

CITY OF NEW PLYMOUTH  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
MONDAY  
28<sup>th</sup> April 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 28<sup>th</sup> of April 2025 at 6:03 PM. Roll call was taken. Commission members present: Teresa Allen, Angela Graham, Debbie Mills-Smith, Jesse Morales and Penny Kovick were in attendance. City Clerk/Planning and Zoning administrator Marianne Gatchell was in attendance.

**Commissioner Graham made a motion to approve the minutes from February 24<sup>th</sup>, 2025, Planning & Zoning meeting. Commissioner Morales seconded the motion. All in favor. Motion carried.**

New Business:

1. An application for Subdivision with a Final Plat for Pilgrims Cove has been submitted by Tim Davis/ Rywest Homes/Sky Investments - **(Action Item)**  
Discussion between commissioners. Concerns with drainage and easements.

**Commissioner Morales made a motion to send a favorable recommendation to city council for the Subdivision Final Plat for Pilgrims Cove- Tim Davis/Rywest Homes/Sky Investments stating the concerns of 1. If the 20 ft set back can include the 10 ft sewer easement or does the 10 ft set back start after the sewer easement. 2. Are the drawings submitted for the drainage ponds calculated in compliance with city code. Motion dies for a lack of a second.**

**Commissioner Kovick made a motion to send an unfavorable recommendation to city council for the Subdivision Final Plat Pilgrims Cove- Tim Davis/Rywest Homes/Sky Investments until the concerns of 1. If the 20 ft set back can include the 10 ft sewer easement or does the 10 ft set back start after the sewer easement. 2. Are the drawings submitted for the drainage ponds calculated in compliance with city code. Commissioner Graham seconded the motion. All in favor. Commissioner Mills-Smith, yes. Commissioner Graham, yes. Commissioner Morales, yes. Commissioner Allen, no. Motion carried.**

2. Comp Plan Discussion Only  
In the packet was the Comp Plan survey results from Elizabeth Allen. Once the new contract has been approved by city council we will move forward working on the next steps.
3. Conditional Use Permit- Payette County- Joseph & Katherine Loogman- **(Action Item)**  
**Commissioner Graham made a motion to approve the Conditional Use Permit- Payette County- Joseph & Katherine Loogman. Commissioner Mills-Smith seconded the motion. All in favor. Motion carried.**
4. Adjourn – **(Action Item)**

**Commissioner Morales made a motion to adjourn the meeting. Commissioner Kovick seconded the motion. All in favor. Motion carried. Meeting adjourned at 6:54 p.m.**

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Teresa Allen, Commissioner

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Marianne Gatchell, Planning & Zoning Admin