

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held August 3, 2017 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Dan Cloud, Steve Hill, and Dennis Pollock. Town Clerk Marie Niemann

OTHERS: Monte Griffith, Travis LeFevre

CALL TO ORDER: Dan Cloud

AGENDA/MINUTES: A motion was made by Dennis Pollock to amend the agenda adding Travis LeFevre – Second by Steve Hill. Motion carried. Minutes were not reviewed by the commission

RV Park: Monte Griffith was in attendance to discuss putting in an RV park on 10-acres of his property located at the end of Francisco Lane; no formal plans were presented. Monte reported he spoke with Mayor Brinkerhoff and was aware of the issues with the town's water/sewer; would still like to proceed.

Zoning and permitted uses. The property is located in an agricultural zone; which RV parks is not a permitted use in that zone; Monte would need to re-zone to Residential Recreation Commercial (RRC) or General Commercial (GC).

*Spot zoning – currently is not adjacent to a RRC or GC zone; reviewed the processing to rezone *\$100 fee, holding a public hearing, contacting neighboring landowners; etc.

*Access – Could not use Francisco Lane – would need to be gated; create an alternative road leading to the highway crossing the wash; Commission recommended that he talk with UDOT and the Core of Engineers.

*Pump Station – the current pump station will accommodate residential, but not commercial; Monte would need to increase/change the pump station.

Availability of the Water/Sewer studies report, recycling, use of the Well and land application were also discussed. Dennis reported the Council has not received the w/s studies and recycling and land application has been looked into – this would clean/clear the lagoon, but not give more capacity.

Recommendation was given for Monte to wait until the reports on the studies were received; the town would have a better knowledge of the town's standings with w/s availability. Monte discussed moving forward with a dry camp; with possible future w/s connections.

Travis LeFevre

Preliminary construction plans for a gas/goodie/carwash was reviewed. Travis reported a UDOT permit has been obtained accessing the establishment; discussed possible reduction to 40ft on the entrance from Center Street. There are two-(2) Residential water/sewer connections; Travis would like to make use of them changing it to one-(1) commercial connection.

All was found to be in order ~ A motion was made by Dennis Pollock to recommend this project to the Town Council for approval. Second Steve Hill. Motion carried.

Approved this 7th day of September 2017
Marie H Niemann – Tropic Town Clerk