

## **Tropic Town Planning Commission Meeting**

Minutes of the Tropic Town Planning Commission Meeting  
Held Tuesday, January 5, 2021 at 6:00 p.m. in the Tropic Town Heritage Center

**PRESENT:** Dennis Pollock, Kent Johnson, Ginger Poteet and Tracy Johnson. Marie Niemann- Town Clerk

**OTHERS:** Lesa Ahlstrom, Tony & Misty McDowell

**CALL TO ORDER:** Dennis Pollock

**MINUTES APPROVAL:** A motion was made by Kent Johnson to approve the minutes of December 1, 2020 planning commission meeting and the minutes of December 29, 2020 Ahlstrom/McDowell rezone public hearing. Second by Ginger Poteet – Motion carried.

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

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### Property Rezone – Michael Ahlstrom & Tony McDowell

A public hearing was held December 29, 2020 for the rezone of Michael & Lesa Ahlstrom and Tony & Misty McDowell properties from Residential to Agricultural. One objection was received from Michael and Jennifer Taylor; their comments and concerns have been noted and addressed. Town Clerk Marie Niemann reported since the public hearing, the Taylor's objection has been withdrawn. No further comments or discussion were made. A motion was made by Kent Johnson to recommend the rezone of property owners Michael & Lesa Ahlstrom and Tony and Misty McDowell to the Town Council for approval. Second by Tracy Johnson – Motion carried.

### Business License \* Dog Kennel License

Michael & Lesa Ahlstrom applied for a Home business license as well as a dog kennel license. After review of the concerns expressed in the public hearing and asking for any additional comments or concerns from the public and Commission, the motion was made by Tracy Johnson to recommend these applications and the zone change to the Town Council for approval. Second by Kent Johnson – Motion carried.

### Debby Sullivan \* Building Permit Revised

A building permit was submitted and review in December 2020 for a modular home; an increase of 4ft was added to the home and a revised plot plan was received. In addition to the larger home, a request to add a garage was received, which the revised plan did not include. Commission directed Marie to contact Ms. Sullivan and notify her to resubmit their building permit with the garage addition to be reviewed in February.

Other Items: Dennis reported the next fad in economic development and home building is “tiny homes”. In preparation for the possibility of having them, research will be made into how other municipalities in Utah are addressing them, what impact are they having and what guidelines, if any, has the State passed.

## **ADJOURN**

A motion was made by Kent Johnson to adjourn – Second by Ginger Poteet. Motion carried. Upon adjournment, approval of the revised plot plan for Ms. Sullivan was not made. The motion to reconvene was made by Kent Johnson and second by Tracy Johnson. Motion to approve the revised plot plan without the garage was made by Kent Johnson – Second by Ginger Poteet. Motion carried. The motion to adjourn was made by Kent Johnson – Second by Ginger Poteet. Motion carried.

Approved this 2<sup>nd</sup> day of February 2021  
Marie H Niemann – Tropic Town Clerk