

TROPIC TOWN PLANNING COMMISSION MINUTES

DATE: Tuesday, March 3, 2026

TIME: 6:00 PM

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

Call to Order -PC Chairman-Tracy Johnson

Attendance: Tracy Johnson, Amber Williams, Asa Bradford, Austin LeFevre, Tyson Brinkerhoff
Others: Ward Williams, Rockwell Williams, Liam LeFevre, Lacy Post, Joey Shakespeare, Dani Harding, Jennifer Taylor, Mr Taylor, Brett and Tracy Chynoweth, Mike Ahlstrom via google meets

Prayer-Tyson Brinkerhoff

Pledge of Allegiance-

Approval of Previous Minutes-Amber made a motion to approve Feb minutes. Tyson seconded and the motion carried.

Adoption of Tonight's Agenda- Asa made a motion to approve tonight's agenda, Tyson seconded, all were in favor and the motion carried.

Public Hearing

• Zone Change Request – Ahlstrom Property

A motion was made and seconded to open the public hearing regarding a zone change request for three parcels on the Ahlstrom property totaling approximately seven acres.

The requested zone change is from Agricultural to R-20. The parcels include the racetrack property, the parcel containing Mike Ahlstrom's residence, and the parcel containing the kennel. The Planning Commission noted that no mailed comments were received and one email was received from neighboring property owners, the Taylors, stating they had no opposition to the request.

With no public comment, a motion was made and seconded to close the public hearing.

Following discussion, a motion was made and seconded to **recommend approval of the zone change from Agricultural to R-20 for the three Ahlstrom parcels to the Town Board for final approval.** The motion carried.

Business Licenses

- **Liam LeFevre – Construction**

Liam LeFevre applied for a business license for an at-home construction business. The Planning Commission discussed the request and expressed no concerns. Tracy made a motion to recommend approval to the Town Board. Tyson seconded the motion. The motion passed unanimously.

- **Amber & Ward Williams – Blue Avalon LLC (Vacation Rental)**

Ward Williams applied for a business license for a nightly rental property owned by a friend in Texas, with Ward serving as the local manager. The Planning Commission discussed the request and expressed no concerns. Tyson made a motion to recommend approval to the Town Board. Asa seconded the motion. Amber Williams abstained. The motion passed with all remaining members in favor.

- **Lacy Post – Floral Business / Building Permit Request (Review and Recommendation to Town Board)**

Lacy Post applied for a business license for a floral business operated from her home. The Planning Commission reviewed the request and expressed no concerns. Austin made a motion to recommend approval to the Town Board. Amber Williams seconded the motion. The motion passed unanimously.

- **Lacy Post – Request for Approval of 8-Foot Fence**

Lacy Post requested approval to install an 8-foot fence instead of the standard 6-foot height. The Planning Commission discussed the request. Asa made a motion to recommend approval to the Town Board contingent upon receiving written acknowledgement from neighboring property owners and ensuring the fence does not obstruct traffic visibility. Austin seconded the motion. The motion carried.

Adjournment

Asa made a motion to adjourn the meeting. Tyson seconded the motion. The motion carried, and the meeting was adjourned at 6:34 PM.

Prepared by: Dani Harding, Tropic Town Clerk