

City of Ashton Minutes Planning and Zoning Commission

Tuesday, June 11, 2024
7:00 p.m.

In Attendance: Rosie Owens, Dallas Hill, Trena Howell and Audrey Tibbitts

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

Chairman Owens welcomed everyone and opened the meeting at 7:09 pm

1. Approve Minutes from May 16, 2024: ACTION ITEM

Commissioner Owens made a motion to approve the minutes as submitted. Commissioner Howell seconded the motion. The motion passed.

2. Administrator's Report – Sara Bowersox

There haven't been many permit applications in the past month. There has been a permit for a new house and one for a new shed. She has answered questions that people have called her about, but that is all that she has had.

3. Standard Allowed Uses vs Conditional Uses of Zones

Administrator Bowersox reminded the commission that they had each taken one of the zones and compared the list of standard allowable uses to the list from the conditional use list for each zone. They were to look for duplicate uses and uses that were not suitable for Ashton. The administrator told the commission that she would be happy to help anyone if they needed it. Commissioner Hill had low and high density residential. He noticed that anything that is an allowed use with a class II permit is approved, such as schools, churches, daycare centers and parks. Under the conditional use permit churches, parks and playgrounds are listed again so they can be taken off the conditional use usage list. There are uses listed that he doesn't feel should apply such as a golf course with country club. He feels that nursery schools should be an allowable use and not a conditional use. He questioned the language about manufactured housing units and wondered if it should be in low density instead of high density. He also questioned what separate parking lots and what it is referring to. Commissioner Owens went through the industrial zone. She felt it didn't need any changes. She feels that the industrial conditional use list that allows some commercial uses such as restaurants, nursery schools, legal services etc. should be discussed. Some uses on the Conditional Use Permit list such as canning facilities should be a standard industrial use and not require a Conditional Use Permit. Administrator Bowersox pointed out that the Highway Commercial Zone is not included in the Conditional Use Permit at all. A public hearing will be held to make the necessary changes.

4. Review Flyer Process & Any Results

Administrator Bowersox printed out the new responses that she received. She asked the commission to share their ideas about the process and to give their ideas and suggestions. Commissioner Howell liked that the process was available to everyone, and the commission did everything possible to reach out to the community to get their input. Commissioner Owens liked that the responses were anonymous so that people could feel comfortable answering the questions.

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a. How to Incorporate Results into Comp Plan

The administrator asked the commission if they had incorporated some of the survey result input into their vision for what they thought Ashton would look like in ten years. She also asked how the commission would like to engage the people that left their contact information. Commissioner Tibbits would like to involve them however they can.

b. How to engage community members who signed up

The administrator told the commission that the mayor can put together a temporary committee for something specific. She pointed out that the commission could have a meeting with an agenda item stating discussion with the public on this subject. It would have to be done in an orderly manner where they could raise hands and ask a question or provide input. At that time, they could send out an invitation to the people that said they would like to be involved. Commissioner Hill likes the idea but wants to also stick with the timeline. The administrator suggested that when the commission comes up with their vision of Ashton in the next ten years, then they could invite those people to read the vision to give feedback on what they like or dislike.

5. Comprehensive Plan Progress

a. Vision for Ashton in 10 years

Chairman Owens reminded the commission that they each were to come up with three to five topics that stood out to them from the surveys. Commissioner Howell felt that the answers from what people liked about Ashton, such as no tall buildings and maintaining the views. This gives the commission a great foundation to build from. Commissioner Owens liked the fact that people wanted to maintain the small-town feel. They would like to see business growth on Main Street. They would also like it if there was affordable housing. Commissioner Tibbits thoughts were on balance. How do you balance keeping a small-town feel with something like promoting tourism. Commissioner Hill noticed that people want to live in a small town. They don't want a lot of additional expenses. There were people who want to see an increase in infrastructure around the city park but there are also those that don't want to pay for that. Associations of Idaho Cities encourages to have a lofty vision big but the impression that Hill got from the survey was that people wanted to dream small. He feels that as a committee they should be sensible with their decision making. Commissioner Tibbits stated that the survey results were only a small part of the community and there are a lot of people who haven't shared their thoughts, but she doesn't know how to include them. Commissioner Howell stated that it would help the community if different organizations that have adequate facilities partnered together to provide some resources. The thought needs to be what can be done without providing everyone's entertainment. There are so many things that organizations do that could be built on. An example is having more festivities after the parade. She believes smart growth will help Ashton hold on to the small-town feel. Administrator Bowersox agreed that there were a lot of comments from the survey about wanting the pool covered to be able to use it year-round. There are a lot of things that aren't practical. When we put the comprehensive plan together, we need to be practical. When starting with a vision for what you think Ashton can be, don't limit yourselves. Write your visions, and then decide what part of this vision is realistic and what part is pie in the sky. You each need to do a little creative writing and write up an imaginary Ashton ten years from now. She then asked the commission if any of them had done that. Commissioner Owens stated she hadn't but had researched other city's comp plans. She liked how St. Anthony's plan was put together and how easy it was to understand. Administrator Bowersox asked the commission to write their vision of the best possible Ashton looks like ten years from now. That will be a starting point to put all your ideas together and decide what's practical and what's not practical. Each commission member will email their vision to Deputy Clerk Warnke to be added to the packet.

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b. Next Steps

At the next meeting the commission will decide when they would like to invite the people who volunteered to help. Commissioner Howell asked if the people that volunteered but live out in the county will be invited. The administrator's opinion is to not limit it to residents of the town. The commission will have to explain that they are willing to take input from everyone involved but the commission can only focus on the city limits. The commission discussed what may happen with Ashton when Hwy 20 is rerouted and what they could do to help sustain the town.

6. Association of Idaho Cities P & Z Video Series

The commission did not watch the video due to technical issues.

The meeting was adjourned. The next meeting will be held on July 18, 2024.

Minutes respectfully submitted by Deputy Clerk Jan Warnke