

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held June 2, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Dennis Pollock, Kent Johnson, Ginger Poteet, Tracy Johnson, and Gene Anderson.
Marie Niemann – Tropic Town Clerk

OTHERS: Todd & Lynda Niemann, Levi & Scout Holm, Matt Emes, Triton Manumaleuna, Kerry Alvey

CALL TO ORDER: Dennis Pollock

MINUTES APPROVAL: A motion was made by Kent Johnson to approve the minutes of May 5th & May 14th Planning Commission meeting minutes. Second by Ginger Poteet. Motion carried.

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

Todd & Lynda Niemann: An appeal of their business license for a B&B Inn was heard before the Town Council; and after much debate, researching code(s) and finding nothing addressing not allowing a “B&B Inn” in a residential zone, the Council directed them to resubmit their business license application for a “B&B Inn”. The recent adoption of a resolution to the B&B Ordinance, making “B&B Inn” establishments prohibited in Residential Zones will not apply to this B&B Inn establishment; due to the err of misunderstanding by the planning commission and Town Council’s of Town code.

With the remodeling of the house to a “B&B Inn” a building permit application was presented; before and after sketching/drawings were available to review. The remodel will include four-(4) bathrooms and seven-(7) bedrooms 10’x15’; six-(6) of which are for nightly rentals. In reviewing the floor plan, the Commission asked if their plans included any additions or exterior construction onto the existing home, or adding other buildings to the property; Todd & Lynda replied no. After reviewing parking, setbacks, etc. all was found in order. A motion was made by Tracy Johnson to recommend a Bed & Breakfast Inn establishment business license and a remodel building permit to the Town Council for approval. Second by Kent Johnson. Motion carried.

Levi Holm: Four items were presented to the Commission for review; one of which was to receive approval on construction signage for Bryce Valley Lodging. A sketch/drawing was provided and all was in order. A motion was made by Kent Johnson to recommend the construction sign to the Town Council for approval. Second by Ginger Poteet. Motion carried.

Additional commercial development was proposed: Motel, additional cabins to Bryce Valley Lodging, and development of recently purchased 200 acres above town.

*Motel & Cabins ~ Levi & Scout reported they are still pursuing the motel and would like to build 41 additional cabins to Bryce Valley Lodging. Commission updated them on the water/sewer projects; providing a possible timeframe of 240 days to 2 years, if all goes well; but projects never go as hoped. Continuing, Dennis reported once the project is completed, the bigger issue is water; finding additional water to provide growth and maintain current demand is challenging. Currently the Town is metering water the spring is producing, which is not producing what was expected.

Scout reported they are moving forward with these plans, asking for the project(s) to be placed on the waiting list and when water/sewer projects are completed to provide the connections. Responding, Dennis and Gene explained the Commission cannot pre-approve projects or connections; the project to be added to the list, but the Council has the final say regarding connections and if added the projects would not be listed with the motel.

Mr. Matt Emes inquired about accessing the Well. Dennis reported it's only to be used in emergency purposes; explained the issues and process to remove the minerals and impurities and treat the water before it could be used, as well as operating and maintaining.

Triton Manumaleuna * Representing Austin LeFevre: Application was submitted in January to reopen the Bryce Point B&B, which had not been in operation for many years. With similar issues as Todd & Lynda, they too felt they were denied and "Inn" establishment business license without backing of an ordinance. To resolve this conflict, a motion was made by Tract Johnson to recommend a business license for "Bed & Breakfast Inn" establishment to the Town Council for approval. Second by Ginger Poteet. Motion carried.

Due to the misunderstanding of Town code on the part of the Planning Commission and Town Council, it is noted, the Town Council excluded the Bryce Point B&B & Todd & Lynda's B&B from the requirement of a "B&B Inn" establishment in a Residential zone; all other requirements listed in the B&B Ordinance will be followed.

South Central Communications: Building permit application was presented for a 3-sided storage shed; storing materials and other misc. items. Codes were reviewed and found in order. A motion was made by Kent Johnson to recommend the project to the Town Council for approval. Second by Tracy Johnson. Motion carried.

Approved this 7th day of July 2020
Marie H Niemann – Tropic Town Clerk