

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held March 3, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Dennis Pollock, Tracy Johnson, Kent Johnson, Ginger Poteet.
Marie Niemann Town Clerk

OTHERS: Kaden Figgins, Todd & Linda Niemann, Jeanee Shakespeare, Joey Shakespeare,

CALL TO ORDER: Travis LeFevre

MINUTES APPROVAL: A motion was made by Tracy Johnson to approve planning commission meeting minutes held February 4, 2020. Second by Dennis Pollock. Motion carried.

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

Hunter Mecham ~ Building Permit: No Show

Todd & Linda Niemann: A business license application was for a Bed & Breakfast. Neighbors were notified and all signatures were acquired but one; Sharon Kay Pollock. Linda reported she would not sign, but had no issue with them operating a B&B. Marie was directed to contact Sharon verifying she is aware with a certified letter. A motion was made by Dennis Pollock to recommend this business license application to the Town Council for approval. Second by Ginger Poteet. Motion carried.

Joey Shakespeare: The recent sell of the Bryce Canyon Livery B&B has caused much controversy as to the use of the “Family Suite”, which was not included in the sale. The debate is whether or not the home/family suite is on one parcel of property or two; and what the definition of “premises” is. Kaden Figgins was invited to attend planning commission meeting to provide information to clarify and resolve these issues. Information received from the Records Office clarified the properties are separate; having different tax and identification numbers. Kaden discussed two items:

1. The single family dwelling doe not meet the requirement of 3A-5; being located on the same property/parcel/lot; three different Parcel and Tax #'s, according to the County Recorder’s office.
2. Property doesn’t meet the acreage requirement. The property is 0.35 acres; the requirement is not less than ½ acre.

A property line adjustment was discussed. By combining both the “family suite” lot with Joey’s single-family home lot, placing it in Joey’s name and having it recorded at the County, the Commission would recommend approval to the Council for a business license. Travis stated they would be willing to meet prior to TB to review the changes to have the Council approve in March.

Levi Holm: No Show

Travis LeFevre: A building permit application was submitted and reviewed for a porch/deck; and pergola. All was in compliance. A motion was made by Kent Johnson to recommend this project to the Town Council for this building permit. Second by Ginger Poteet. Motion carried – Travis LeFevre abstained.

ORDINANCE REVIEW

B&B Ordinance:

A number of applications have been received to transform an existing home into a Bed & Breakfast business; having much controversy regarding the definition of parcels, premises, and lots; meaning being interpreted differently. Commission asked that a resolution be created to clarify the “B&B” definition; that the wording “in-house” be added, clarifying requirements for a B&B.

Also, “B&B Inn” being removed, and identified as a permitted use in RRC and Commercial zones.

Glamping:

Zone clarification ~ Travis questioned the restriction not to allow glamping in a commercial zone. Owning a RV Park/Campground in a General Commercial zone, Travis felt “glamping” tents would not be a distraction, but understood the reasoning of not allowing them along Main Street, not visually welcoming nor having curb appeal into Town. He would like to suggest that it be a conditional use in a Commercial zone; rather than not allowing it at all.

Draft resolutions will be made in preparation for next PC meeting to review and recommend these changes to the Town Council for approval.

Board of Adjustments: Also discussed was using the County as the Board of Adjustments; Kaden would look into it; felt the County could be used to settle grievances the Town may have.

Approved this 5th day of May 2020
Marie H Niemann – Tropic Town Clerk