City of New Plymouth
Planning and Zoning Commission
27 March 2017

The New Plymouth Planning and Zoning Commission held their regular meeting at the New Plymouth City Hall on 27th of March 2017 at 7:01 PM. Roll call was taken. Chairman Teresa Allen was present along with Commission members Darrell Brown, Garrett Chamberlain, Mark Harvey and Eileen Balcer. Commissioner Amanda Mendive was absent. Staff members Danielle Painter, P&Z Administrator, and Alishia Elliott, deputy clerk, were also in attendance.

Guests present were Bert Osborn, Hank Treat, Julie Klein Fischer, Sherry Lambertsen, Jesse Massey, Deborah Massey, Arlo Decker, Dale Williamson, William Lambertsen, and Ron Mio.

Commissioner Balcer moved to approve the agenda. Commissioner Chamberlain seconded the motion. The voting was unanimous in favor of the motion.

Commissioner Balcer moved to approve the minutes from January 23, 2017. Commissioner Chamberlain seconded the motion. The voting was unanimous in favor of the motion.

Public Hearing
WILDMAN CUSTOMS & LOGGING
William Lambertsen, owner of Wildman Customs & Logging, presented his conditional use application to the commission. Mr. Lambertsen would like to park his empty log truck at his house. When he applied for a business license through City Hall it was denied and he was advised to apply for a conditional use permit. Mr. Lambertsen also stated that he will only be advertising on his website and that there will be no change or impact on the neighbors. When the log truck is full of lumber it is parked in an industrial zone.

PUBLIC TESTIMONY
Arlo Decker – 284 SW Blvd
Mr. Decker spoke in opposition of the conditional use application. When the Decker family was looking at selling their house their realtor told them the semi-truck that is parked at 272 SW Blvd decreases the value of the Decker's property and they will never be able to get what the house is worth because of the truck. Mr. Decker believes there should be a clear separation between residential and commercial in New Plymouth.

Dale Williamson – 510 E Idaho
Mr. Williamson spoke in opposition of the conditional use application. Mr. Williamson stated that he doesn't agree with putting businesses next to residential areas because it devaluates the properties.

WRITTEN TESTIMONY
None

CLOSING STATEMENT
William Lambertsen, 272 SW Blvd, informed the commission that there is a beauty/barber shop across the street from his house and there use to be an electrician across the street too. Mr. Lambertsen does not see a problem with having a business in that area. Commissioner Allen asked Mr. Lambertsen if he would be able to park his truck elsewhere. Mr. Lambertsen said that he would be able to park the truck elsewhere but it is easier for him to have it at his house so he can service it. The truck is only brought on the boulevard when it is empty. Commissioner Chamberlain asked if there is adequate amount of room for a car to pass when Mr. Lambertsen is driving on the city's streets. Mr. Lambertsen replied that there is space for a car to pass him while driving his semi on the city's streets.

T & T FOREST PRODUCTS

Julie Klein Fischer, attorney representative for T & T Forest Products, presented the conditional use application to the commission. Mrs. Fischer went over the description, plan and narrative for the parking lot. The history of the property was also given. T & T Forest Products plan on improving the property if the parking lot is approved.

PUBLIC TESTIMONY

Dale Williamson – 510 E Idaho

Mr. Williamson was in opposition of the conditional use application. He provided pictures of T & T Forest Products to the commission. The pictures were taken by Mr. Williamson.

Jesse Massey – 147 SE Blvd

Mr. Massey is in favor of the conditional use application. He believes the parking lot is an excellent idea. Mr. Massey also stated that he has lived next to T & T Forest Products for many years and have had no issues.

Ron Mio – 2977 NW 3rd Ave Fruitland, ID 83619

Ron Mio, representative for drainage district 8, wanted to make sure that there is correct and an adequate amount of drainage included in the site plan. Mr. Mio also stated that there is a drainage ditch on the property and he would like to make sure it is properly taken care of.

WRITTEN TESTIMONY

Sydney Carlston – 4488 SE 1st Ave

Email was received on Tuesday March 21, 2017. The email was read aloud by City Clerk Danielle Painter. The testimony was in opposition of the conditional use application, because of the possible increased pedestrian activity on the highway.

Idaho Transportation Department

Email was received on Monday March 27, 2017. The email was read aloud by City Clerk Danielle Painter. Idaho Transportation Department included the requirements for T & T Forest Products to have a parking lot on a local highway.

CLOSING STATEMENT

Julie Klein Fischer, attorney representative for T & T Forest Products, answered to the complaints and issues that arose during public testimony. Stating that this plan for a parking lot will improve the situation by removing cars off the highway and into a confined lot, and by removing the cars it will increase visibility. Mrs. Fischer stated that the issues that arose from Idaho Transportation Department and the drainage district are understandable and that T & T Forest Products will be in contact with those entities. Mrs. Fischer asked that the comments submitted by Mr. Dale Williamson be excused because the comments do not pertain to the conditional use being applied for.

Decision

CONDITIONAL USE PERMIT – WILDMAN CUSTOMS & LOGGING

Commissioner Balcer asked to be excused from the decision, for the reason of being an adjoining property owner. Commissioner Harvey stated he has many concerns but he thinks the conditional use application was a good decision. Commissioner Harvey informed the commission that there are multiple large trucks parked around town that do not have conditional use permits. He believes that with approving this permit they would need to require that those residents and entities get a conditional use permit also. City Clerk Danielle Painter informed the commission that the business license only states that the nature of the business would be trucking. **Commissioner Harvey moved to approve the conditional use permit for Wildman Customs & Logging. Commissioner Chamberlain seconded the motion. The motion passed with Commissioner Brown in opposition.**

CONDITIONAL USE PERMIT – T & T FOREST PRODUCTS
Commissioner Balcer stated she has a concern that Idaho Transportation Department hasn't approved this parking lot. Commissioner Balcer asked that the commission wait for Idaho Transportation Department approval. Commissioner Chamberlain agreed with Commissioner Balcer. Commissioner Chamberlain asked that the drainage issues be addressed before the next meeting. **Commissioner Harvey moved to table the decision until the next regularly scheduled meeting (April 24th, 2017). Commissioner Chamberlain seconded the motion. The voting was unanimous in favor of the motion.**

Citizen Requests

HANK TREAT – VARIANCE RECOMMENDATION FOR GARAGE
Hank Treat presented his situation to the commission. The large amount of snow this winter collapsed Mr. Treat's garage. Since the building was non-conforming Mr. Treat cannot replace it, according to city code. Mr. Treat would like to get a recommendation from the commission. He would like to know if he should apply for a variance to replace the garage. Commissioner Allen stated that if he would like to apply for a variance he needs to go to the clerk's office to get an application and then it will be presented to the Planning & Zoning commission.

DALE WILLIAMSON
Mr. Williamson requested to be on the next regular scheduled meeting, April 24th, 2017.

Commissioner Balcer moved to adjourn the regular meeting and seconded by Commissioner Brown. The voting was unanimous in favor of the motion.

The meeting adjourned at 8:06 PM.

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Teresa Allen, Chairman Alishia Elliott, Deputy Clerk