

City of Ashton Minutes Planning and Zoning Commission

**Thursday, October 9, 2025
7:00 p.m.**

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

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

Chairman Owens opened the meeting at 7:01 pm.

1. Approve Minutes from August 21, 2025, and September 18, 2025: ACTION ITEM

Commissioner Hill made a motion to approve the minutes of the August 21, 2025, meeting. Commissioner Owens seconded the motion. The motion passed.

Commissioner Owens made a motion to approve the minutes of the September 18, 2025, meeting. Commissioner Tibbitts seconded the motion. The motion passed.

2. Comprehensive Plan Discussion

Administrator Denney will send the commission's comments to Great West Engineering. The commission asked if the city could get an editable copy of the Comp. Plan for future changes. The commission discussed getting photos from Susan Grant. They would like to remove the priority levels in the draft. They also talked about needing at least one more meeting to go over the new suggested Comp Plan changes. They may be ready to have a public hearing in January.

3. Zoning Districts Discussion

The commission discussed a possible new zone that would provide something just for the historic downtown, along Main St. and half a block north and south. They also talked about possible design standards or requirements in the code for aesthetic look such as brick on Main St. There was also discussion on raising the building height from 35 to 50 feet with a maximum of 4 stories in the Highway Commercial Zone. Commissioner Hill thinks that the city should get rid of parking minimums for Main St. so that Airbnb's or apartments can be built cheaper. The rest of the commission was not receptive to the idea.

• Schedule next Meeting

The next meeting is scheduled for November 20, 2025

Minutes respectfully submitted by Deputy Clerk Jan Warnke