

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Thursday, March 2, 2017 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Dan Cloud, Dennis Pollock and Alfred Foster; Marie Niemann- Town Clerk

OTHERS: Levi Holm, David Thompson, Dixie Burbidge, Toni Foster, Nathaniel Steed,

CALL TO ORDER: Dan Cloud

MINUTES: A motion was made by Alfred Foster to approve the minutes of February 2, 2017 – Second by Dennis Pollock. Motion carried.

Toni Foster Zone Change: In 2011 property purchased for the commercial development of Bryce Canyon Log Cabins was rezoned; the correct acreage of property has been questioned, specifically the Ott property. According to the zoning map, this section was not included with the original rezone; it was asked that minutes of the public hearing to rezone be reviewed to verify, as to not duplicating something that has already been done.

Doug Ahlstrom Zone Change: The documentation for the zone change is not completed ~ Doug called and cancelled.

David Thompson: Building permit application was present for the installation of solar panels on the south side of the home with a battery backup. Structural plans were reviewed, discussed ventilation; all was in order. A motion was made by Dennis to recommend approval to the Town Council for this project. Second by Alfred Foster – Motion carried.

Motel Construction: Subdividing of property for a commercial development of a 3-story 94 room motel was proposed in 2007 by Richard Parry. Due to a dispute between Mr. Parry and the contractor Rod Sainbury the business dealings went into litigation; unfortunately Mr. Parry died leaving the project incomplete. The subdivision may have been recorded, but the infrastructure was never completed; and the project was never approved. Commercial lots within the subdivision have been purchased by locals; Levi Holm representing an investor purchased 2 lots and presented a plot plan for a 102 room motel, swimming pool, with 2 living quarters and restaurant.

A number of issues dealing with the subdivision its self needs to be addressed before any building, construction or development within can be approved:

*Multiple owners ~ How does this affect development within:

- ~ Are property owners responsible for its completion or Mr. Sainbury before any building permits are issued
- ~ Can the subdivision be vacated; will each investor is responsible for its own recording, improvements, etc.

*Infrastructure ~ has not been completed, approved or accepted. Access into the subdivision cleared with UDOT and town. Roads have deteriorated, water drainage, etc. need to be fixed and brought up-to- code.

*Fire Code ~ Emergency accessibility and coverage to be reviewed and signed off on.

Another item reported addressed sewer capacity; Dennis reported that the Town has currently placed a hold on all water/sewer connections until after the study has been completed and information is available to make informative decisions that will be beneficial to the Town as a whole.

Levi questioned this ~ referring to the Bryce Valley Lodging project when approval was needed for w/s connections; which involved his attorney. Levi was reminded that once the documentation was available the connections were given; which upon further investigation the documentation ended up being false and misleading; and the gentleman that provided the information is no longer employed with the State. Levi has asked again for documentation and could provide attorney if needed.

Dennis explained that water/sewer studies are currently underway, the Town has met it sewer capacity and then some; until the information and resources, as well as a solution becomes available the Town will not authorize w/s connections. It was reported and noted that an RV Park project has been denied connections until the issues are addressed and resolved.

In conclusion, the procedure and requirements of sub-dividing the property needs to be completed as outlined in Town Code before any building permits are issued. Current documentation is incomplete and cannot be recommended to the Town Council, the commission asked that Levi follow up with the recording of the subdivision, have blue prints with the proper dimensions, etc., and come back in April. Marie will also follow up with the County, review the subdivision ordinance and contact David Church ULCT attorney.

Dixie Burbidge: A building permit application was received for the construction of 4 motel rooms, replacing the employee RV sites; which will use the current water/sewer connections. Documentation, plot map, etc. were provided; Jones and DeMille are currently working on the blue prints and should be available for town board meeting.

All was found in order – a motion was made by Alfred to recommend approval to the Town Council – Second by Dennis Pollock. Motion carried.

Other items:

Schedule a zoning work meeting and public hearing to revise and put in place a more accurate and useful zoning map.

Adjourn

A motion was made by Dan Cloud to adjourn – Second by Alfred Foster. Motion carried.

Approved this 6th day of April 2017
Marie H Niemann – Tropic Town Clerk