

CITY OF NEW PLYMOUTH
PLANNING AND ZONING COMMISSION
MONDAY
22nd January 2024
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 22nd of January at 6:06 PM. Roll call was taken. Commission members Teresa Allen, Jesse Morales, and Penny Kovick were present. Deputy Clerk Marianne Gatchell was in attendance.

Commissioner Kovick made a motion to accept the minutes from the November 27th, 2023, Planning & Zoning meeting. Commissioner Morales seconded the motion. Motion carried.

Commissioner Teresa Allen welcomed New Commissioner Charles Watts.

Public Hearing- Zone Change Res B to Res C and Development Agreement J & K Livestock LLC, Jeffery & Christina Peck/ Grace Apartments Block 34 lots 5-8 and 9-10 New Plymouth Idaho
Open Public Hearing 6:08 p.m.

Applicant Testimony- Jeff Peck 3801 Ridgeview Dr. NP and Tim Davis 7872 Richie Rd. Fruitland ID gave applicant testimony. By allowing the rezone this will give us an opportunity to create more affordable housing options for the citizens of New Plymouth. The plan is to build 2 separate units, one 12-unit duplex and one 5-unit duplex as well as curb, gutter, and sidewalks. Each unit will have parking garages with one space and one additional space in the driveway. The plan will be to have 21 additional parking spaces, which would mean each unit would have 3 total parking spaces. Which meets the parking code for the city.

In Favor: Rod Ellison 4860 Cassia Rd. NP
Dan Cook 4670 SW 3rd Ave. NP
Joe VanLith 3749 SW 3rd Ave. NP

Neutral: NONE

Against: Virginia Barton 205 W Canal St. NP
Written testimony Against: Dale Williamson 510 E Blvd. NP

Closing Statement:

Jeff Peck addressed Dale Williamson's letter regarding not enough parking spaces. He said there is more than 1 parking space per unit. Their parking design has NO street parking, which does meet city code.

Close Public Hearing 6:31 p.m.

NEW BUSINESS

- a. Zone Change Res B to Res C and Development Agreement J & K Livestock LLC, Jeffery & Christina Peck/ Grace Apartments Block 34 lots 5-8 and 9-10 New Plymouth Idaho - Recommendation to City Council- (Action Item)

Discussion between commissioners. Commissioner Allen agrees that this plan fills the need for rental housing which is needed in our area. The concern for adequate parking for the school is not the responsibility of the property owner. Commissioner Morales sees all the points and feels they are valid. He wanted to make sure that the letters to the surrounding property owners had been sent, City Clerk Marianne Gatchell confirmed that they had been mailed out. Commissioner Kovick expressed concerns of parking. She agrees we do need more affordable housing but disagrees with

the location for this many more units. Commissioner Allen said that without the zone change they can still build 12 units. With this zone change they would be building 5 more units. Superintendent Beau Ziemer said that he and City Engineer Andy Gehrke have reviewed the application, and because of the zone change it triggers a development agreement which is beneficial for this project. Commissioner Allen was inclined to grant a favorable recommendation. Beau Ziemer mentioned that we can add to the development agreement for things we feel we want addressed.

Commissioner Kovick made a motion to send an unfavorable recommendation to city council for the Zone Change Res B to Res C and Development Agreement J & K Livestock LLC, Jeffrey & Christina Peck/ Grace Apartments Block 34 lots 5-8 and 9-10 New Plymouth Idaho. Stating the following reasons: there is much concern about the incompatibility of surrounding zoning, increased traffic, and the zoning density in the area. Commissioner Morales seconded the motion. Motion carried. Commissioner Allen opposed the motion for the record.

Commissioner Morales made a motion to adjourn. Commissioner Kovick seconded the motion. Motion carried meeting adjourned at 6:56 p.m.

Teresa Allen, Chairman

Marianne Gatchell, Planning & Zoning Admin