

Tropic Town Planning Commission Meeting
Held Thursday, May 7, 2015
Tropic Town Heritage Center at 6:00 p.m.

PRESENT: Dan Cloud, Dennis Pollock, LaMar LeFevre, Jason Bybee – Marie Niemann Clerk

OTHERS: Terrill Bybee, Levi Holm, Paul Tapar

WELCOME: Dan Cloud

MINUTES: No Quorum

Stepping Stone Motel: A building approval application was received from Terrill Bybee for the construction of a storage shed. (A building permit from the County is not required for shed less than 120 sq. ft.) Setbacks and other codes were found in order – A motion was made by Dan Cloud to recommend this project to the Town Council for approval. Second by Dennis Pollock – Motion carried.

Bryce Valley Lodging: Building permit application was received for the construction of eleven-(11) additional cabins and an office; which a continental breakfast would be served. After review of the site plan a number of concerns were discussed, which included parking, handicap space, laundry, etc. and the following were asked to follow up with:

1. Emergency accessibility: Not enough area for emergency responders to access and maneuver, need to talk with Ron Harris regarding emergency access and get approval.
2. Shared Main Street Entrance: The access off from Main Street is shared with neighboring business owner – Alfred Foster; will need to talk with him and UDOT to work out property issues, drainage, need to meet UDOT's specification regarding setbacks and accessing both businesses, etc. Depending upon what is decided, be aware of the hurdles that will come with moving the entrance; power-lines, landscaping, etc., which cost will be all theirs, if approved from UDOT and the Town.

A motion was made by Dan Cloud to table this project until these issues are addressed and resolved. Second by Dennis Pollock – Motion carried.

Paul Tapar: The building permit previously issued for the construction of a home has lapsed; a request was received to re-approve was received. No change has been made to the location of the home, only the home's floorplan and layout. A motion was made by Dan Cloud to recommend the re-approval of a building permit for this project. Second by LaMar Feltner – Motion carried.

Other Items:

1. Drainage Plan
2. Vacation Rentals
3. Road Deeds

A motion was made by Dan Cloud to adjourn – Second by LaMar Feltner. Motion carried.

Approved this 3rd Day of December 2015
Marie H Niemann – Town Clerk