

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, June 4, 2019 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Gene Anderson, Kent Johnson, Ginger Elmer, Dennis Pollock

OTHERS: Jean & Spring Seiler, Lisa Johnson, Wyatt Mecham, Kelly Shakespear, WaLon Brinkerhoff

CALL TO ORDER: Gene Anderson

APPROVAL OF MINUTES: A motion was made by Kent Johnson to approve the minutes of May 7, 2019. Second by Dennis Pollock – Motion carried.

APPROVAL OF AGENDA: A motion was made by Kent Johnson to approve the agenda with the addition of Wyatt Mecham to discuss house plan revisions. Second by Ginger Elmer. Motion carried.

Jean & Spring Seiler

In 2016, on behalf of Christ Seiler, Jean presented a proposal to subdivide property located on Center Street; with the intentions to build two vacation rental homes with future possibility of selling them as single-family homes. At the time there was no ordinance addressing vacation rentals; but there was a very heated debate about them. Since then, an ordinance regulating the operation of vacation rentals in Residential districts has been adopted.

With this change, Jean & Spring Seiler presented a different proposal, a vacation rental with an on-site property manager; using the basement as long-term apartment/living quarters for the manager, not at a nightly rental. As before, the house would easily be converted to a single-family residence. The property is large enough to have off-street parking.

Discussion commenced with the Gene Anderson inquiring how it would be advertised a B&B or Vacation rental. Jean explained the main floor would have the capacity of 8 guests – having one family or it has the capability of blocking off a unit for 6 guests and the other having 2 guests. Reviewing the definitions of a B&B and Vacation rental, it straddles both. Concerns expressed included the availability of the manager; leaving town and not having someone there; an example of this was shared regarding a previous vacation rental and the owner living 1 ½ hours away placing responsibility on the neighbors; which led to the creation of the ordinance. Addressing this concern, arrangements would be made for Jean/Spring or someone else to attend to the responsibility of being onsite or not renting on those occasions. Spring reported they wanted a family residence floorplan, rather than a building with multiple bedrooms and one gathering place to congregate.

Comments reviewed the pros, as well as cons that are regulated by code. Mayor Brinkerhoff expressed the need to revisit the ordinance, looking at other possible options to allow these types of projects. Gene Anderson entertained a motion to defer the approval and schedule a work meeting, reviewing existing ordinance that would comply and allow the project; looking at finding a solution. Second by Kent Johnson – Motion was unanimous.

Wyatt Mecham – Building permit has been approved; but change to the size of the home and floor plan has changed. Wyatt inquired if the project needed to be re-approved; setbacks and other requirements had not changed; no new approval was need.

Other items:

The issue of Clay Wagstaff regarding the nightly rental of the Tipis has not been resolved; the structures are still up after being told he would need to remove two of them. A number of reports to questioned the integrity of Clay and Rebecca not renting them. Follow up call to the ULCT Attorney David Church will be made to see what actions can be taken for them to comply.

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

Approved this 2nd day of July 2019
Marie H Niemann – Tropic Town Clerk