

## **Minutes**

### **Ashton Planning and Zoning Commission**

May 15, 2019  
7:00 pm

**Attendees:** Commission Members: Mike Hogle, Norman Watkins and Administrator Sara Bowersox

Also attending were: Ray McDougal and Ryan Lerwill

#### **1. Approval of Minutes:**

Minutes from the March 21, 2018 meetings were approved as submitted.

#### **2. Introductions:**

Administrator Sara Bowersox introduced herself. Kyle Baldwin, the previous administrator resigned to take a job in Utah.

#### **3. Conditional Use Permit for an Inn on Main Street**

Administrator Bowersox informed the commission that a permit had been received requesting a conditional use for one of the buildings on Main St. to be turned into an Inn. Since Ms. Bowersox is new she wanted to have a meeting to talk about the process.

Commissioner Watkins asked what the property was being used for in the past that they would need a Conditional Use Permit. Administrator Bowersox specified that the City Code states that residential use is permitted on the 2<sup>nd</sup> floor of commercial buildings on Main St. The building in question is a single story building previously used as a bar. Land use codes for zoning describes any type of hotel as residential use. Whereas building code has to follow commercial building codes. The conditional use code does say that it can be used to get a Conditional Use Permit for a hotel use in the community core zoning district. This conditional use ordinance was just passed in 2018 and has not been used before.

The process for the commission will be to have a public hearing and then make a recommendation to the City Council. Then the City Council will vote on the Conditional Use Permit.

Commissioner Watkins asked why hosing is limited to the 2<sup>nd</sup> story on Main St. Administrator Bowersox explained that the intent of community core zone is to encourage the traditional down town Main St. feel. The 1<sup>st</sup> level of Main St. will have businesses that interact with the public and

encourage the public to come in and feel like a good old fashioned Main St. That is the driving factor behind restricting residential living to the 2<sup>nd</sup> floor.

Commissioner Watkins asked about the apartments in the old theater on the ground floor. He also asked if there were any building plans for what they wanted to do. Secretary Warnke informed him that the apartments were being inhabited before the code was written and that they would receive a copy of the plans for the public hearing.

The commission discussed dates that they would be available for a public hearing. With the fifteen day notice requirement for the newspaper the earliest possible date would be June 4<sup>th</sup> or 5<sup>th</sup>.

Secretary Warnke ask the members if there was anything they were seeing in town that was a concern to them or that they would like to bring attention to. Not having meetings for a year and fences were discussed.

There was no further business and the meeting was adjourned.

Minutes respectfully submitted by Jan Warnke