

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, April 6, 2021 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Gene Anderson, Kent Johnson, Ginger Poteet. Marie Niemann-Tropic Town Clerk

OTHERS: Heather Johnson, Nathaniel Steed, and Michael Ahlstrom

CALL TO ORDER: Travis LeFevre

MINUTES APPROVAL: A motion was made by Kent Johnson to approve the minutes of March 2, 2021. Second by Ginger Poteet – Motion carried.

AGENDA APPROVAL: A motion was made by Kent Johnson to approve the April 6, 2021 agenda. Second by Ginger Poteet – Motion carried.

Tropic True Value: Business owner Heather Johnson was in attendance to discuss a building permit for the construction of a new Tropic True Value store, which would also include a Family Dollar. Current property and neighboring business owners Dallas and Emilee Clark are looking to tear down the true value building making way for the relocation of the gas pumps, having better parking and access to Clark's Country Market.

Before hiring a contractor, Heather wanted to secure a water/sewer connection; reporting property has been secured, as well as financial approval for the project. Understanding the current status on commercial water & sewer connections, Heather emphasized this is not a new business, just the relocation of an existing one; there would be no additional impact to the water/sewer systems than what is currently being placed. Addressing the project location, the Commission found the zoning to be part Commercial, which would need to be resolved by rezoning the section that is not currently zoned Commercial. The only problem they could foresee was the water/sewer connection; this would need to be addressed by the Town Council. Commission was in full support of the project and directed Heather to talk with the Council in securing a water/sewer connection then, once a w/s connection is secured to bring her construction plans back for review.

Nathaniel Steed: Recalling the discussion during Town Board meeting in March, Nathaniel Steed's plan to subdivide his property for long-term housing in Bryce Meadows was scrapped; Nathaniel would like to rezone his property to Commercial, allowing storage units and building their home/B&B. In review of the project's zoning and permitted uses, a flaw was discovered in the zoning map's Commercial zoning; which listed Lowell Mecham's property along Highway 12 as Commercial, and would provide Nathaniel's adjoining property to rezone commercial. It was brought to the Commission's attention, according to the description outlined in the Zoning Map Ordinance, Commercially zoned property ended on the East side of Main Street at 400 North Street'; verification will be made and upon finding any flaws or needed corrections to the zoning map, the Commission and Town Council will be notified as wells as Nathaniel. No solid project with plans, drawings, etc. was presented – With zoning in question and having no solid project, the Commission asked Nathaniel to solidify his project and to follow code pertaining to what his project is.

Kortney Ahlstrom: A building permit application for a 60 x 60 corral, with a 10 x 10 lean-two and a 30 x 60 steel building was reviewed by the planning commission; all requirements for the property's Agricultural use, including zoning, setbacks, distances between buildings, etc. were found to be in compliance. The steel building will have living quarters with access to water/sewer; Kortney currently has a culinary water connection, but no sewer services. A motion was made by Kent Johnson to recommend this project to the Town Council for approval – Second by Ginger Poteet. Motion carried. A sewer connection and service will need addressed and approved by the Town Council.

Other Agenda Items:

Two additional projects were listed on the agenda; no representatives were present. With the snow storm and road conditions reported in Salt Lake City, Derek Kline will not be traveling down to attend Commission meeting; have placed him on May's agenda. No word from Jan Stock as to her building project.

With the issues and accusation on code enforcement from Michael and Jennifer Taylor, as well as other requests for housing development, the Commission felt the subdivision ordinance needs to be revisited; there are many requirements that may not need to be required.

The increase requests for water/sewer, contractors are asking about the use of septic systems, well use, etc. These will be researched and follow up with in May's meeting.

ADJOURN

A motion was made by Kent Johnson to adjourn – Second by Ginger Poteet – Motion carried.