

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, May 5, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Dennis Pollock, Kent Johnson, Ginger Poteet, Gene Anderson

OTHERS: Todd & Lynda Niemann, Michael Ahlstrom

CALL TO ORDER: Travis LeFevre

MINUTES APPROVAL: A motion was made by Kent Johnson to approve the minutes of March 3, 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.

Todd & Lynda Niemann: A business license to operate a Bed & Breakfast was approved by the Town Council in April. Having the desire to for additional occupancy - more than five-(5) rooms, they would like to rezone their property to Residential Recreation Commercial (RRC) making it a “Bed & Breakfast Inn” having a total of 8 room. Commission reviewed the propose property and its location in regards to RRC. The Commission reviewed the requirements for a rezone and what steps needed to be taken. To meet the requirement of 5 acres, the neighboring properties would also be willing to rezone; once neighboring properties are in agreement, a public hearing will be held to consider the rezone.

Michael Ahlstrom: Commission reviewed a building permit application for a workshop/garage. The building is 30 x 60; and will have a bathroom. Mr. Ahlstrom currently has a culinary water connection, will need to purchase a sewer connection. Discussed setbacks; one change was needed ~ the front setback will need to be changed to 25ft. A motion was made by Dennis Pollock to recommend this project to the Town Council for approval. Second by Kent Johnson. Motion carried.

Tracy Gibb: A gentleman from Salt Lake City is interested in purchasing property on Francisco Lane. There are three parcels, one of which is a long 2-acre piece that he would like to use as a driveway to access the 10 acres to build a home. An email addressing water/sewer connection and accessibility; and what information the Town has on the easement on the power poles running through the property.

Commission addressed accessing the water/sewer; these lines are accessed from Francisco Lane and it will be his responsibility to this w/s line from the back 10-acre piece to Francisco Lane. Also, Mr. Gibb will need to check with Brett on the need of a lift-station; is there enough gravity flow to service the home. Marie will follow up with Mr. Gibb with the Commission’s review.

Bed & Breakfast Ordinance Amended: Due to a number of applications received to transform an existing residential home into a B&B business, the Commission asked that the Town revisit it and clarify some items of concern.

***In the Zoning Ordinance ~ Appendix “A” Definitions** was amended – the word “for consideration” was removed; the rest of the definition stayed the same.

***In this Revised B&B ordinance 2020-4, Chapter 3A-4 Application Procedures Item G** was amended, removing the statement “whether or not food will be served to guest”.

***In this Revised B&B ordinance 2020-4, Chapter 3A-5 Item C** the wording “reside on premises” was changed to “must physically reside within the business of the B&B”.

***In this Revised B&B Ordinance 2020-4 Chapter 3A-5 Item G** , the wording “Bed and Breakfast Inn may not be located or operated in a Residential zone” was added.

A motion was made by Dennis Pollock to recommend the Amended B&B Ordinance #2020-4 to the Town Council for approval. Second by Ginger Poteet. Motion carried.

ADJOURN

A motion was made by Dennis Pollock to adjourn. Second by Ginger Poteet. Motion carried.

Approved this 2nd day of June 2020
Marie H Niemann – Tropic Town Clerk

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, May 14, 2020 at 5:30 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Dennis Pollock, and Kent Johnson. Marie Niemann – Tropic Town Clerk.

OTHERS:

CALL TO ORDER: Travis LeFevre

Bed & Breakfast Ordinance Resolution: The recommendation to approve the amended B&B ordinance to the Town Council was made in the previous planning meeting. Because it was not specifically listed on the agenda, this meeting was called to correct the process and to formally list and recommend the resolution to the Council for approval.

The following items listed in the Zoning Ordinance and Bed & Breakfast Ordinance are being amended:

***In the Zoning Ordinance ~ Appendix “A” Definitions** was amended – the word “for consideration” was removed; the rest of the definition stayed the same.

***In this Revised B&B ordinance 2020-4, Chapter 3A-4 Application Procedures Item G** was amended, removing the statement “whether or not food will be served to guest”.

***In this Revised B&B ordinance 2020-4, Chapter 3A-5 Item C** the wording “reside on premises” was changed to “must physically reside within the business of the B&B”.

***In this Revised B&B Ordinance 2020-4 Chapter 3A-5 Item G** , the wording “Bed and Breakfast Inn may not be located or operated in a Residential zone” was added.

A motion was made by Kent Johnson to recommend Resolution #2020-2 to the Town Council for approval. Second by Dennis Pollock. Voting was unanimous.

ComNet Cell Tower: A representative from ComNet inquired about zoning and other concerns with co-locating services on an existing tower located at the Town Park. They would like to add 20’ to the tower. This will take the tower from the current 50’ to a new height of 70’. In response, Mr. Levie was directed to bring his proposal to the planning commission for discussion, which he is reluctant in doing since they are out of state; would prefer to communicate through email.

It was reported that Council Member Mike Ahlstrom provided information to Mr. Levie which explained the circumstances on which the Verizon Tower was allowed to install a 100’ tower; that it was done with the understanding that all new towers would only have the option to co-locate on the Verizon tower, which meant that extending the shorter tower isn’t an option. It was also noted that the Council doesn’t believe the community would allow another tower; considering the opposition the Council had with Verizon. The Council gave Mr. Levie two options, co-locate 90’ on the existing 100’ tower or leave the current tower as is.

Adjourn

A motion was made by Dennis Pollock to adjourn. Second by Kent Johnson. Motion carried.

Approved this 2nd day of June 2020
Marie H Niemann – Tropic Town Clerk