

**Tropic Town Planning Commission Public Hearing  
Ahlstrom & McDowell Property Rezone**

Minutes of the Tropic Town Planning Commission Rezone Public Hearing  
Held Tuesday, December 29, 2020 at 6:00 p.m.  
Tropic Town Heritage Center

**Present:** Travis LeFevre, Tracy Johnson, Kent Johnson

**Others:** Tony & Misty McDowell, Lesa Ahlstrom, Michael & Jennifer Taylor, WaLon Brinkerhoff

**Welcome:** Travis LeFevre

**Purpose:** Rezoning of properties of Michael & Lesa Ahlstrom & Tony & Misty McDowell

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Planning Commission Chair Travis LeFevre opened the public hearing by thanking those in attendance for their interest in the rezoning of properties owned by Michael & Lesa Ahlstrom and neighboring properties of Tony and Misty McDowell from Residential to Agricultural.

**Public Comment**

A written objection to the rezone was provided by Michael and Jennifer Taylor \*(Document Attached). Points listed to support their objection were outlined; which mainly focused on the Ahlstrom subdivision and its' non-compliance to the subdivision ordinance, Land Use Standard, etc. Accusations against the Planning Commission, Town Council, and Rural Planning Coordinator Michael Hansen were outlined as being Arbitrary, Capricious, and illegal; and claimed the Town Recorder/Clerk delayed publishing Commission and Council minutes, recordings, etc. Adding to the objection a statement that no further development is to be approved until the Ahlstrom Subdivision is in compliance.

Discussion commenced with Mr. Taylor addressing Land Use and the allowance of operating a dog kennel without a license; dogs have become nuisance by trespassing and threatening their guests. Mr. Taylor filed a complaint in October against the Ahlstrom's dog trespassing; which a response was given by Town Clerk Marie Niemann that dog licenses are not required until the puppies are 6 months old, which Mr. Ahlstrom knew he would need come January and purchased them beforehand; and gave note also, Mr. Taylor's complaint was filed months after the incident asking why Mr. Taylor didn't file the complaint at the time of the incident. Addressing these concerns to Mr. & Mrs. Taylor, Lesa Ahlstrom stated they have never contacted her or Mike on the dogs; they have worked hard to addressed these issues purchasing bark collars, containment by installing fencing , making property look nice and having curb appeal.

Addressing the approval of allowing an "accessory building" to be built, Planning Chair Travis LeFevre acknowledged to Mr. Taylor in prior meetings and again in this public hearing of the oversite on the Planning Commission and Town Council's part, as well as unfamiliarity in depth of Town codes. Travis asked Mr. Taylor to stop with the "accessory building" issue and to move on; Tropic's governing bodies are not going to have the Ahlstrom's remove the building; and thanked Mr. Taylor again for making them aware of this and assured

him the mistake of allowing construction of an accessory building before a dwelling/home would not happen again. The Ahlstrom's use of the land fits with the General Plan; to which Michael Taylor disagreed.

Travis rehearsed again the discussion made with Rural Community Planning Director Michael Hansen, who wrote the Town's newly approved General Plan and questioned Mr. Taylor's accusations.

Tony McDowell, co-applicant on rezone application, asked Mr. Taylor what he had against him rezoning his property to agricultural; explaining they are going to have chickens, lambs, etc., which fits into the agricultural lifestyle. In response Mr. Taylor said he didn't know Tony and felt that Tony was not aware of all the issues. Mr. McDowell reported when he found out Mike Ahlstrom had made application to rezone, he talk with Mr. Ahlstrom and got on board because it fit with their idea and design for their home and use of property. In regarding dogs, Tony reported having a situation during the construction of his home; he called Mike Ahlstrom and the issue was resolved.

A number of times during the meeting Travis brought the discussion back the purpose of the meeting, which is rezoning; not dogs, subdivisions, utility connections, violation of town code or following the General Plan and future development, etc. It is the rezoning of residential property to agricultural. Lesa Ahlstrom expressed frustration stating there isn't a problem with the rezone, it is the race track; the actions taken by Mr. & Mrs. Taylor are evident what they are trying to accomplish. Lesa continued by asking Mr. & Mrs. Taylor what action do they want the Commission and Town Council to make? Michael Taylor stated they want Town Codes to be followed – No answer was provided as to a specific action they felt needed to be taken.

After hearing from Mr. & Mrs. Taylor and having received no additional comments, the motion was made by Kent Johnson to place the item on the planning commission agenda for formal recommendation to the Town Council and to close the public hearing. Second by Tracy Johnson – Motion carried.

Approved this 5<sup>th</sup> day of January 2021  
Marie H Niemann – Tropic Town Clerk