

City of Ashton Minutes Planning and Zoning Commission

**Thursday, March 27, 2025
7:00 p.m.**

In Attendance: Rosie Owens, Audrey Tibbitts, and Dallas Hill.

Also, in Attendance: Administrator Sara Bowersox, Administrator Aaron Denney & Deputy Clerk Jan Warnke.

Chairman Owens opened the meeting at 7:01 pm.

1. Approve Minutes from February 20, 2025: ACTION ITEM

Commissioner Hill made a motion to approve the minutes. Commissioner Tibbitts seconded the motion. The motion passed.

2. Introduce Aaron Denney

Chairman Owens introduced the new planning and zoning administrator Aaron Denney and asked him to introduce himself. Aaron lives in Rexburg, and he works in the economic development department for the city of Rexburg. Before he worked in Rexburg, he was one of the planners for Jefferson County. He has wanted to get back into the planning world, so he is glad for this opportunity. He went to BYU Idaho and received his degree in public administration.

The commission welcomed Aaron to the job as Planning and Zoning Administrator and thanked Administrator Bowersox for all that she has done and wished her well in her new job.

3. Comprehensive Plan Discussion

a. Update from Great West Engineering

Deputy Clerk Warnke did not have an update from Great West Engineering. She did inform the commission that Commissioners Howell and Hill had emailed her a couple of photos of Ashton and the surrounding area. She will pass them on to Addison at GWE. The commission discussed some people they may be able to get some good photos from to add to the comprehensive plan.

b. Preparation for April 3 Town Hall

There will be a comprehensive plan open house that will be on April 3, 2025, from 5-7 pm. It was decided that Commissioner Owens and Commissioner Hill will attend the open house from 5-6 pm and Commissioner Tibbitts and Commissioner Howell will attend from 6-7 pm. GWE will have everything for the open house. The commissions assignment will be to reach out to the people who volunteered to help and invite them to the open house. There will also be a couple of the city council in attendance.

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4. Area of Impact Area Discussion

a. Expected areas to grow

The commission went over the existing area of impact that goes out a mile on each side of the city. At the last meeting Administrator Bowersox had told the commission that there was not going to be a set rule on distance. The commission can come up with a plan that makes more sense of where they believe growth will take place. The commission believes that the growth will be to the west where the new highway is predicted to go. Some think the area to the north may also be a potential for growth. The commission can then designate what zone they believe will be the most beneficial to each area in the impact area.

b. Compare County Zones to Ashton Zones

The commission reviewed the county zones. The densest zone is the R4 zone, which is about a fourth of an acre lot. They also discussed the difference between the highway commercial zone and the community core zone. They thought that the highway commercial zone would be a better fit moving west from highway 20. Sara Bowersox asked the commission if they thought there needed to be an additional zone that is somewhere between community core and highway commercial. She also asked if the original main street should be designated as a main street zone, a historical designation or something else. Administrator Denney agreed with Ms. Bowersox about the existing main street. He stated where we have the main street right now, where the buildings all touch, and they all come right to the sidewalk. It is a traditional, old-fashioned main street downtown small town, and it's fun and people love it. We want to do something to encourage that and to keep that and save that and enhance that where it is. But he doesn't think that Ashton is going to recreate that on the other side. Then have highway commercial extending to the west.

5. Upcoming Public Hearing

Administrator Denney told the commission that they would have a public hearing at the next meeting on April 17, 2025, at 7:00 pm. There are three property owners asking for a zone change.

• Schedule next Meeting

The next meeting will be scheduled for April 17, 2025

Minutes respectfully submitted by Deputy Clerk Jan Warnke