

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held March 1, 2018 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Tracy Johnson, Gene Anderson, Ginger Elmer. Marie Niemann Town Clerk

OTHERS: April Roberts, Steve Hansen, Moyle Johnson, Annette Chynoweth, Kevin Clarke, Garrett Cottam, Levi & Scout Holm

CALL TO ORDER: Travis LeFevre

MINUTES: A motion was made by Tracy Johnson to approve minutes of February 1, 2018 & Zoning Minutes held February 22, 2018 – Second by Gene Anderson. Motion carried.

Alysa Roundy: Garage Building Permit * No Show

Steve Hansen* Food Truck: Business license application was received for the sale of snow cones and kettle popcorn. As discussed in February, layout of the location showing parking and emergency access signed off by Fire Chief Ron Harris was received. Water/Sewer access was also resolved; being able to have water within and empty at the KOA in Cannonville. Tropic will need a copy of the Utah Public Health License on file. All was found to be in order. A motion was made by Gene Anderson to recommend this application to the Town Council for a business license. Second by Ginger Elmer – Motion carried.

April Roberts * Building permit: Riley and April Roberts have purchased Stone Canyon Inn and Stone Hearth Grille. A building permit application to build an employee laundry closer to the employee housing was reviewed. Discussed what Jared would need as far as a general contractor plans, etc. and directed April to contact Jared at the County. A motion was made by Gene Anderson to recommend the project to the Town Council for approval. Second by Ginger Elmer– Motion carried.

Along with the building permit, was an authorization request to relocate a w/s connection. Travis asked if it was a metered connection; April was not sure, but there is a w/s connection as well as the cement foundation for the employee laundry facility. Will need to follow up with Sydney to verify billing charges and make adjustments if needed. A motion was made by Tracy Johnson to recommend to the Town Council the approval of relocation and use of a water/sewer connection. Second by Gene Anderson – Motion carried.

Also submitted was application for a business license and liquor license. April reported the State application has a deadline which is before TB meeting; would it be possible to get pre-approval from the Council so that they could meet the deadline for the State. Marie will email the Council for direction, having it on the agenda to approval Thursday. A motion was made by Gene Anderson to recommend the business and liquor license applications to the Town Council for approval. Second by Ginger Elmer - Motion carried.

Travis LeFevre * Room Suite/Cottage: Business license application to use the home of Reed and Mary LeFevre as a cottage/suite was received. The home is located on the premises of Bryce Pioneer Village. The lower level of the home has been used for 2 motel rooms; with the moving of Reed and Mary, the upstairs would be used as a suite – has full kitchen, 2 bathrooms, etc. Billing would be changed from residential to commercial. A motion was made by Gene Anderson to recommend the business license application to the Town Council for approval. Second by Tracy Johnson – Ginger Elmer approved; with Travis LeFevre abstaining.

Nathanial Steed * W/S relocation: Reporting for Mr. Steed was Scout and Levi Holm. Enquiries were made to the use of a w/s connection being relocated at a different location. It was questioned whether the meter is installed or not. Nathanial reported to Marie he had contacted Charles Adair regarding a w/s connection he owned, which is installed. Commission explained it would be the Town Council that would need to make the decision; but they could recommend to the Council to allow such connections to be granted. Noting the cost of digging, capping, and the installation would all be on the owner's expense.

Scout continued to explain the connection would be for their cabins to build an office/laundry. Asking why the project was denied. Travis was not sure, but asked for the minutes to be reviewed and the series of events/permits, etc.

This discussion led to review their project; it was explained that their project was not listed on the agenda. As with previous building permit applications, the project will need to be on the agenda; providing a plot plan showing setbacks, etc. Scout asked that tonight's agenda be amended adding his project. Travis said the agenda was already amended at the beginning and if they wanted to formally bring a project, it would be placed on April's agenda.

Jeanne Shakespear Business License: This items was list on the agenda for the commission to formally recommend to the Town Council a business license for Jeanne Shakespeare – using the STR as a family suite for their B&B. A motion was made by Gene Anderson. Second by Tracy Johnson – Motion carried.

Kevin Clarke & Garrett Cottam: Some confusion on the required building permit from the County regarding the remodel of the restaurant. Discussed what construction within is being made: electrical outlets, sink, etc. Commission directed Garrett to contact Jared and the County Building office to inquire what he would need: engineering plans or just basic layout of the changes within the building. Also, Kevin could talk with Tyson on what he was required to provide for the remodel of the Pizza Place.

Adjourn

A motion was made by Gene Anderson to adjourn. Second by Ginger Elmer – Motion carried.

Approved this 5th day of April 2018
Marie H Niemann – Tropic Town Clerk