

TROPIC TOWN RESOLUTION NO. #2020-3

AN RESOLUTION AMENDING BED & BREAKFAST ORINANCE #2018-6
IN THE TOWN OF TROPIC, GARFIELD COUNTY UTAH

WHEREAS, the Mayor and Town Council of Tropic Town, Garfield County, State of Utah acting pursuant to requests of the Tropic Town Planning Commission to clarify the definition and use of a “Bed & Breakfast Establishment”; and

WHEREAS, as the Mayor and Town Council of Tropic Town, Garfield County, State of Utah, believe it is in the best interest of the citizens and community of Tropic Town to enact reasonable regulations to the “Bed & Breakfast Establishment”; and

WHEREAS, the proposed amendment is consistent with Tropic Town comprehensive plan and essentially compatible with adjacent land uses; and

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF TROPIC TOWN, GARFIELD COUNTY, STATE OF UTAH, AS FOLLOWS:

1. The Town of Tropic, Utah Zoning Ordinance, “Appendix A” Definitions is hereby amended and the definition of “Bed & Breakfast Establishment” term, be defined as follows:

(9) Bed & Breakfast Establishment: A small lodging establishment that provides overnight accommodations and breakfast meal. A bed and breakfast establishment may be one of the following:

A. Bed and Breakfast: A bed and breakfast establishment having no more than 5 guestrooms; or

B. Bed and Breakfast Inn: A bed and breakfast establishment having between 6 and 8 guestrooms.

The rest and remainder of “Appendix A” Definitions is hereby ratified, reaffirmed and shall remain in full force and effect.

2. The Tropic Town, Bed & Breakfast Ordinance, Chapter 3A-4 Application Procedures Item G amended to read:

G. Applicant shall submit written evidence that the Bed & Breakfast Establishment has been inspected and all necessary food handler permits from the health department have been obtained to provide breakfast meal; and

3. The Tropic Town, Bed and Breakfast Ordinance Chapter 3A-5 Item C is hereby amended to read:

C. The owner(s) or manager(s) must physically reside within the business of the “Bed & Breakfast Establishment”;

4. The Tropic Town, Bed and Breakfast Ordinance Chapter 3A-5 Item G is hereby amended to read:

G. A Bed and Breakfast Establishment may be located in a Commercial, Residential or Agricultural Zone. Any such establishment shall comply with all zoning requirements of the district in which it is located. If the “Bed & Breakfast” establishment is located within a Residential or Agricultural zone, the physical size, structural design, style, color, construction materials and landscaping of the “Bed & Breakfast” shall be in harmony with the residential and agricultural character of the neighborhood and shall be designed and planned in such a way as to minimize the impact of the establishment on the neighboring properties.

A “Bed & Breakfast Inn” establishment may not be located or operated in a Residential Zone

The rest and remainder of the Tropic Town Bed and Breakfast Ordinance #2018-6 is hereby ratified, reaffirmed, and shall remain in full force and effect.

This Resolution shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED THIS 14TH day of May 2020

Town of Tropic:

By: /s/ WaLon K Brinkerhoff
WaLon K Brinkerhoff, Mayor

Attest:

/s/ Marie H Niemann
Marie H Niemann, Tropic Town Clerk

VOTE For: 3 Against: 1 Abstained: Mayor Abstained

Council Member Lisa Johnson	<u>For</u>
Council Member Gene Anderson	<u>For</u>
Council Member Marie Pollock	<u>For</u>
Council Member Michael Ahlstrom	<u>Against</u>

SEAL:

