

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, May 7, 2019 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Gene Anderson, Kent Johnson, Ginger Elmer, Dennis Pollock
Marie Niemann Tropic Town Clerk

OTHERS: Mr. & Mrs. Kenneth Ellgen, Annette Chynoweth, Clay Wagstaff, Karleen McInelly, Amy Syrett, Nathaniel Steed, Officer Clint Pierson, WaLon Brinkerhoff, Lisa Johnson,

CALL TO ORDER: Travis LeFevre

MINUTES: A motion was made by Gene Anderson to approve the minutes of April 4, 2019. Second by Kent Johnson ~ Motion carried.

AGENDA: A motion was made by Kent Johnson to approve the agenda. Second by Gene Anderson ~ Motion carried.

Ken Ellgen ~ Business License: A business license application was received for a food truck “Dawg House”. Documentation accompanying the application included: copy of the Garfield Co. Business license, tax & license registration of the trailer, aerial photos of the location, food handler’s permit, and safety inspection. Discussing parking concerns. Mr. Ellgen reported there are three accesses available, with plenty of graveled area for patrons to park. A motion was made by Ken Johnson to recommend application to the Town Council for a business license. Second by Gene Anderson ~ Motion carried.

Annette Chynoweth ~ Conditional Use Permit: Ms. Chynoweth made request for the Town to allow her camp trailer to be used for employee housing, located at her home. Reviewing the zoning ordinance, it allows for up to 120 days. A motion was made by Gene Anderson to recommend granting of a conditional use permit for Annette Chynoweth to the Town Council. Second by Kent Johnson ~ Motion carried.

Amy Syrett ~ Building Permit: An application was received to add a porch to the home located at 180 North 300 West. All was found to be in order – a Motion was made by Kent Johnson to recommend approval to the Town Council for a building permit for the construction of a porch. Second by Ginger Elmer. Motion carried.

Clay Wagstaff~ Conditional Use Permit/Variance/Building Permit/B&B Ordinance: In preparation for the meeting, Mr. Wagstaff spoke with County attorney Barry Huntington regarding the legality of video/audio taping the meeting. Finding it permissible, Clay began his presentation. Four items were addressed with the Commission: Variance, Conditional Use, Building Permit, and address clarification to the B&B Ordinance.

Mr. & Mrs. Wagstaff applied and received a business license for a Bed & Breakfast in 2018; renting 5 rooms. They have increased occupancy by setting up three-(3) Tipis ~ which is not in compliance with zoning code or B&B ordinance – the zoning which would be they would be permitted in General Commercial or Residential Recreation Commercial. Acknowledgment received from neighbors, was a B&B not an Inn.

Discussion of renting the Tipis was presented, in which Clay reported they are using them for family and friends – and are not being charged. Travis and the Commission were skeptical and expressed it would be unrealistic for them, their neighbors or the community to believe they would not be rented.

Regarding a variance, the request does not meet the criteria of allowing addition guest rooms; not allowing it to become an “Inn” does not place a hardship on the property owner; and is not in harmony with the character or intent of the Residential zone; and reported they would need to be taken down. Clay reported he was confused on the wording on the B&B; he felt it was not in harmony with the zoning ordinance ~this will be reviewed.

Also discussed was the building permit, in which Clay wanted to build a bathhouse, providing bathrooms for guest using the Tips. Besides the previous issue, a moratorium on water/sewer connections is currently in place. Clay will revise the building permit application and resubmit at a tool shed.

Signage for River Stone Inn & Gallery was reviewed. Commission questioned the word “Inn” it would be portrayed as in Inn and it is a Bed & Breakfast. Discussion concluded that the word “Inn” does not regulate what the business license is allowed for ~ 5 guest room. Clay reported receiving verbal approval from Tyson and Kaycee Brinkerhoff to place a sign on the Pizza Place property on Main Street.

A motion was made by Gene Anderson to approve the sign’s design and wording as presented – with the understanding their business operations is a B&B not and Inn. Second by Kent Johnson. Voting was unanimous.

Nathaniel Steed: Misunderstanding regarding the porch building permit application for Amy Syrett and the application Nathaniel would like for his porch – Nathaniel being the contractor for both. Having is project listed on the agenda, no action could be made. It was agreed to hold a work meeting prior to Town Board meeting to hold a work meeting prior to Town board meeting to review his application. Notice of the work meeting will be posted and Commission will address his application.

ADJOURN

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

Approved this 4th day of June 2019
Marie H Niemann – Tropic Town Clerk