

Tropic Town Planning Commission Meeting

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

PRESENT: Dennis Pollock, Steve Hill, Travis LeFevre, Dan Cloud ~ Town Clerk Marie Niemann

OTHERS: Tyson Brinkerhoff, Karleen McInelly, Joe Thompson, Gregg Bates

CALL TO ORDER: Travis LeFevre

MINUTES: A motion was made by Dennis Pollock to approve the minutes of the Tropic Town Planning Commission Meeting held October 5, 2017. Second by Steve Hill. Motion carried.

AGENDA: A motion was made by Steve Hill to approve the agenda – Second by Dennis Pollock. Motion carried.

Tyson Brinkerhoff: A proposal was presented for the remodel of the Pizza Place and the removal of 6 motel rooms relocating them on property located at 60 North 100 West purchased from William & Genevive Logue; keeping the lodging accommodations to one area. Remodeling of the Pizza Place consists of relocating the bathrooms in the back making the eating area more accessible.

The newly acquired property adjoins the West Side of Bryce Canyon Inn; it would make a through street and allowing for better traffic flow. The property is located in a residential zone; and requires a zone change. Application for the zone change will need to be filed, which requires a public hearing. Plot plans and layout of changes and improvements is at the engineers. Once plans are received, Tyson will review them with the commission for approval.

Regarding water/sewer, there are no issues; no additional connections, using those currently owned. Example was given of Mike & Dixie Burbidge removed their trailer spot and used them for their employee housing.

Dennis Pollock expressed concern with the previous building permit given for the completion of his cinderblock building; questioned the roof that was added. Tyson reported it was a remodel of the existing roof; Travis verifying there was. Dennis apologized wasn't aware that there was an existing roof on the building.

Greg Bates: In October PC meeting, Greg & Melanie Bates were in attendance to discuss an RV Park; they were not on the agenda, therefore no official minutes of the discussion was taken. Recap of their proposal and discussion from October's meeting was discussed.

Mr. Bates reported he has spoken with the County and State regarding a septic tank system and has received clearance to install one; because the project is more than 600 feet from the main sewer line. Following up, Dennis directed him to the Town's RV Park ordinance where it is a requirement to connect onto the Town's Water/Sewer System. Greg asked if there is a distance listed; Dan Cloud replied that it states "shall be connected to the municipal facilities of Tropic Town". Steve Hill asked if that is possible, Dennis & Dan stated yes; Karleen stated there is a wash to deal with, Dan replied there is a lot to have to deal with: wash, lift station, etc. Travis reported the sewer system expansion out to Doug Ahlstrom's subdivision had to deal with the wash, also the current lift station is residential; not sure it will accommodate commercial.

Discussed other RV projects being proposed; and that there are no water/sewer connections available. Giving an update on the w/s studies, Dennis reported the engineers are waiting the State's water discharge information; hoping to have it soon. Continuing, Dennis reported even with the results of the studies it would be 2 -5 years before connections may become available; with funding, construction, etc. Karleen stated that development in Tropic is dead.

Continuing, Steve Hill asked if an ordinance can be written changing the allowance of using septic systems; Dan said no, because when the Town does have capacity they will need to convert; this would be an extra expense. Travis continued to express the Town's concern with water as well; reporting on the number of commercial developments that have proposed projects totaling more than 251 w/s connection; Greg Bates RV park being number 5 on the list. This along with Mr. Bates project would double the size of Tropic; Travis express this is a big hurdle for the Town to have to jump. Continuing, as a Council Member Travis expressed a major concern, that of double the water consumption, doubling the sewer dump; having a significant negative impact on the residents that are not in commercial. Travis reported the need for planning; need to grow at a pace the Town can afford. Karleen asked about residential growth; again Travis stated Tropic currently does not have any proposed plan.

Residential housing and accommodations continued with Karleen reporting her plan for a four-plex on her property, but was denied because of zoning; not allowed in an agricultural zone.

Joe Thompson arrived late and disputed the RV park ordinance; stating Southwest Public Health will approve the perk test and issue a permit; Commission explained State approval doesn't trump Town Code. Joe again declared the Town cannot deny the septic tank system, recalling he had the same issue on 550 North when it was being developed. Dan doesn't deny the State would approve, but it can't force the Town to approve the development. Travis continued that is this is the case, and if the Town ever expanded that far, they would have to abandon the system and connect on; just as those on 550 North. The issue was unresolved; further research and legal counsel will be sought.

Adjourn

A motion was made by Dennis to adjourn – Second by Steve Hill. Motion carried.

Approved this 1st day of February 2018
Marie H Niemann – Tropic Town Clerk