

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, July 2, 2019 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Gene Anderson, Ginger Elmer, Dennis Pollock – Marie Niemann Town Clerk

OTHERS: Richard Clarke, Clay Wagstaff, Annette Chynoweth, Karleen McInelly

CALL TO ORDER: Travis LeFevre

MINUTES: A motion was made by Gene Anderson to approve the minutes of June 4, 2019. Second by Ginger Elmer – Motion was unanimous.

AGENDA: A motion was made by Gene Anderson to approve the agenda as posted. Second by Ginger Elmer – Motion was unanimous.

Clay Wagstaff: Building permit application was reviewed for a room addition to an existing building, their Gallery; would be used for laundry. Commission questioned additional use of the addition; that it would not be used for public use and is not plumbed for a toilet, shower/tub, etc. Clay reported its purpose is to do laundry; the one in their home is not large enough to accommodate their business.

Review layout and location; all setbacks and other items were in compliance. A motion was made by Gene Anderson to recommend the project to the Town Council for approval, with conditions that no additional plumbing of a toilet, shower/tub, etc. will be made. Second by Ginger Elmer – Motion carried. Follow up will be made with the County Building Inspector on the conditions placed on the project.

Richard Clarke: Information on partitioning a one-(1) acres parcel from property located in Agricultural zone was discussed. The property is in the process of being purchased for farming; but Richard would like to keep a lot for a possible residence. Dennis believes the minimum acreage allowed with the possibility to build on is two-(2) acre parcel – verification will be followed up on minimum acreage.

No authorization is needed from the Commission or the Council to partition an acre(s) of property; code allows one to subdivide property twice before additional requirements subdividing property would be needed. Richard was directed to follow up with the County Recorders' office.

Karleen McInelly: A 4-plex building project has been discussed on property in Ahlstrom Subdivision. There is a water connection, but no sewer connection. History of Ahlstrom's subdivision was developed with water connections and a septic system; when the sewer system was extended, Doug did not purchase sewer connections that would have provided the lots with both water and sewer connections.

Though the need for long-term housing is greatly needed, authorization to approve a sewer connection is the Town Council. It was reported a list has been created for those asking for water/sewer connections – Karleen asked that she be added. Marie will follow up, but believes she has already been added.

Travis LeFevre: Signage for the Sinclair Station was reviewed ~ All was in order. It was reported Yesco contacted the office for the paperwork approval; he was told it is in the process. A motion was made by Gene Anderson to recommend approval for the Sinclair sign. Second by Ginger Elemer – Motion carried.

Scott Linford * Echell Pollock: A building permit application for rooftop solar panels was received via email from One Solar. A building permit will be needed – All was in order. A motion was made by Gene Anderson to recommend approval of this project to the Town Council. Second by Ginger Elmer – Motion carried.

Other Items:

Annette Chynoweth expressed concern regarding fire danger of un-kempt vacant lots – asking what can be done. Commission agreed, but it should be taken up with the Town Council.

Adjourn

A motion was made by Dennis Pollock to adjourn – Second by Ginger Elmer. Motion carried.

Approved this 6th day of August 2019
Marie H Niemann – Tropic Town Clerk