

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
24th February 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 24th of February 2025 at 6:04 PM. Roll call was taken. Commission members present: Teresa Allen, Angela Graham, Debbie Mills-Smith, Jesse Morales and Penny Kovick via phone. City Clerk/Planning and Zoning administrator Marianne Gatchell and Deputy Clerk Suzanna Culpepper were in attendance.

Commissioner Kovick made a motion to approve the minutes from January 27th, 2025, Planning & Zoning meeting. Commissioner Graham seconded the motion. All in favor. Motion carried.

Public Hearing- An application for Subdivision with a Preliminary Plat has been submitted by River Brook Custom Homes for a portion of Lots 12 & 13, Block 12 of the Original Townsite of New Plymouth, Idaho as shown on the Official Plat thereof on file in Book 1 of Plats at Page 38A in the office of the Recorder for Payette County, Idaho, lying in the SE ¼ of Section 4, Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho.

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

Applicant testimony by Brent Orton of Orton Engineering 17338 Sunnydale Place, Caldwell, Idaho, representing River Brook Custom Homes Preliminary Plat Subdivision application. The project is located off East Blvd adjacent to the fairgrounds. The property is .966 acres, essentially one acre. Most of the road right away is a full-on public right of way. There is a 20 ft strip that the developer will dedicate to complete the 60 ft right of way. He presented the commission with a slideshow regarding the project. The subdivision will include 5 lots, which meet the lot requirements for Res C. This project has been carefully created to comply with the city code for Res C. The ditch company has requested a fence along the ditch road, which they will comply with. Drainage district 8 needs 25ft on either side of the center line of the drain, which will be complied with as well. Fire turn around is planned to meet city and fire code standards.

In Favor: Damion Jordan 5517 W Baldwin St Boise who owns River Brook Custom Homes. He believes this project will be a positive addition to the city. He has been a part of New Plymouth for many years and was a basketball coach for a time. He loves this city and wants to bring good growth by adding new homes for the community. He has given 20 ft to the city for the road, which widens the road and gives more access for fire protection.

Neutral: John Bilyeu 200 East Blvd NP. He owns the home in front of this project. He would like to see his landscaping preserved.

Neutral: Merle Lingel 4540 SE 1st Ave. NP. Concerns with the street size. He is neutral to the build.

Against: Virginia Barton 205 W Canal St NP Does not agree with the small lots and having them done just to the minimum standards. Concerns with the street size.

Against: Toni Blacketter 5187 SE 1st Ave. NP. She believes there are too many homes for the area, that it is an aggressive plan.

Against: Jerry Brumet back of 200 East Blvd/ 237 SW Locust NP. Concerns with building on the drainage ditch. As well as the road size. He feels like fewer lots would be better.

Closing Statement:

Applicant Brent Orton addressed the concerns brought forth by the citizens. He understands the sensitive feelings regarding growth in this city. He hears the concern for the lot size, and the thinking that they are not big enough. Keeping in mind that the lot sizes in this project meet the standards for the current city

code for Res C. Developing property in the city is a right of the property owner as long as this is being done to city code. He thanked the citizens and the commissioners for their time and their thoughts.

Commission Discussion: Commissioners discussed concerns with the lot sizes being too small, with the road concerns, and the drainage ditch. Commissioner Allen explained to the commission that the city has set codes and ordinances that we must keep in mind when decisions are made on applications. If the application meets what is set forth in our city code, a favorable recommendation must be sent.

Motion to close public hearing at 7:36 p.m. by Commissioner Graham and seconded by Commissioner Mills-Smith. All in favor. Motion carried.

New Business:

1. An application for Subdivision with a Preliminary Plat has been submitted by River Brook Custom Homes for a portion of Lots 12 & 13, Block 12 of the Original Townsite of New Plymouth, Idaho as shown on the Official Plat thereof on file in Book 1 of Plats at Page 38A in the office of the Recorder for Payette County, Idaho, lying in the SE ¼ of Section 4, Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho. - **(Action Item)**
Commissioner Graham made a motion to send a favorable recommendation to city council for the Subdivision Preliminary Plat for River Brook Custom Homes because the developers have met all the criteria that is set in our city code. Commissioner Allen seconded the motion. All in favor. Commissioner Kovick NO, Commissioner Morales NO. Commissioner Mills-Smith NO. Commissioner Allen YES. Commissioner Graham YES. Motion fails.
Commissioner Mills-Smith is recused due to a family conflict
Commissioner Morales made a motion to send an unfavorable recommendation to city council for the Subdivision Preliminary Plat for River Brook Custom Homes because there are questions with the setbacks and right away not being clear. Commissioner Kovick seconded the motion. All in favor. Commissioner Kovick YES. Commissioner Morales YES. Commissioner Graham, NO. Commissioner Mills-Smith abstained. Motion carried.
2. Findings of Fact- Huerta/Cabrera CUP- **(Action Item)**
Commissioner Graham made a motion to approve the Findings of Fact-Huerta/Cabrera CUP. Commissioner Kovick seconded the motion. All in favor. Motion carried.
3. Findings of Fact-Alyssa Havens CUP – **(Action Item)**
Commissioner Kovick made a motion to approve the Findings of Fact-Alyssa Havens CUP. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried.
4. Adjourn – **(Action Item)**

Commissioner Kovick made a motion to adjourn the meeting. Commissioner Morales seconded the motion. All in favor. Motion carried. Meeting adjourned at 7:47 p.m.

Teresa Allen, Commissioner

Marianne Gatchell, Planning & Zoning Admin