

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held September 6, 2018 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Gene Anderson, Ginger Elmer ~ Marie Niemann Town Clerk

OTHERS: Cassie Chynoweth, Annette Chynoweth and Paul Harward

CALL TO ORDER: Travis LeFevre

MINUTES: The motion was made by Gene Anderson to approve the minutes of August 2, 2018 ~ Second by Ginger Elmer. Motion carried.

AGENDA: The motion was made by Gene Anderson to approve the agenda ~ Second by Ginger Elmer. Motion carried. Motion carried.

Gary Bybee: A temporary signage design plan for “The Cottages” was submitted for review; the 4x6 foot sign will be made from plywood. Addressing lighting, a discrepancy was found in the Zoning ordinance – Chapter 10 “Signs”; in the outlined chart it states the illumination of a business sign shall be indirect, but in Section 10.3 “Illumination” it states ... “all signs, except business signs, shall be illuminated by indirect lighting”. Travis asked that this be corrected ~ the chart will be revised to list business signage in CC & GC as “direct”. All other items were found to be in order.

A motion was made by Gene Anderson to recommend the project to the Town Council for approval. It was also asked to make the Town aware the correction needed to the ordinance. Second by Ginger Elmer. Motion carried.

Ordinance Review: A number of ordinances have been drafted to address some controversial issues currently before the Council; the following documents were reviewed in preparation for approval and adoption by the Town Council:

Bed & Breakfast: In 1990 & 1996 ordinances were created for Bed & Breakfast establishments; they, having no guidelines to address the use of a single-family dwelling being proposed, the creation of a new ordinance was written. Commission asked for the removal of the amount of square footage per guest room.

Vacation Rental/Short Term Ordinance: An ordinance amending Ordinance #11-1016, which regulates the use of single-family homes as STRs was revisited; input from residents and business owners were received and changes made. Term definitions clarified; building codes, parking, and other commercial business requirements implemented. Those currently in operation are acknowledged, but license will be revoke for violations. Vacation rentals/Short Term Rentals are prohibited in residentially zoned areas, unless owner occupied – it is a conditional use, not a permitted use.

Water/Sewer Moratorium: With the current status of the town’s sewer lagoon at/over capacity; and requests for additional culinary water connections placing the town’s water resource(s) and use at its peak, the Council placed a hold on the sale of w/s connections while studies were performed. After having received the results of the studies, Town Council found it necessary to place a moratorium until the issues are resolved. Receiving input and feedback from the Planning Committee, an ordinance was written and reviewed. With the option given to allow the relocation of an existing active w/s connection, the Commission asked that the wording associated with paying an impact fee be removed ~ this fee was paid with its original purchase.

Business Licensing: State Code and updates to the Town's business licensing code was reviewed; SB81 places a restriction on municipalities to charge a business license fee on home occupations that do not impact the home above and beyond residential use.

Also, the issuing date changed from the fiscal year to calendar year; as well as liquor licensing. Classifications and fees were implemented. Branch establishments have been required to purchase a separate license; this requirement was in question. After investigation of other municipalities throughout the State, it was reported all municipalities require branch establishments to have a separate license; it is the only way for the State verify businesses and collect taxes. It was agreed to require branch establishments to have a separate license ~ regarding lodging accommodations, licensing & fees will be based on classification and grade.

A chart/table was presented as an example for structuring the Town's businesses; the Commission reviewed and discussed the outlined proposal – all felt it was a much better way of regulating and implementing a fee structure for businesses.

A motion was made by Gene Anderson to revised the ordinances as outlined and recommend them to the Town Council for approval and adoption. Second by Ginger Elmer – Motion carried.

Laundromat – Following up on the laundry facility at Bryce Canyon Inn, it was reported no word back from Tyson Brinkerhoff as to what he and Mclain wanted to do; keep it a public or just a guest laundry. Commission felt the charge of \$100 for operating a public laundry be implemented; just as is the public laundry at Red Ledges Inn.

Planning meeting with John Smith is scheduled for September 19th at 5 p.m. Meeting to have two sessions ~ with a dinner break; pulled pork sandwiches, salad/chips was suggested. Advertising was also discussed.

ADJOURN

A motion was made by Gene Anderson to adjourn – Second by Ginger Elmer. Motion carried.

Approved this 4th day of October 2018
Marie H Niemann – Tropic Town Clerk