

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held July 7, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Gene Anderson, Dennis Pollock and Ginger Poteet. Marie Niemann - Clerk

OTHERS: Berkley & Susan Thompson, Ward Williams, Ryan & Shauna Talbot, Tyson Brinkerhoff, and Annette Chynoweth.

CALL TO ORDER: Gene Anderson

MINUTES APPROVAL: A motion was made by Dennis Pollock to approve the minutes of June 2, 2020. Second by Ginger Poteet. Motion carried.

AGENDA APPROVAL: A motion was made by Dennis Pollock to approve the agenda. Second by Ginger Poteet. Motion carried.

Berkley & Susan Thompson: A business license application for a vacation rental was submitted. Commission reported town code does not allow for new vacation rentals in a residential zone. The Commission reported that they could qualify for a B&B license. The application was denied.

Ward Williams: Mr. Williams recently purchased property in the Sinking Ship Estates and was in attendance to get information on building a home for his family. Ward discussed zoning, setbacks, and a possibility of a second building for a vacation rental on the lot; but his focus is currently on the home. Commission reported the property is zoned correctly for a vacation rental, but water/sewer connections are on hold for commercial connections.

Ryan & Shauna Talbot: A residential home building permit application was submitted for review. In reviewing the plot plan, setbacks were not shown; Commission had Shauna write in the setbacks in the area provide on the application. All other requirements were found in compliance; a water and sewer connection will be needed. The home will be located in the Sinking Ship Estates, known as the Burbidge subdivision. A motion was made by Gene Anderson to recommend the building permit to the Town Council for approval. Second Ginger Poteet – Motion carried.

Bryce Canyon Inn: Tyson Brinkerhoff reported an upgrade to signage at the Coffee Shop and some needed maintenance repairs. The plans have been reviewed and found to be in compliance with Town code. No building permit is needed. Tyson asked to be put on the Town Board agenda to review with the Council the project.

Tyson also asked for direction on what needs to be done to bring the Parry subdivision up to code; to improve the property's appearance. A number of comments were made as to what could be done without water/sewer services available at this time. Research of the subdivision ordinance and minutes as to what the Council has required will be reviewed; the Commission also expressed the need to get all those who have a interest to be involved in the process.

Bryce Pioneer Village: Planning commission also reviewed maintenance and signage upgrade project for Travis LeFevre and found all to be in compliance - No building permit is required. Travis will also follow up with the Town Council on his project.

Annette Chynoweth: Annette expressed concern with the need for additional trash bins in town or to relocate those that are not heavily used and could be better used in other location; discussed where a trash bin should be and where duplicates are not needed. Commission will forward the information to the Council to re-evaluate the bins locations.

Also, Annette asked why the splash pad was not operating. Marie reported restrictions are in place because of the COVID-19 pandemic.

Landon Holm: Mr. Holm discussed their interest in purchasing the Harkleroad property and developing a RV park. The Commission addressed the issues with commercial water/sewer connections, which Landon acknowledged they understood. Discussed the need of a pump station, lack of water pressure, etc. Landon questioned the use of a septic system; the Commission reviewed the water/sewer ordinance and the sewer project that expanded sewer services throughout town, eliminating septic tanks. Also, the water connections that Dwyane and JoAnne Harkelroad claim to have, is not correct. Further discussion regarding them will need to be taken up with the Town Council.

Annexation: The office has received a number of calls regarding the purchase of property located within the County and wanting to access the Town's water/sewer services. Code prohibits the Town from providing w/s services outside the town limits. The Town's annexation code is needed of updating, which Marie is working on. It was reported, that any annexation if approved, the property owner/developer would cover the entire cost of the project.

Adjourn: A motion was made by Dennis Pollock to adjourn. Second by Gene Anderson. Motion carried.

Approved this 4th day of August 2020
Marie H Niemann – Tropic Town Clerk.