

## **Tropic Town Planning Commission Meeting**

Minutes of the Tropic Town Planning Commission Meeting  
Held Tuesday, August 6, 2019 at 6:00 p.m. in the Tropic Town Heritage Center

**PRESENT:** Travis LeFevre, Gene Anderson, Kent Johnson, Ginger Elmer

**OTHERS:** Brett & Tracy Chynoweth, David Cowan & Associates, Merrilee Meham

**CALL TO ORDER:** Travis LeFevre

**MINUTES:** A motion was made by Gene Anderson to approve the minutes of July 2, 2019. Second by Ginger Elmer. Motion carried.

**AGENDA:** A motion was made by Gene Anderson to add B&B Breakfast ordinance for discussion. Second by Kent Johnson. Motion carried.

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Bryce Canyon Inn: No formal application was submitted. The project to extend the patio at the Pizza Place was discussed; plans were not available. Travis explained that if using cement for the extension, no building permit would be needed. Also discussed was an area within their arena for the sale of mules during the Annual Mule Day event. The section set aside for this would need power; Merrilee was directed to contact Garkane Power. Another venue will be added to Mule Days in 2020 – Auctioning; Merrilee asked about a “special events” permit to serve beer. Marie will follow up with application and procedure.

Tracy Chynoweth: Authorization is being sought for the placement of a Connex storage box. Layout and location showing setbacks was reviewed. A motion was made by Gene Anderson to recommend approval to the Town Council for the authorization of a Connex Storage container – no building permit is required. Second by Ginger Elmer. Motion carried.

David Cowan: A project proposal to develop an RV campground on property located at 1160 North Hwy 12 was discussed. The project would consist of 90 campsites, stables, greenspace for parks, etc. the project would have fencing, shrubbery, and kept within the surrounding area landscape. They are aware of the w/s moratorium, but Mr. Cowan has one residential water connection located on this property; would like to use septic system. Authorization for water/sewer connections and the use of septic system will need to be received from the Town Council. Mr. Cowan has 15 shares of spring creek water and inquired about the possibility of transferring these shares to culinary water connections. Travis reported the Town is looking into the possibility of this with the Irrigation Company, but it has not materialized.

The placement of the horse/mule stables located next to the wash was discussed; would like them to contact the Core of Engineers to discuss possible contamination or pollutants this may cause. Zoning was also discussed, currently zone Agriculture; shouldn't be a problem changing it to Commercial. Access and road construction standards was also discussed; noting 1250 is not to code and the possibility of obtaining additional feet needed from adjacent property owner is not likely. They were directed to contact UDOT as to the approach or need of a turning lane.

In conclusion, the project has potential, but the drawback is access to water/sewer. Mr. Cowan expressed the sale of this property lies on the use of it; Dave would like to discuss the potential of the project with the Town Council so they can move forward.

Glamping Ordinance: The latest trend in lodging accommodations is “Glamping” an upscale form of camping. A number of projects have been proposed throughout the County and one within Tropic. As with all new construction and project ideas, most communities have no ordinances regulating them. Garfield County recently passed a “Glamping” Ordinance to address issues that have surfaced.

A “Glamping” ordinance for the Town of Tropic was reviewed; patterned after the County’s. Discussion commenced on zoning and permitted/conditional uses. The Commission agreed it should be permitted in Residential Recreational Commercial (RRC) and as a Conditional use in General Commercial. Tropic Town Glamping Ordinance #2019-3 will be placed on the Town Council agenda for review, receiving input on any additions, changes and adopted.

### Bed & Breakfast Ordinance

A conflict was expressed with the recently passed vacation rental ordinance, which does not allow vacation rentals in a residential area. A project proposed in 2016 by the Seiler family is not in compliance with today’s code. In June 2019 representing Chris Seiler, Jean and Spring presented a new proposal that of a single-family home (vacation rental) using the basement as an apartment for an on-site property manager.

To address the project and to keep in compliance, the commission suggested that it be a B&B. The Seilers’ are not fond of needing to provide breakfast. Throughout the discussion proposals and comments to amend the vacation rental and the B&B ordinances were debated.

The Commission held a work meeting to review the issue. It was unanimous that the B&B ordinance be upheld and not create a “hybrid” B&B class . For the governing bodies to change and amend ordinance to accommodate project is setting precedence for all projects coming before the Town. A motion was made by Gene Anderson to recommend to the Town Council to uphold the B&B ordinance. Second by Kent Johnson. Motion was unanimous.

### **ADJOURN**

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

Approved this 3<sup>rd</sup> day of September 2019  
Marie H Niemann – Tropic Town Clerk