

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, March 2, 2021 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Dennis Pollock and Ginger Poteet – Marie Niemann Town Clerk

OTHERS: Mclain Mecham, Eric Jorgensen, Charlene Wilde, Lacy VanRij and Michael Ahlstrom

CALL TO ORDER: Travis LeFevre

MINUTES APPROVAL: A motion was made by Dennis Pollock to approve the minutes of February 2, 2021. Second by Ginger Poteet – Motion carried.

AGENDA APPROVAL: A motion was made by Dennis Pollock to approve the agenda with the addition of Nathaniel Steed for inquiry. Second by Ginger Poteet – Motion carried.

Amanda Manumaleuna: No in attendance

Debby Sullivan: A building permit was submitted and review in December 2020 for a modular home, with an increase of 4ft added to the home a revised plot plan with an added garage addition, which the revised plan did not include, the application with all the revisions was resubmitted. A review of changes and additions was discussed – which verified the recent addition of the garage and its use would not have living quarters requiring a water/sewer connection. The motion was made by Dennis Pollock to recommend the project to the Town Council for approval. Second by Ginger Poteet. Motion carried.

Lacy Van Rij -Via Zoom: A building permit was received for a residential home with garage and storage shed. Upon review of setback, frontage, etc. all was found to be in order. A motion was made by Dennis Pollock to recommend the building authorization to the Town Council for approval. Second by Ginger Poteet – Motion carried.

Eric Jorgensen: Neighbor Works, a housing management company has purchase a number of lots in the Bryce Meadow subdivision. Mr. Jorgensen and Charlene Wilde reported they have been working closing with Mayor Brinkerhoff and County Commissioner Jerry Taylor on affordable housing concerns in Garfield County. Engineering Construction plans for two-(2) residential 3 bedrooms 2 bath homes were presented; these homes are not for sale, but will be used for long-term residential family rentals. Response to comments and questions regarding affordability, management, home repairs etc. were provided by Eric and Charlene; reporting repairs and maintenance work will be done by contracted services. Charlene also reported they are working with families currently living in Bryce Meadows in repairing and addressing their needs. All was found to be in order – A motion was made by Dennis Pollock to recommend these two construction projects to the Town Council for approval – Second by Ginger Poteet. Motion carried.

Mclain Mecham: Owner of the annual Mule Day's event was in attendance to discuss the purchase of sewer connection, providing restrooms at the arena. Mclain current has a water connection, but as the event continues to grow, they would like to provide restrooms, rather than provide port-a-potties. There are a couple of obstacles that may hold up the project; no commercial utility connections are available and accessing the sewer's main line. Commission discussed other wastewater alternatives; septic system, underground treatment system, etc. It is believed that State code allows the use of a septic tank where the point of connection is 300ft or more; Marie will follow up with State Code. In the chance a sewer connection is provided, boring under the road (Hwy12) to connect to the sewer system will need UDOT approval.

Nathaniel Steed: Mr. Steed was not able to attend but had discussed with Travis the enclosure of a carport; which was not discussed when the permit was approved but Mr. Steed had spoken with Jared Woolsey regarding it. A motion was made by Dennis that a follow up with Jared be made to verify the approval of the enclosure on his building permit. Second by Ginger Poteet – Motion carried.

Travis LeFevre: Bryce Pioneer Village is making improvements by installing fencing by their cabins. No building permit is required, but Town acknowledgement and code compliance is needed. Commission reviewed the plans and found all to be in compliance.

Adjourn

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

Approved this 6th day of April 2021
Marie H Niemann – Tropic Town Clerk