

TROPIC TOWN PLANNING COMMISSION MINUTES

Date: Tuesday, August 4, 2026

Time: 6:00 PM

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

1. Call to Order Tracy Johnson

2. Roll Call/Attendance: Tracy Johnson, Amber Williams, Tyson Brinkerhoff, Asa is excused, Brannon Morse, Walon and Kami Brinkerhoff

3. Prayer: Tyson Brinkerhoff

4. Pledge of Allegiance: Tracy Johnson

5. Approval of Previous Meeting Minutes Dani changed the date as it was wrong, so with those changes, Tyson made a motion to approve July minutes, Amber seconded the motion and the motion carries.

6. Adoption of Tonight's Agenda: Amber made a motion to approve the agenda, Tyson seconded and the motion carried.

7. Public Comment: NO comment

8. Close Planning Commission Meeting and Open Public Hearing

Public Hearing: Tracy made a motion to open the public hearing. Amber seconded that motion and the motion carried.

- Proposed Zone Change for **WaLon and Kami Brinkerhoff**, property located at **935 N 100 W, Tropic, Utah**
- Receive Public Comment: No comments were received

● 9. Close Public Hearing and Reopen Planning Commission Meeting

Tracy Johnson made a motion to close the public hearing and reopen the Planning Commission meeting. Amber Williams seconded the motion. The motion carried.

● 10. Business Items

- **WaLon and Kami Brinkerhoff – Recommendation on Proposed Zone Change for Property Located at 935 N 100 W**

WaLon Brinkerhoff stated that the property is owned by Bryce Country Cabins. He also noted that Bryce Country Cabins owns three surrounding properties that are already designated as commercial property.

Tyson Brinkerhoff disclosed a conflict of interest, stating that Bryce Country Cabins is owned by family. Following the disclosure, Tyson made a motion to recommend approval of the proposed zone change for the property located at 935 N 100 W. Amber Williams seconded the motion. The motion carried.

- **Kami Brinkerhoff – Vacation Rental Business License Application for 935 N 100 W**

The Commission discussed the required health department inspection. Amber Williams asked whether the health inspection had been completed. WaLon Brinkerhoff explained that the health department inspection could not be completed until the business license application received approval.

Tracy Johnson made a motion to recommend approval of the vacation rental business license application for 935 N 100 W. Amber Williams seconded the motion. The motion carried.

- **Planning Commission Vacancy Applications**

The Commission discussed appointing Brook and Brannon as Planning Commission members. The appointments will be considered by the Tropic Town Board, as the Town Board is responsible for making the official appointments.

11. Adjournment Meeting was adjourned at 6:25

Prepared by: Dani Harding, Tropic Town Clerk