

Tropic Town Planning Commission Meeting
Held Thursday, March 3, 2016
Tropic Town Heritage Center at 6:00 p.m.

PRESENT: Dan Cloud, Dennis Pollock and Alfred Foster

OTHERS: Jean Seiler, Levi Holm and Nathaniel Steed

CALL TO ORDER: Dan Cloud

MINUTES: A motion was made by Dennis Pollock to approve the minutes of February 4, 2016 meeting – Second by Dan Cloud – Motion carried.

Levi Holm: Two items were presented to the Planning Commission; convert a residential home into a vacation rental and the second to approve two additional cabins on phase II of the commercial development. The first item of vacation rental; Levi reported that when the cabins were full, he did use the home as overflow. The request was neither denied nor approved. This is a very controversial issue and one that all municipalities in the State are trying to deal with. Currently Tropic does not have an ordinance in place, but a business license conditional use permit is being drafted to use as a guideline until the rules are set in place and adopted.

Phase II of the commercial project was approved in October 2015; due to unfortunate circumstances the project was delayed. The development has been revised by adding two additional cabins. It was brought to Levi's attention that the conditions which were agreed to when the project was approved have not been followed; that of moving the rocks 20 ft. back – it was noted the UDOT's requirement is 50 ft.

The previous plot plan was on hand, but did not show the changes/additions. Commission expressed a number of concerns with 24 hour access – emergency, fire lane, patron parking and accesses. A motion was made by Dan Cloud to recommend the additional two(2) cabins on the following conditions: Levi provides draw to scale plans with the revisions along with a signature from Fire Chief Ron Harris signing off on it; previous conditions meet regarding the relocation of the rocks and proof of a building permit from the County. Second by Alfred Foster – Motion carried.

Brett Chynoweth: Nathaniel Steed was representing Mr. Chynoweth for the project to build a hay barn; the building its self is being relocated from Kodachrome state park. Plot plans and set backs were in order. A motion was made by Dan Cloud to recommend this project to the Town Council for approval – Second by Alfred Foster. Motion carried.

Nathaniel Steed: Mr. Steed has three lots he would like to develop located in Bryce Meadows; on one lot he would approval to build a hay barn; this barn is also from Kodachrome. A motion was made by Alfred to recommend to the Town Council approval of this project with the stipulation that a plot plan showing drainage be available for review. Second by Dan Cloud – Motion carried.

For the 2nd and 3rd lots, Mr. Steed would like to build single-family dwelling w/fencing; Plot plan with drainage is needed. As for now he would like to temporarily place two storage sheds on the lots. A motion was made by Dan Cloud to recommend the storage shed project to the Town Council for approval – Second by Alfred Foster Motion carried.

Jean Seiler: Representing his son Chris, Mr. Seiler reviewed a project to subdivide property located on Center Street and build two vacation rental homes. This project would have the future possibility of selling them as single-family homes.

Mr. Seiler expressed his feeling about the project, very hesitant. In researching the cost to clean the property, reviewing the water sewer ordinance, cost of construction, and a number of other issues, Jean did not feel the project would be worth the investment.

Kevin Poe: Would like to install solar panels and a generator at his home; Plot plans and setbacks all in order. A motion was made by Dennis to recommend this project to the Town Council for approval. Second by Dan Cloud – Motion carried.

He would also like to install solar panels at the Dark Ranger Station ~ Discussed the re-zoning the 6.75 acres. Kevin spoke with Justin Fischer regarding re-zoning; Mr. Poe has discussed with Mr. Kennedy increase in taxes for rezoning the 6.75 acres and is okay with it. Commission reviewed the process and procedures of re-zoning: there is a 14-day notice requirement for advertising the public hearing, send notifications to neighboring property owners, and advertise in the newspaper. A motion was made by Dan Cloud to recommend the scheduling of a public hearing to rezone this property from Agriculture to Residential Recreation Commercial and installation of the solar panels to the Town Council for approval – Second by Dennis Pollock – Motion carried. A sewer connection is also needed for the future development of this project.

Vacation Rentals: Continuing with the issue of homes being turned into nightly rentals, Dan asked that it be on record that those in attendance recommend to the Town Council to prohibit nightly vacation rentals from developing in residential zones. Dan expressed the need to follow zoning code; no need for zoning if waivers, conditional use permits, agreements are made to override what currently is in place. There are areas within the town boundaries zoned (RRC) where this type of business is permitted. Discussion examined the B&B's; these are allowed in residential districts because they have an on-site manager/owner, that vacation rentals do not. The other concern expressed was the need for residential housing; currently many families, local or those hired for season work, are having a difficult time finding housing because homes are used for nightly rental business. It was asked that a public meeting be held to address both sides of the issue.

Dennis Pollock did express the need to get an ordinance in place as directed by David Church ULCT Attorney; he questioned the decision to disallow them or just regulate them; setting conditions to discourage single – family dwellings from taking away from the residential communities.

Approved this 7th day of April 2016
Marie H Niemann – Tropic Town Clerk