

## **Tropic Town Planning Commission Meeting**

Minutes of the Tropic Town Planning Commission Meeting  
Held June 7, 2018 at 6:00 p.m. in the Tropic Town Heritage Center

**PRESENT:** Gene Anderson, Dennis Pollock, Kent Johnson, Steve Hill, Ginger Elmer

**OTHERS:** Clay & Rebecca Wagstaff, Terrell Bybee, John Henry Mecham, Mike Ahlstrom, Doug Ahlstrom, Cassie Chynoweth, Lisa Johnson, Tyson Brinkerhoff, Katie Parkin

**CALL TO ORDER:** Gene Anderson

**MINUTES:** A motion was made by Steve Hill to approve the minutes of May 3, 2019 and Public Hearing minutes of May 30, 2018. Second by Ginger Elmer

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Katie Parkin\* Food Handler's permit/Inspection:

Bryce Canyon Inn: Tyson question why he was on the agenda, received a call informing him of the laundromat being on the agenda; question who had told Marie to put him on the agenda – Dennis responded stating it was the Mayor. Tyson acknowledge he has a guest laundry, but was confused as to why the Town had an issue. The facility has a “coin laundry” sign with an access from the outside. It was explained that the Town fee for a public laundry facility is \$100 month. Tyson stated in was a guest laundry; comments from both sides questioned the public's use or guest use; Gene asked if Tyson would like to make the laundromat accessible to the public; Tyson stated he would need to talk to the other business partners. Dennis clarified that the Town was not accusing him of anything.

This led to a discussion regarding Town workers inspecting the ground located on his property; information given to Tyson said the workers where located within the laundry facility; which is false. Dennis reported the Post Office has a water leak and easement for the waterline is located through the property; Brett was checking for wet spots and other possible sign of where there could be a leak. From the Town's understanding, they never entered the building, there was no need.

Clarifying connections, the project(s) was for the remodel of the pizza place; removing the 6 motel rooms with a straight across exchange for cabins as replacement – having no additional impact to the system. Tyson stated there are 4 cabins being built. A motion was made by Gene Anderson to table the project until July, asking Tyson to return to PC meeting with a decision as to having a public or guest laundromat. Second by Steve Hill – Motion carried.

Karleen McNelly: Public hearing was held to review a zone change 8.46 acres from Agriculture to Residential; Karleen was not is attendance, but Mike and Doug were and ask for additional acreage be included. This request was denied based on the public hearing and notices only advertised for the 8.46 acres; but could they could apply for a zone change and include additional property.

This led to an exchange of words regarding zoning laws, permitted/conditional uses, etc., and doing what is the best use of the land; not changing the zoning to accommodate land owner projects. As a neighbor, Steve disagrees with the desired future use of the property, that of duplexes; Mike Ahlstrom expressed frustration with Mr. Hill because he has a business in property zoned agricultural, which is not a permitted use. Bring the meeting back to order, Gene clarified the decision at hand is on a zone change, not a building permit. If Mike and Doug would like to reapply for a zone changing the amount of acreage, they need to get the application to Marie so the public hearing can be scheduled and published for July's meeting.

John H Mecham: Building permit application was submitted for the remodel of a shed used for agriculture. Its location is on the property line; which documentation was present that had neighboring property owner Vance Pollock acknowledging the project and had no dispute. Current code requires setbacks, being it is a remodel there was no disagreement. A motion was made by Kent Johnson to recommend the project to the Town Council for approval. Second by Gene Anderson – Motion carried.

Steppingstone Motel: A building approval was submitted for the construction of a pergola and new signage; diagram/pictures of the project were included. Terrill Bybee spoke with County inspector regarding the framework/style, which concluded there was no building permit needed. The second part of the project was to replace the current wood sign with a stone based sign – all was found to be in compliance. A motion was made by Gene Anderson to forward the project to the Town Council for approval – Second by Steve Hill. Motion carried.

Clay Wagstaff: Application for a nightly rental business was submitted; being that STR is not a permitted use in residential, the B&B option is, and the paper work was filed. The application was incomplete, not all neighbors were contacted and signature received. Travis LeFevre is on vacation; Clay felt that a verbal approval would be permissible. It was acknowledge that Travis probably wouldn't have a problem, the requirement of signature needs to be upheld; related the same requirement needed on a current situation with another nightly rental business.

A motion was made by Gene Anderson to table the project until July, when all signatures were collected and food handler permit was obtained. Second by Steve Hill – Motion carried.

#### B&B Ordinance & STR Ordinance:

Work meeting to be scheduled for further review and discussion. A motion was made by Steve Hill to contact Travis and other members to arrange a date/time. Second by Kent Johnson – Motion carried.

#### Adjourn

A motion was made by Gene Anderson to adjourn. Second by Kent Johnson – Motion Carried.

Approved this 5<sup>th</sup> day of July 2018  
Marie H Niemann - Tropic Town Clerk