

## **Tropic Town Council Meeting**

Minutes of the Tropic Town Board Meeting  
Held June 10, 2021 at 6:00 p.m. in the Tropic Town Heritage Center

**PRESENT:** Mayor WaLon Brinkerhoff **BOARD MEMBERS:** Lisa Johnson, Marie Pollock and Michael Ahlstrom; Gene Anderson excused. Marie Niemann – Tropic Town Clerk

**OTHERS:** Jean Seiler, Levi Holm, Nathaniel Steed

**CALL TO ORDER:** Mayor WaLon Brinkerhoff

**PRAYER:** Marie Niemann

**PLEDGE:** Dennis Pollock

**VISION STATEMENT:** Jean Seiler

**APPROVAL OF MINTUES:** A motion was made by Marie Pollock to approve the minutes of the Tropic Town Board Meeting held May 13, 2021. Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Marie and Mike voting “aye”. Mayor abstained.

**APPROVAL OF THE AGENDA:** A motion was made by Mike Ahlstrom to approve the agenda. Second by Lisa Johnson - Voting was unanimous with Council persons Lisa, Marie and Mike voting “aye”. Mayor abstained.

---

### **THE COMMUNITY**

#### Business License – Red Ledges

Red Ledges is under new ownership and representing management, Levi Holm submitted a business application making the necessary change. Previous owner Garrett Cottam has followed up with the office bring the water/sewer bill current; proof of paid taxes was provided when Mr. Cottam renewed the license early this year. A motion was made by Mike Ahlstrom to approve the business license for Scout Holm – Second by Marie Pollock - Voting was unanimous with Council persons Lisa, Marie and Mike voting “aye”. Mayor abstained.

#### Scout House Renovations Update

A project meeting was held with Jean Seiler, Brett Chynoweth, Gene Anderson, and Kelly Shakespear. Spearheading the project, Jean Seiler reported on stabilizing the structure; 4 30-ton jacks are ordered. Logs were donated from the Forest to replace the exterior structure that has rotted away. Discussion provided input on dry landscaping, interior electrical/plumbing, etc. Fundraising for the “Save the Scout House Campaign” will kick off during the July festivities – Jean Seiler will follow up with Dana Courtright on spearheading the fundraising. There was a concern regarding its historical significance and status; Jean reported the room addition does not have to be removed; and will still be listed as a Historical building.

#### 4<sup>th</sup> of July Festivities

Council member Marie Pollock provided a rundown of the 4<sup>th</sup> of July activities; the purchase of a wrist band provides access to games, bounces houses, etc. The Jr. Class will oversee lunch, with the cheerleaders doing concessions.

It was brought to the Council attention the high school girls' volleyball team is in need of funds and would be interested in helping with a game. Response was in favor, but maybe donating to the booster club where the funds could be dispersed would be a better option. A portion of the program will be dedicated to the Fire Department/EMS/First Responders; supporting and encouraging in their recruitment efforts. Finalizing details of the program – David Pollock possibly MC with WaLon giving welcome; needing someone to national anthem and offer a prayer.

## **PLANNING COMMISSION**

Nathaniel Steed: Planning Commission reviewed building permit applications for two-(2) single family permanent long-term dwellings; which will be located on lot #4 & #5 in Bryce Meadows subdivision; a third application for a two-(2) family duplex on lot #38 was also review – setback, zoning, etc. was found to be in order. The motion was made by Marie Pollock to approve a building permit for these projects. Second by Mike Ahlstrom – Voting was unanimous with Council persons Lisa, Marie and Mike voting “aye”. Mayor abstained.

Another project proposal was brought before the council for discussion involved six-(6) duplexes on undeveloped property and not easily accessible in Bryce Meadows. Representing the planning commission, Dennis Pollock reported the Commission's questions on roads, utility access, acreage, etc. explaining this project would be more of a “private development”; which is not addressed in Town code and recommendation was given to Nathaniel to follow the subdivision ordinance. After an extended period of time addressing a number of Nathaniel's proposals, and their requirements the Council dismissed the project and the discussion, directing Nathaniel to return to the Planning Commission with a solid project following the subdivision ordinance.

Planning Commission Updates/Recommendations: A work meeting was held with Kaden Figgins to assist the planning commission in addressing a number of concerns outlined in the subdivision ordinance that makes it nearly impossible development; having many requirements that are un-necessary for the town and community and nothing addressing private land development. Planning Commission proposed and gave recommendation to the Town Council to draft a new subdivision ordinance with the assistance of Kaden Figgins. A joint application was filed with Bryce Canyon City on a UDOT TPA land-use grant, Tropic received \$10,000 with which can be used for this purpose, along with the zoning and land-use map. A public hearing is scheduled for July 6<sup>th</sup> to address subdivision, zoning, maps, etc.

A motion was made by Mike Ahlstrom to approve this funding for Kaden Figgins to write a new subdivision ordinance, addressed zoning and land use development and mapping. Second by Marie Pollock - Voting was unanimous with Council persons Lisa, Marie and Mike voting “aye”. Mayor abstained

Assisting in addressing the Town's water/sewer connection policy the Commission also discussed with Kaden possible options the Town has on gaining control of unused connections and shortening the timeline for connecting from 1-year to 6 months, which 6 months is standard according to Kaden; and the sale of a connection based use \* High vs Low use.

## **EMPLOYEE REPORT**

Marie Niemann – Notary renewal completed. Regarding the Taylor's GRAMA request, Michael and Jennifer are still not satisfied with the records received – State Records Fee Waiving Public Hearing has been reschedule for July 10<sup>th</sup>.

## **ANIMAL CONTROL**

Animal Control Resolution: Conflicting regulations are found in regards to the number of dogs allowed before a kennel license is required; the Zoning Ordinance stipulates three-(3) and the Dog Ordinance lists six-(6). Council Member Mike Ahlstrom reported the Zoning Ordinance overrides the Dog Ordinance.

Discussion commenced with the Council in agreement that a kennel license for having 3 dogs is too strict and 6 dogs is too lenient. With a new Zoning ordinance being drafted, the motion was made by Mike Ahlstrom to table the adoption of the resolution; giving recommendation to the Planning Commission to amend the number of dogs to four-(4) in the new Zoning ordinance before a kennel license is required. Second by Marie Pollock - Voting was unanimous with Council persons Lisa, Marie and Mike voting "aye". Mayor abstained.

## **FINANCIAL/WARRANTS**

### Accountant/Auditor

A work meeting was held to discuss the Town's financial status and the hiring of a private Auditor and Accountant to bring the Town's financial affairs in order. The Council met by Zoom with Jeff Bower & Jordan Barben to discuss the steps needed to bring the Town into compliance – the motion as made by Mike Ahlstrom to contract with Jeff and Jordon to manage the Town's financials on temporary basis. Second by Marie Pollock - Voting was unanimous with Council persons Lisa, Marie and Mike voting "aye". Mayor abstained.

The motion was made by Marie Pollock to approve the warrants – Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Marie and Mike voting "aye". Mayor abstained.

## **CULINARY/SEWER**

A walk-through of the sewer lagoon project is scheduled for Tuesday, June 15<sup>th</sup> – everything is looking to be on track. New water meters have been installed; there have been a number of hurdles to get through, including the accurate reading of meters, software program issues, etc. - hoping all will be up and running before July.

The Council will be meeting June 17<sup>th</sup> with members of the Irrigation Company, Ken Tuttle, and other to discuss the reservoir, irrigation and culinary water concerns.

## **ROADS/STREETS**

Follow up will be made with Darren Cottam on the patching/sealing of the roads; as well as a concern on an area by the elementary school.

The Council would like the side-streets mowed and cleaned before the July festivities; follow up will be made with Kent.

## **PARK/RECREATION**

A number of concerns regarding the safety of the playground area & equipment, as well as the adjoining park property were expressed. Council asked that these areas be brought to safety standards and cleared in preparation for the July celebrations. The Sheriff's office be contacted arranging for the inmates come to help with the cleanup.

In regards to the splash pad, notification was received that the Town is not in compliance with operation of a public water feature; a number of requirements are needed before it can be operational.

Baseball complex is being used on Monday nights for recreational softball; many participating. Council member Mike Ahlstrom expressed the facility needs regular/weekly cleaning. Mike also expressed the need for additional storage at the Town Park; discussed acquiring a storage shed to hold the lawnmower, drink troughs, concession equipment, etc.

## **HERITAGE CENTER**

Council member Lisa Johnson gave an update on the exterior door locks, carpet cleaning, etc. There will no longer be a public library; books will be boxed and given to the thrift store/Deseret Industries. There are two solid oak double sided bookcases to be placed on bid – beginning at \$500 each.

## **FIRE DEPARTMENT**

Tropic and Bryce Canyon City fire departments will be hosting the Utah State Firefighter's Annual Convention June 22<sup>nd</sup> – June 26<sup>th</sup>. Clarification on the cost of sponsoring a one-page program ad was made; the cost is \$600. The motion was made by Marie Pollock to accept the change, placing the ad in the program. Second by Lisa Johnson - Voting was unanimous with Council persons Lisa, Marie and Mike voting "aye". Mayor abstained.

With the extreme dry conditions in Southwest Utah and throughout the state, the State of Utah has issued fire restrictions. The motion was made by Marie Pollock to enact the State's fire restriction for the Town of Tropic; posting a Fire Restriction Notice. Second by Lisa Johnson - Voting was unanimous with Council persons Lisa, Marie and Mike voting "aye". Mayor abstained.

## **MAYOR'S REPORT**

No Report

## **ADJOURN**

A motion was made by Mike Ahlstrom to adjourn – Second by Lisa Johnson. Voting was unanimous with Council persons Lisa, Marie and Mike voting "aye". Mayor abstained.

Approved this 8<sup>th</sup> day of July 2021  
Marie H Niemann – Tropic Town Clerk