

Tropic Town Council Meeting

Minutes of the Tropic Town Board Meeting
Held Thursday, August 13, 2015 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Mike Burbidge, Jason Bybee; Travis LeFevre, Shilo Richards were not in attendance. Marie Niemann – Tropic Town Clerk Sydney Syrett – Tropic Town Treasurer excused.

OTHERS: Brett Chynoweth, Bob R Sudweeks, Dennis Pollock, Gary Bybee, Cary Deccio, Zakk Holm, and Levi Holm

CALL TO ORDER: Mayor WaLon Brinkerhoff

PRAYER: Michael Burbidge

PLEDGE: No Flags available

APPROVAL OF MINTUES: A motion was made by Jason Bybee to approve the minutes of the Tropic Town Board Meeting held July 9, 2015. Second by Mike Burbidge. Motion carried.

APPROVAL OF THE AGENDA: A motion was made by Mike Burbidge to approve the agenda. Second by Jason Bybee. Motion carried.

THE COMMUNITY

Travel Council: Cary Deccio reviewed the funding received for the kiosk and visitor's survey received from the Travel Council. Kiosk style will match those throughout Garfield County – questioned its location, where to place it, Mike and Brett will assist Cary in this project. Much discussion was made regarding the written and online survey; asking visitors what would make their stay more enjoyable. Council member Mike Burbidge was opposed to the survey; feels this information is already available and has been discussed numerous times – family evening/nightly activities, eating establishments, etc. and shouldn't continue to spend money on what is already known. Continuing, Mayor Brinkerhoff stated the project and funds for the project has been approved and we will follow through with it. Comments received were mixed; once feedback is received, who will invest in providing these activities – room accommodations is what people are investing in, other felt it would be beneficial.

Vacation Rental Business License

Research was made concerning the Vacation Rental trend that is occurring throughout the State; Marie reported all communities are experiencing the same problems; of those contacted, business licenses have been issued and commercial w/s rates are charge. Like Tropic, codes are being written to regulate and put in place before renewal; such as Sandy City which issues business licenses using a "Business License Conditional Use Application" listing conditions to be met before the license is issued; but they have made changes to their code not allowing for renewal of vacation rentals. Virgin Town will not allow them in any zone. Mayor Brinkerhoff and the Town Council discussed the following two-(2) vacation rental applications recently submitted:

Tom Matteson: Mr. Matteson was not able to attend tonight's meeting. The Town did receive his business license application for a part-time vacation rental at 481 West 100 South; the Tax information and licensing fee was received and he understood the water/sewer rate will be changed from residential to commercial. A motion was made by Mike Burbidge to approve the business license –Second by Jason Bybee. Motion carried.

Danny & Wendy Brinkerhoff: Mr. & Mrs. Brinkerhoff have also made application for a home vacation rental – it will operate under their current a business license of Bryce Country Cabins; the water/sewer rate will change from residential to commercial. A motion was made by Mike Burbidge to approve – Second by Jason Bybee. Mayor abstained from voting. Motion carried.

Number of items discussed regarding w/s rate changes to these new businesses and the need to revise the current w/s rate for B&B's to that of a business rate. These changes will be reviewed when the w/s rates are increased.

Dog Ordinance: Changes to the penalties were as follows: Impound fee \$25, Daily holding fee \$10; 1st offense, if licensed – will pay the \$10 holding fee; if not licensed ~ the owner will purchase a dog license, pay the \$10 holding fee; and the \$25 impound fee will be waived; 2nd offense will pay \$100 impounding fee and the daily holding fee.

Discussed the holding area; what state requirements, if any, are needed. Possible site is by the lagoon, having a portable dog kennel. Bob was directed to contact Panguitch City to inquire what they have as a holding facility. Jason recommended that a five-(5) unit chain link kennel be priced, along with the cost to lay a slab of cement. Also, needing price of dog food, dishes, seizing gear, etc.

A draft of this ordinance will be posted on the website, post office, newspaper, Facebook page, etc. and passed in September's board meeting.

FINANCIAL/WARRANTS

A motion was made by Jason Bybee to approve the warrants as provided – Second by Mike Burbidge. Motion carried. Also, need to approve streetlight on 550 North and Sunrise Engineering – A motion was made by Mike Burbidge to approve – Second by Jason Bybee. Motion carried

PLANNING COMMISSION

Two building permit applications were reviewed and recommended for approval ~ Gene Anderson and Mohammad Sondossi; both were not present to review; both tabled.

CULINARY/SEWER

Bryce Canyon Lodging: Mayor Brinkerhoff reported on the progress of issuing water/sewer connections, stating the Council has narrowed the choice of engineering firm(s) to begin the studies. Continuing, Mayor Brinkerhoff emphasized the Town is not denying connections; the information that will be gathered from these studies will determine how to process to resolve the water/sewer issues.

Zakk Holm asked for a timeline as to when they will be allowed to purchase connections. Responding, Mayor Brinkerhoff stated a timeline could not be given until the survey is completed, data gathered, and the options to the lagoon's capacity be taken could the Town currently allow additional connections; clarifying this applies to new homes as well, unless the homeowner currently owns w/s connections. Zakk asked if it is a possibility to transfer water/sewer connections from another lot – Mayor Brinkerhoff stated it was a possibility, at this point he was not giving a yes or a no. Gary Bybee made comment stating that it will be difficult to find one to give up a w/s connection; giving up a w/s connection will de-value the property.

Zakk asked if the Town would approve his building permit, but not the water/sewer connections; expressed his desire to build before the cooler weather sets in, not wanting to wait until spring.

Mayor Brinkerhoff does not comfortable with issuing a partial permit; doesn't believe it is legal. Jason expressed caution, stating what state or international building codes are in place. Council asked for Brett's input; responding, Brett stated he understands Zakk wanting to build before the cold weather sets in, but allowing one to build without w/s approval defeats the purpose of the study the Town would be trying to out-guess the study. Will the study allow or not allow connections – one doesn't know this; but the Town was advised by Paul Krauther and Terral Dunn that No connections be authorized until the current task at hand is done. Brett continued, the Town knows what is currently needed at the lagoon for a short term fix without a study; removing the sludge, but this too will take time to remove. Mayor Brinkerhoff, as stated earlier, reported engineers have been chose to begin the study/survey and results could be available for September's board meeting.

Expressing interest in building a lounge/coffee shop – addressing the need for nightly activities, Zakk asked about getting a liquor license, can the Town approve this before the State. Mayor and the Council liquor licenses are regulated by the State of Utah; wine/beer licenses are easier to get, but the liquor licenses are limited and hard to acquire. Continuing, Zakk stated his goal is to provide a place for visitors to watch football, soccer, etc., and enjoy a beer/wine, drink, coffee, etc., which would illuminate two cabins to build one large structure for this business. Zakk also asked if the community could petition it and would the Mayor and Council not allow this development. Mayor and Council said yes the community can petition, but as long as one follows the guidelines and requirements for not just the liquor, but also parking and other building requirements, they don't see problem. Another item Dennis Pollock ask expressed concerned requiring rocks to be setback 22 ft. for both businesses to use this entrance; Zakk responding they are working on this and building a shared fence.

Engineer Firm Chosen: A motion was made by Mike Burbidge to approve two engineering firms to perform the survey/study of Spring Creek and Sewer Lagoon. Second by Jason Bybee – Motion carried.

ROADS/STREETS

Grading is being done, looking good; signs for 550 North were placed. Jason will contact Rosenberg to discuss paving/chip-seal/asphalt all roads and begin prioritizing and get a plan/project in place.

PARKS/RECREATION

A number of repairs need to be attended to in the Heritage Center conference room; painting, carpeting/flooring. Mountain Man Painting has been contacted, but have not heard back. Mike will follow up and hope to have an estimate on this project(s) ready to discuss in September.

FIRE DEPARTMENT

EMPLOYEE REPORT

MAYOR'S REPORT

Dennis Pollock inquired on preserving the scout house, discussing prior research made and the issues hindering it; Dennis will follow up.

ADJOURN

A motion was made by Mike Burbidge to adjourn – Second by Jason Bybee. Motion carried.

Approved this 10th Day of September 2015
Marie H. Niemann