

City of Ashton Minutes Planning and Zoning Commission

**Thursday, April 23, 2025
7:30 p.m.**

In Attendance: Rosie Owens, Trenna Howell, and Audrey Tibbitts by phone

Also, in Attendance: Administrator Aaron Denney, Deputy Clerk Jan Warnke, and zone change applicant Tyler Teske.

1. Request for Zone Change Decision - 82 N 7th St, 161 Pacific Avenue, Lots 7-10 Block 25 and 51 N 5th St.: ACTION ITEM

Chairman Owens opened the meeting at 7:32 pm. and welcomed everyone to the Special Planning and Zoning commission meeting. She asked the commission for discussion.

Commissioner Howell had looked through the comprehensive plan. It talks about the consistency of how the city does things. She found some discrepancies in what the plan has and what is there. It points out that the first block on either side of Main St is Community Core. She wants to look at the discrepancies and see what can be done. She looked at residential land use and about how it's to foster growth and make sure that the new development is organized into neighborhoods. It states that high density residential zones should incorporate safe and attractive, continuous connections and walkways for travel and access by foot. She asked if there was a plan for that. Administrator Denney thought that the code might require sidewalks in high density residential but would need to confirm.

Commissioner Howell had asked someone about their thoughts of housing next to the grain elevators. They commented on the noise and traffic at certain times of the year. She doesn't want this to have conflicts. The administrator told the commission that this change would not set an undesirable precedent. Applicant Teske told the commission that he had never received complaints from his tenants in that area. His entrance to the apartments would be on Pine Street where there is less traffic.

Commissioner Owens feels the change fits into what the community has been wanting. There was no more discussion.

Commissioner Owens made a motion to recommend to the city council to change the zone from low density residential to high density residential at 161 Pacific Avenue, Lot 7-10 Block 25, 51 N 5th Street and 87 N 5th Street. Commissioner Tibbitts seconded the motion. Motion passed unanimously.

Minutes respectfully submitted by Deputy Clerk Jan Warnke