

CITY OF NEW PLYMOUTH  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
MONDAY  
23<sup>rd</sup> 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 23<sup>rd</sup> 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 27<sup>th</sup>, 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.**

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Teresa Allen, Commissioner

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Marianne Gatchell, Planning & Zoning Admin