

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION MEETING MINUTES
MONDAY
27th October 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 27th of October 2025 at 6:04 PM. Roll call was taken. Commission members Teresa Allen, Penny Kovick, Jesse Morales, Debbie Mills-Smith and were present. Commissioner Angela Graham was absent. City Clerk/Planning and Zoning Administrator Marianne Gatchell, City Attorney Jill Holinka, and Public Works Superintendent Beau Ziemer were in attendance.

Commissioner Mills-Smith moved to approve the minutes of the September 22nd, 2025, Planning & Zoning meeting. Commissioner Morales seconded the motion. All in favor. Motion carried.

Public Hearing-

- a. Annexation -William Cummings Estate- SEC 9-7-4 Tax 693 IN SECW Parcel #07N04W094400 PIN#10448 (Co-PR Sheena Barnes & Co-PR Nan Joi Haynes)
Commissioner Morales moved to open the public hearing. Commissioner Kovick seconded. All in favor. Motion Carried
Open Public Hearing 6:07 pm
Applicant Nan Joi Haynes via phone by representation Steve Penner 203 Liberty St Weiser, ID. Nan Joi Haynes addressed the commissioners, she and her sister are the nieces of the late William Cummings. They are applying for an annexation of this property to city limits to make it more desirable to buyers. They plan on selling the property as it is. It currently has no building rights in the county.
No written testimony
Neutral: 0
For: 0
Against:
Dale Williamson 510 E Idaho St
Virginia Barton 205 W Canal St
Toni Blocketter 5187 SE 1st Ave
Shelly Wilson 4470 SW 2nd Ave
Lori Solders 4250 SW 2nd Ave
Penelope Johnson 4170 SW 2nd Ave
Ben Fay 4167 SW 2nd Ave
Applicant Nan Joi Haynes said there are no building rights on the property. That is one of the reasons they are asking for an annexation.
Commission questions and comments. What is the primary reason for annexing? Nan Joi Haynes said the property is zoned AG but it is too small to do anything agricultural with it, and it doesn't have any building rights. By annexing it to the city, potential buyers would be more interested in purchasing the property.
Commissioner Morales moved to close the public hearing. Commissioner Kovick seconded the motion. All in favor. Motion carried.
Closing Public Hearing 6:28 pm
- b. Comp Plan- Elizabeth Allen, HDR
Commissioner Morales moved to open the public hearing. Commissioner Kovick seconded the motion. All in favor. Motion carried.
Open Public Hearing 6:28 pm
Elizabeth Allen from HDR 412 E Park Center Ave Boise. Elizabeth presented the 2045 Comp

Plan Final Draft along with a power point presentation. This is a living document that is meant to be reviewed every 5 years. The Comp Plan is used as a guideline for the future growth of the city.

No written testimony

Neutral: 0

For: 0

Against:

Virginia Barton 205 W Canal St

Lori Solders 4250 SW 2nd Ave

Elizabeth Allen closed by adding the items in the comp plan are based off the feedback of the survey. This is a long-range guided document to plan for the future.

Commissioner Kovick moved to close the public hearing. Commissioner Morales seconded the motion. All in favor. Motion carried.

Closing Public Hearing 7:06 pm

c. Proposed Ordinance Amendments Title 11

Commissioner Morales moved to open the public hearing. Commissioner Kovick seconded the motion. All in favor. Motion carried.

Open Public Hearing 7:06 pm

City Attorney Jill Holinka addressed the commission regarding the proposed ordinance amendments to title 11. Public Works Superintendent Beau Ziemer spoke to the commission about his reasons and thoughts on the proposed changes.

No written testimony

Neutral:0

For: 0

Against:

Virginia Barton 205 W Canal St

Superintendent Beau Ziemer recommends that they pass all the State Code Compliance

Ordinance changes/edits.

Commissioner Kovick moved to close the public hearing. Commissioner Morales seconded the motion. All in favor. Motion carried.

Closing Public Hearing 7:43 pm.

New Business:

1. Annexation -William Cummings Estate- SEC 9-7-4 Tax 693 IN SECW Parcel #07N04W094400 PIN#10448 (Co-PR Sheena Barnes & Co-PR Nan Joi Haynes)

Commission discussed the annexation. The issues of shoestring properties with the annexation. There isn't a master plan once this is annexed. It may sit for a long time as bare land. It's not the best decision for the city currently.

Commissioner Kovick moved to send an unfavorable recommendation to City Council for the Annexation of William Cummings Estate for the reason cited in commission discussion. Commissioner Morales seconded the motion. All in favor. Motion carried.

2. Comp Plan- Final Draft- Recommendation to City Council.

Commissioner Morales moved to table this item for a special meeting to be held on October 30, 2025, at 6:00 pm for further review time. Commissioner Kovick seconded the motion. All in favor. Motion carried.

3. Proposed Ordinance Amendments Title 11- Recommendation to City Council

Discussion on the proposed ordinance amendments for Title 11 between the commission and city attorney Jill Holinka and Public Works Superintendent Beau Ziemer. Changes being made to the chart. Updating the ordinances to be compliant with the State Codes.

Commissioner Kovick moved to send a favorable recommendation to City Council for the Proposed Ordinance Codes Title 11 with the changes discussed by the Commission. To pass all the ordinances that bring the city to compliance with State Code and continue to work on the others. Commissioner Morales seconded the motion. All in favor. Motion carried.

Commissioner Kovick moved to adjourn the meeting. Commissioner Morales seconded the motion. All in favor. Motion carried. Meeting adjourned at 8:49 p.m.

Teresa Allen, Commission Chair

Marianne Gatchell, Planning & Zoning Admin