

City of Ashton Minutes Planning and Zoning Commission

**Thursday, May 16, 2024
7:00 p.m.**

In Attendance: Rosie Owens, Danya Liebert, Trenna Howell, Audrey Tibbitts and Dallas Hill

Also, in Attendance: Planning and Zoning Administrator Sara Bowersox and Deputy Clerk Jan Warnke

Chairman Owens welcomed everyone and opened the meeting at 7:00 pm

1. Approve Minutes from April 18, 2024: ACTION ITEM

Commissioner Liebert made a motion to approve the minutes as submitted. Commissioner Tibbitts seconded the motion. The motion passed.

Commissioner Hill voted no because he had wanted his statement regarding ramps in the minutes. He believes it would be good for the public record to make sure his question was recorded in the minutes along with the administrator's response. He told the commission that it wasn't a big deal. He just didn't want it omitted. He had noticed a couple more ramps in town and asked the Administrator how things were going with that since the code change. The administrator informed the commission that one was approved with no problem. The other ramp crossed over the property line. They were asked to make a change to keep it on their own property. Everyone needs to protect their own property, including the city.

2. Administrator's Report – Sara Bowersox

In the past month she has permitted a deck rebuild and covered, garage foundation and sheds. She has had general questions about what people need to do before they get started on their project.

3. Review Flyer Process & Any Results

Chairman Owens asked the commission what their thoughts were about the results they have received so far on the survey. Commissioners Liebert and Tibbitts were glad to see how many responses the commission had received. The survey was available at the high school play and was shared on Facebook. The Administrator has asked the city clerk to add it again to the city's Facebook page. Commissioner Howell thought a lot of the responses were asking for things that P & Z didn't have the power to give. She thought the best responses to work with were the ones answering the question of what your favorite thing about Ashton is. These responses give a more positive & realistic way to address a lot of the questions. The commissioners shared what stood out to them. They noticed that a lot of responses were about Main St. Airbnb's, park and pool. They also noticed that what some people liked others did not like. Some responders do not want any growth while others want responsible growth. The commission discussed growth. There is not a lot of property left within the city limits that can be used so they wondered where the growth would be. For years the administrator has been talking about better ways to utilize LDRZD. If the code were changed to allow a four-plex in LDRZD then young families may be able to afford a home and that would give more options. Commissioner Liebert brought up a good point. She said that you cannot expect business to come to town without growth. The commission also discussed tourism, fees & taxes. Administrator Bowersox asked the commission what they wanted to do with all the responses they have received. They asked her how detailed or abstract the comp plan should be. The administrator read from the AIC handbook detailing what information was needed. She then told the commission that they should think big and outside the box. The commission can decide what steps to take to implement their vision. It may lead to

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changing some ordinances. Commissioner Hill has been in contact with the school board. The average growth is 4%. Sometimes it's up and sometimes it's down. The new development in Ashton has the potential to impact those numbers. The Administrator, again, asked the commission how they wanted to take the data and apply it to the comp plan. The chairman suggested that they each bring the points that stood out to each of them. The administrator said that there are a lot of different approaches that can be used to formulate the imaginary plan. Commissioner Hill informed the commission that he was going to put the response data into an excel sheet to find the popular repeated main ideas. The administrator stated that was a huge undertaking for one person to do on their own. The chairman proposed that they each take a section and bring back what they each thought was most important. The commission liked that idea. Commissioner Hill said that he was still going to do it his way. The administrator told the commission that if the goal of the community is to have an indoor year around recreational facility, then there would have to be specific objectives to specify how the community expects to achieve that goal. Then there would need to be policies to get us there and to keep it going. She also suggested to look for comments that belong to other organizations, like ITD and Ashton Chamber of Commerce. Commissioner Hill believes that he can come up with the best solution for compiling the information because of the repetition. He then said that each of the commissioners could each take a section, but he is going to do his own thing. Commissioner Tibbitts stated that they all have things that jump out at them. They could each do their own research to see if it could be implemented. Commissioner Howell asserted that the entire commission needs to be engaged because someone may miss something that someone else notices. Commissioner Liebert thinks it would be a good idea to separate the topics. They could put all the comments about Main Street together, all the park comments together and so forth. Chairman Owens instructed the commission to come prepared with three to five things that stood out to them and ideas on how the ideas could be applied.

4. Joint Meeting with Council

The joint meeting between Ashton City Council and the Planning and Zoning Commission will be held on May 29, 2024, at 7:00 pm. The priority discussion will be on what to do with Short Term Rentals. The Council has received the results from the survey so that will also be part of the conversation. The commission would like to know what the City Council's expectations are of them and what are the goals of the Council.

5. Comprehensive Plan Update – Discuss Next Steps from AIC Handbook

The commission thought that they covered a lot of this throughout the meeting. The administrator reiterated that the commission has talked about the ten-year imaginary plan for Ashton. Now they need to translate that into a plan. Commissioner Tibbitts asked if they could plan an end date for completion. She suggested December 2025.

6. Association of Idaho Cities P & Z Video Series

The carpets in the building have just been cleaned and the connections to the TV need to be found and hooked up. Therefore, there will be no video tonight.

7. Schedule next Meeting

Administrator Bowersox and Deputy Clerk Warnke will be in Boise on June 20th. The commission agreed to change the meeting for June to June 11, 2024

Minutes respectfully submitted by Deputy Clerk Jan Warnke