

Minutes of the Tropic Town Planning Commission Public Hearing  
Held February 22, 2018 at 6:45 p.m.  
Tropic Town Heritage Center

**Present:** Travis LeFevre, Gene Anderson, Dennis Pollock, Kent Johnson, Ginger Elmer, Tracy Johnson.  
Marie Niemann – Tropic Town Clerk

**Others:** Kirk & Annette Chynoweth, Marlin Francisco, Tyson Brinkerhoff, Joe Thompson, Jeff Brinkerhoff, WaLon Brinkerhoff, Kelly & Patricia Shakespear, Steve Lewis, Brook Wiseman, WaLon Brinkerhoff, Reed LeFevre, Toni Foster, Karleen McInelly, George Thompson; Brant Barton, Derrick & Laura Pollock, Alice Wolf, David Roberts, Ruth Baugh, Danny Brinkerhoff, Lowell & Kathy Mecham, Gayle Pollock

**Welcome:** Travis LeFevre

**Purpose:** Revise General Commercial Zone & Create Alternative General Commercial Zone on Map

---

Description

Travis outlined the proposed changes to the General Commercial zone through Tropic's Main Street Corridor Highway 12 ~ Extending the General Commercial district one-(1) block West beginning at 100 South ~ going five-(5) blocks to 550 North; and Beginning at 100 South going four-(4) blocks to 400 North on the East side.

It is being proposed that an Elective Commercial Zone be created from Tropic's north boundary to the south boundary ~ Extending one-(1) block East & West from the south boundary along Highway 12 to 100 South ~ one-(1) block East & West from the north boundary along Highway 12 to 550 North.

Public Comment

It was explained that the Town's zoning map would show an Elective Commercial zone, which the Council would entertain the use of this area for General Commercial development. Also noted, making the change to the zoning map does not change current zoning or taxes; it was understood from Joe Thompson, County Assessor, taxes will not increase unless the property is used as commercial.

Travis reported on the efforts to update the General Plan, asking for input from the residents on their concerns and goals for Tropic and introduced the idea of a survey. Information would be used to create an overview of Tropic's economic future, its residential community and overall health of the Town.

No objections or expressed concerns were expressed. A motion was made by Dennis Pollock to recommend the proposed zoning map change of an Elective Commercial zone be given to the Town Council for approval. Second by Gene Anderson – Motion carried.

Adjourn

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

Approved this 1<sup>st</sup> day of March 2018  
Marie H Niemann – Tropic Town Clerk