

## TROPIC TOWN PLANNING COMMISSION MINUTES

DATE: Tuesday, Feb 3, 2026

TIME: 6:00 PM

LOCATION: Town Council Room, Heritage Center, 20 N Main, Tropic, UT 84776

- Call to Order: Austin LeFevre
  
- Attendance: Tyson Brinkerhoff, Asa Bradford, Austin LeFevre, Amber Williams, Tracy Johnoson was excused.
  - Prayer-Tyson Brinkerhoff
  - Pledge of Allegiance-Asa Bradford
  
- Approval of Previous Minutes-Asa made a motion to approve the minutes; Tyson seconded the motion and the motion passed.
  
- **Adoption of Agenda:** Tyson moved to approve the agenda for the evening's meeting, and Amber Williams seconded the motion. The motion passed with all members in favor.
  
- **Public Comment:** No public comments were offered.
  - Discussion Items
    - Chair and co-chair appointment: Tracy Johnson has agreed to serve as the Chair, following a discussion with Asa. Amber has volunteered to serve as the Co-Chair. Tyson made a motion to appoint Tracy Johnson as chair, and Amber Williams as co-chair. Asa Bradford seconded the motion. All were in favor and the motion passed.
    - **Zone Change Request: Ahlstrom Property**

The Ahlstrom's submitted a request to rezone their property from Agricultural (Ag) to Residential (R20). Dani will schedule a public hearing for this zone change request at the next Planning Commission meeting to move the approval process forward.
    - **Utility Inquiry: Laird, Land and Livestock (water/sewer availability)**

Josh Lee: Josh Lee spoke on behalf of Mike Akin regarding recently purchased property located on 132 West, consisting of approximately 17 acres, including a lane and adjacent parcels. The owners intend to develop the property for personal use as a small farm and ranch.

Mr. Lee explained that the access lane is approximately 13–20 feet wide and extends approximately 1,320 feet to the main portion of the property. They are seeking guidance on requirements for extending utilities to the interior of the parcel, including power, water, and sewer service.

Planning and Zoning clarified that under Tropic Town Code, all new construction within town limits must connect to the Town's sewer and culinary water systems. Because the property is located within town

boundaries, installation of a septic system would not be permitted.

Discussion followed regarding sewer tie-in requirements, including depth and sizing, as well as water line extension standards and fire protection requirements. Due to the distance involved, an 8-inch water line and fire hydrant placement may be required, and the water system may need to be looped to avoid a dead-end line. Easement widths, right-of-way standards, fire department turnaround requirements, and coordination with Garkane Energy for power access were also discussed.

P&Z advised Mr. Lee to coordinate with Sunrise Engineering, the Town Engineer, to determine specific design standards and potential cost estimates.

The property is currently zoned Agriculture (A), which allows one residence and accessory agricultural structures consistent with Town Code.

This item was presented for preliminary discussion only. No formal action was taken.

Adjournment: At 6:23 Tyson made a motion to adjourn; Amber seconded the motion and the motion passed.

Prepared by: Dani Harding, Tropic Town Clerk