

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held September 1, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Kent Johnson, Tracy Johnson and Ginger Poteet

OTHERS: Megan Brinkerhoff, Levi Holm, Karleen McInelly, and Annette Chynoweth

CALL TO ORDER: Travis LeFevre

MINUTES APPROVAL: A motion was made by Kent Johnson to approve the minutes of August 4, 2020. Second by Tracy Johnson – Motion carried.

AGENDA APPROVAL: A motion was made by Ginger Poteet to approve the agenda for September 1, 2020. Second by Kent Johnson – Motion carried.

Megan Brinkerhoff: Inquiries made for the placement of a prebuilt 10 x10x 24 storage shed. Location, setbacks, etc. was reviewed. No water/sewer services, but electrical – with the installation of power, a building permit will be required. Megan was provided with a building application to fill out. Travis stated the Commission has met prior to town board meetings to review projects if they were looking at starting the project right away. Megan will follow up with the office if they can get the application fill so a Commission meeting can be scheduled.

Business License – Vacation Rental: The home of Kevin & Kay Shakespear was purchased by Levi Holm, and a business license application for a vacation rental was presented to the Commission for review. Commission found the zoning in compliance with Town code; but they would need to follow up with the County Building Department for an inspection; Berkley Thompson recently converted a section of his home into a B&B and was required to have a safety inspection. Levi agreed to contact the County to arrange an inspection. A motion was made by Tracy Johnson to recommend a business license to the Town Council for approval on contingent the home passed a safety inspection. Second by Kent Johnson – Motion carried.

OTHER ITEMS:

Business License Ordinance: Garfield County recently amended its business licensing ordinance requiring a twelve-(12) month Utah sales tax payment confirmation; Mayor Brinkerhoff and Council asked that this same requirement be implemented for Tropic Town. Identifying differences in the two documents and addressing the Council request, a draft of the ordinance was reviewed. The Commission expressed concerns as to what is meant by “confirmation” of paid taxes – who issues the acknowledgment; do they contact the County, State, etc. Follow up will be made with Falyn and Camille at the County.

Another suggestion is to require that the water/sewer account is current and up-to-date; Commission expressed concern. The issue of delinquent water bills is addressed in the water/sewer ordinance, if any resident or business is delinquent the Town needs to follow protocol as outlined; including being turned off with penalties applied and collected.

Other item listed on the business application asks for Tax ID #'s' but is not listed as a requirement; this to was added along with better wording or clarification procedures. Changes will be made and noted and presented to the Council for approval.

Building and Construction Ordinance: As discussed in August, the Commission reviewed changes to the Town building code and documentation requirement for a permit. It was agreed that a full set of construction plans should not be a requirement for the Commission's review and recommendation of approval; but will be required by the Building Inspector's office. The removal of this item will be taken from the "Check List" in the building permit information packet.

Noise/Nuisance Ordinance: It's been brought to the attention of the Planning Commission and Town Council that an ongoing noise issue has escalated into seeking law enforcement and possibly legal action against the property owner. In November 2019 resident Michael Taylor approached the Council expressing concern regarding the property of Kortney Ahlstrom being used as a racetrack and party gathering place. The Council directed Mr. Taylor to contact Kortney to discuss his concern. Mr. Taylor did follow up with Kortney, which has made things worse; and has even filed with the County Sheriff's office and has received no support.

In filling a record's request for the Town Code for noise/nuisance, Marie reported the noise ordinance needs updating, current code was made in 1981. Along with a noise ordinance, the Off Highway/ATV ordinance adopted in 1998 also needs updating; according to code the use of 4-wheelers and ATV's are not allowed on public streets and on the highway.

ADJOURN

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

Approved this 6th day of October 2020
Marie H Niemann – Tropic Town Clerk