

## City of New Plymouth Planning & Zoning Meeting

February 23, 2026

The New Plymouth Planning & Zoning held a regular meeting at 215 N Plymouth Ave, New Plymouth, Idaho. Commission Chair Allen called the meeting to order at 6:01 p.m. Commissioner Allen led the **Pledge of Allegiance**

**Commissioners Present:** Commissioner Allen, Commissioner Mills-Smith, Commissioner Graham

**Commissioner by Phone:** Commissioner Kovick

**Commissioner Absent:** Commissioner Morales

**Staff Present:** P&Z Administrator- Marianne Gatchell, Public Works Superintendent – Beau Ziemer

**Staff by Phone:** none

**Staff Absent:** none

Approval of Minutes – Commissioner Graham **MOVED TO APPROVE THE MINUTES OF JANUARY 26, 2026.** Seconded by Commissioner Mills-Smith. **Motion carried by voice vote.**

### **PUBLIC HEARING:**

Ordinance 435- AN ORDINANCE OF THE CITY OF NEW PLYMOUTH, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING NEW PLYMOUTH CITY CODE TITLE XI (“ZONING”), AMENDING TITLE XII (“SUBDIVISIONS”) A recommendation to city council. Commissioner Graham **MOVED TO OPEN THE PUBLIC HEARING FOR ORDINANCE 435.** Seconded by Commissioner Mills-Smith. **Motion carried by voice vote.** Public hearing opened at 6:05 pm.

- A. Beau Ziemer, Public Works Superintendent and P&Z Administrator Marianne Gatchell explained the ordinance and the changes that are being made to better protect the city’s interest. Covering the items as well that have been given administrative decision authority. Ordinance #435 was created by our city attorney; city engineer as well as taking pieces from neighboring cities. This ordinance brings the city into compliance with the changes that have been made to the State code. As the State makes changes the city is notified and those changes will also be made within our city code. Commissioners discussed with staff the changes being made. The commissioners would like to see this move forward to city council. They did appreciate the additional time with the homework assignments in preparation for the public hearing.
- B. Public Comment.
  - a. **For** None
  - b. **Neutral** None
  - c. **Against**  
Virginia Barton 205 W Canal St- Concerns with possible upcoming changes of zoning laws at the State Level. Thinks we should wait until that happens.  
Judith Weiss 413 Walnut St- Same reasons as Mrs. Barton
- C. Commissioner Graham **MOVED TO CLOSE THE PUBLIC HEARING FOR HEARING FOR ORDINANCE 435.** Seconded by Commissioner Mills-Smith. **Motion carried by voice vote. Public hearing closed 6:25 pm**
- D. Decision of the Public Hearing. Commissioner Graham **MOVED TO SEND A FAVORABLE RECOMMENDATION FOR ORDINANCE 435 AMENDING TITLE XI (ZONING) AND TITLE XII (SUBIDIVISIONS) AS PRINTED.** Seconded by Commissioner Mills-Smith. **Motion carried by voice vote.**

### **NEW BUSINESS:**

- A. **Letter of Recommendation to City Council Regarding Impact Fees, Open Space/Landscaping Standards, and Development Agreements.** Discussion with commissioner & staff. Impact fees are not feasible for our city. The better route is to work on Development Agreements and the Open Space/Landscaping Ordinance. Development Agreements allow the city to come up with what we want to see for each development. We have a better chance of getting things to be how we want them to be with this option. With both these tools we create the space we want. If it becomes necessary, we can revisit the idea of impact fees later. Going with development agreements and the upcoming open space/landscaping ordinance we can shape the city in the direction we are wanting.

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Commissioner Graham **MOVED TO APPROVE THE LETTER OF RECOMMENDATION TO CITY COUNCIL REGARDING IMPACT FEES, OPEN SPACE/LANDSCAPING STANDARDS, AND DEVELOPMENT AGREEMENTS AS WRITTEN.** Seconded by Commissioner Mills-Smith. **Motion carried by voice vote.**

**COMMISSIONER COMMENTS:**

Commission Chair Allen said that she likes having “homework” when big things are being worked on. We will be seeing more of that with the ordinance updates we are doing. Commissioner Mills-Smith said that it’s good to be able to come in and ask questions, she encourages the public to ask. Commissioner Graham would like to have more time with bigger packets/agenda items when possible. Commissioner Kovick would like to see more input of downtown New Plymouth, to make sure our vision is represented and preserved.

**COMMENTS FROM THE PUBLIC:**

Virginia Barton 205 W Canal St- What we want the vision for the downtown area, after the fire.

Commissioner Graham **MOVED TO ADJOURN.** Seconded by Commissioner Kovick. **Motion Carried by voice vote.**

**Meeting Adjourned 6:53 p.m.**

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Commissioner Chair Teresa Allen

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Marianne Gatchell, P&Z Administrator