

## **Tropic Town Planning Commission Meeting**

Minutes of the Tropic Town Planning Commission Meeting  
Held April 5, 2018 at 6:00 p.m. in the Tropic Town Heritage Center

**PRESENT:** Travis LeFevre, Gene Anderson, Steve Hill, Ginger Elmer, Kent Johnson, Tracy Johnson, and Dennis Pollock – Town Clerk Marie Niemann

**OTHERS:** Mr. Vasqueze, Sergio Vasqueze, Annette Chynoweth, Wyatt Mecham, Levi Holm, Gary Bybee, Toni Foster, Catherine Anderson, Nathaniel Steed, Michael Hansen

**CALL TO ORDER:** Travis LeFevre

**MINUTES:** A motion was made by Steve Hill to approve the minutes of March 1, 2018. Second by Gene Anderson – Motion carried.

**AGENDA:** A motion was made by LaMar Feltner to approve the agenda with the addition of Michael Hansen. Second by Steve Hill – Motion carried.

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Sergio Vasqueze: Business license application was reviewed for a Mexican food trailer. Arrangements have been made with Tropic True Value; plot plan, parking, etc. were reviewed and found to be in order. A motion was made by Gene Anderson to recommend the issue of a business license for Mr. Vasqueze to the Town Council; with a copy of his public health department certificate being on file at the Town. Second by LaMar Feltner – Motion carried.

Annette Chynoweth: A building permit application was reviewed for a porch addition to Bryce Canyon Family Guest House #2; drawing plans were reviewed and found to be in order. A motion was made by Steve Hill to recommend the project to the Town Council for approval. Second by LaMar Feltner – Motion carried.

Toni Foster: Building permit for a storage shed with access to water/sewer was reviewed; location, structure and w/s services were discussed. The shed will replace the employee trailer that was there. Water/sewer access was questioned and needed to be clarified; as well as setbacks from other structures would need to be made. A motion was made by Gene Anderson to recommend the project to the Town Council for approval, with the clarification of w/s access. Second by Steve Hill – motion carried.

Levi Holm: Building permit application was resubmitted for a laundry/office facility. Bryce Valley Lodging project began in 2012 with 8 cabins, adding 11 additional cabins in 2015. The addition of the 11 cabins also included a laundry and office; which did not get built. The office/laundry project was recently brought before the Town for approval, but was denied because of the w/s moratorium.

The Council has allowed water/sewer connections not in use or physically connected to be relocated; two-(2) water/sewer connections have been purchased from Charles Adair, which they would use for this project; being that they are physically installed is something the Council will need to address and make the decision to allow physically installed connections to be relocated.

This led to the discussion of using residential w/s connections in a commercial project. Travis reported the Town required his two-(2) ¾” residential meters for his gas and goody project; questioning Levi if is using both for this project – which Levi was fine with.

Also brought to Levi's attention addressed main street landscaping and items that needed to be done from the previous project to be in compliance; moving the boulders/rocks back 50ft on the north property line, and the trees 100ft back on the north property line and Levi was directed to contact UDOT regarding access on the Southwest corner. Levi disputed the requirement of contacting UDOT, doesn't recall that was listed in the letter.

A motion was made by Gene Anderson to recommend the project to the Council for approval, contingent that UDOT is contacted to address access. Second by Steve Hill – Motion carried.

Catherine Anderson: Information was being sought regarding the possibility of using the basement of her home as a B&B; what steps were needed. Reviewed parking, required commercial sized windows in the basement, safety inspection, etc.; directed her to review the B&B ordinance.

Wyatt Mecham: A building permit application was received for a residential home. Plot plan showing setbacks, construction, etc. was reviewed and was found to be in order. Water/Sewer connection obtained from Hunter Mecham for this project. A motion was made by LaMar Feltner to recommend a building permit for Wyatt – Second by Kent Johnson – Motion carried.

Gary Bybee: In May 2017 a building permit application for a one-room cottage/cabin for Gary and his wife to stay in when the vacation rental "Bybee Nest" was rented was approved. Recent changes to the project were made and a new application was submitted for three-(3) one-room cottages. Zoning, setbacks, etc. were found in compliance; using the current residential water/sewer connection, which is equivalent to 3 motel rooms. A motion was made by Gene Anderson to recommend approval to the Town Council for approve – Second by Steve Hill. Motion carried.

### General Plan

Rural Community Consultants, Michael Hansen, was in attendance to discuss the Town's general plan. Information obtained from the Town's community planning committee, as well as feedback from surveys was shared with Michael.

Point of interest:

~ A general plan is NOT an ordinance, it is an advisory document; and not to be adopted as an ordinance. It is a 20 year vision and a 10 year actual plan.

~Board of Adjustment \* does not need to be a local person/group or committee; can be hired out.

### Community Planning Report

Feedback received from the surveys expressed support of sewer rate; discussed a gradual increase, a percentage every year. Annette would like the Town to look in to collecting the maximum resort tax/sales/municipal community taxes the Town is allowed. Also expressed in the community meeting was the concern of allowing residential meter connections to be sold for commercial development; but commercial connection to be used for residential use.

Gene express concern with the Town allowing the sale and buying of abandoned, unwanted or unused w/s connections, they should revert back to the town; this way the Town controls growth, availability, and are not being put out for auction. One does not own the connection; one paid for w/s services. All were in agreeance; a motion was made by LaMar Feltner to contact David Church for legal counsel and to recommend this to the Town Council. Second by Gene Anderson – Motion carried.

LaMar made clarification regarding the use of Town property above town; the government declared the use of the land for recreational use only; explaining the deeding of land, school district and ball field, etc. Unless it has changed, the construction of buildings and other venues would be done by the government.

Commission members expressed the need for more than one-(1) town board meeting a month; the increasing number of project approvals and building applications requests are such that an additional meeting is needed.

### Adjourn

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

Approved this 3<sup>rd</sup> day of May 2018  
Marie H Niemann – Tropic Town Clerk