EDGE  
RAILROAD

