

Tropic Town Planning Commission Meeting  
Held Thursday, August 4, 2016  
Tropic Town Heritage Center at 6:00 p.m.

**PRESENT:** Dennis Pollock & LaMar Feltner

**OTHERS:** Brad & Yolanda Cowan, Sydney Lamas,

**CALL TO ORDER:** Dennis Pollock

**MINUTES:** No quorum present to approve

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### **Business License**

Paula Townsend: As new owners of Bryce Trails B&B an application to renewal/approval of business license was reviewed. Discussed possible future development, zoning, and other setbacks that they may be facing with their current plan. Renewing the license was found in order and recommended to the Town Council for approval.

Yolanda Cowan: A business license is required from State Bank of Southern Utah to enable Yolanda Cowan to clean the Tropic Branch. The application was reviewed and recommended to the Town Council for approval.

Sydney Lamas: Sydney has received her State Alcohol certification to teach alcohol classes and has been contacted by many businesses to teach classes for the company. This request was also recommended to the Town Council for approval.

Hunter Mecham: Previously attended and approved.

Max Stewart: Not Present

Kara Carter & Lindsey Parry: Family of Arlene Barton Parry was present to discuss future plans for the Barton family home ~ would like to use it as a vacation rental/family retreat. History of the family and home was shared; expressed reason for the request ~ a recent fire caused much damage and funds received from insurance does not cover the all cost to restore; once restored, they would like to use the home as a vacation rental to recoup the funds invested.

Dennis Pollock reviewed with the Parry Family the problems Tropic Town has been facing regarding vacation rentals over the past year; shared the views and thoughts of the community, both residents and business owners, which determined the outcome of having no new STRs' in residential zoned areas. Those businesses current operating were grandfathered in; noting that once the home is sold, inherited, etc. cannot be used as a business – will revert back to a residential home.

Discussion continued inquiring about rezoning to Residential Recreation Commercial or General Commercial; reviewed the options afforded to them. Suggestion was given to rent the home out seasonally - seasonal workers who currently need housing.

Approved this 2<sup>nd</sup> day of February 2017  
Marie H Niemann – Tropic Town Clerk