

## **Tropic Town Planning Commission Meeting**

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

**PRESENT:** Travis LeFevre, Tracy Johnson, Kent Johnson, Ginger Elmer. Town Clerk Marie Niemann.

**OTHERS:** Gene Anderson, Marie Pollock, Mike Ahlstrom, James & Abby Palmer, Mr. & Mrs. Sullivan, and Michael Taylor.

**CALL TO ORDER:** Travis LeFevre

**MINUTES APPROVAL:** A motion was made by Tracy Johnson to approve the minutes of October 6, 2020 – Second by Kent Johnson. Motion carried.

**AGENDA APPROVAL:** A motion was made by Kent Johnson to approve the agenda for November 3, 2020 – Second by Ginger Poteet. Motion carried.

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Nathaniel Steed: Not in attendance \* Verification will be made on the purchase and recording of the 10 acres needed for the porch addition as was reported by Mr. Steed.

Travis LeFevre: Mr. LeFevre reported he has an unused water/sewer connection that he would like to use for an RV spot at Bryce Pioneer Village. In the development of the Sinclair station, water connections from the two Stewart homes were used for one-(1) Commercial water connection; leaving 1 sewer connection unused. Travis also reported he has one-(1) unused water connection at Bryce Pioneer Village, both are billed and paid monthly. Approval will need to be made by the Town Council.

Mike Ahlstrom: An application was submitted to rezone property located in the Ahlstrom Subdivision. An account of the subdivision development, as well as its zoning and rezoning was reviewed. The subdivision developed in 2007/2008 was originally zoned agricultural, in 2018 five-(5) lots within the development totally about eight-(8) acres was rezoned to residential to provide a multiple long-term housing unit; Mr. Ahlstrom's property was one of this lots rezoned.

Neighboring property owner Michael Taylor was in attendance to challenge the rezone. Mr. Taylor claimed the rezoning does not comply with the subdivision ordinance. Mr. Taylor was not able to clarify when ask what specifics the Commission needed to address, except that it would be considered spot zoning and the remaining subdivision would not in compliance with ordinance. After much discussion, the Commission directed Marie to follow up with Michael Hansen, Rural Community Consultant, to address the issue.

John & Marie Niemann: Notification was given to the Commission for repairs being made to their home; installation of a metal roof and the replacement of a skylight – no construction or additions will be made. No approval is needed.

Other Items:

Mr. & Mrs. Sullivan purchased a lot in Bryce Meadow's subdivision and were in attendance to discuss a building permit for a modular home. They are employed at Ruby's RV Campground and will not begin construction until spring. It was explained that a building permit is only good for 1 year; and it would be better for them to submit application when they are ready to move forward in the spring. Because the couple live in California, they were told to fill out the application and email it prior to returning in the spring.

Zoning Ordinance: Council Member Gene Anderson received a complaint of the allowance of farm and livestock animals within residentially zoned areas. The keeping of horses, cows, sheep, goats, etc. is a “Conditional Use” in the residential zone; based on the amount of square footage required. Chicken coops, stable, corrals and barns are also listed as a “Conditional Use”. Follow up will be done and issues will be addressed to correct the issues.

Off-Highway Vehicle Ordinance: Another concern brought before the Commission by Mr. Taylor was the “Off-Highway Vehicle” ordinance. The current code was adopted in 1998 when 4-wheelers were being used by farmers and ranchers to access their fields. Since then, 4-wheelers and all-terrain vehicles have become a mode of transportation throughout the community; no one is in compliance under this code. A draft of revisions to the “Off-Highway Vehicle” ordinance is at completion and will be emailed to the Commission for review to be recommended to the Town Council for approval.

## **ADJOURN**

A motion was made by Kent Johnson to adjourn – Second by Ginger Poteet. Motion carried.

Approved this 1<sup>st</sup> day of December 2020  
Marie H Niemann – Tropic Town Clerk