

Torrey Planning and Zoning Commission Meeting Wednesday, June 7, 2017; 6:30 PM Minutes

Members Present: Mary Bedingfieldsmith, Pearl Thorndal-Stewart, Richard Jensen, Tracy Potter, Donita Pace, and Diane Borgerding

Torrey Town Board Member Present: None

Members Absent: Aaron Jensen

Guests: Don Gomes was present and welcomed at the beginning of meeting. John Bensen and Leita Kingsland arrived during the meeting.

- 1) Minutes Approval
 - Richard moved to approve minutes of last meeting, Diane 2nd, unanimously approved

- 2) Don Gomes presented plans for signs on commercial property on the north side of Center and Main Street in Torrey. The business is proposed to be open noon to 5 PM daily and should not be open or have night time lighting.
 - Tracy moved to approve the signs as presented, 2nd by Diane, unanimously approved.

- 3) John Bensen presented an update for the east Torrey annexation plan.
 - The annexation committee copied the Torrey Town ordinances and are reviewing the copies so they can be familiar with all town ordinances to answer questions more accurately.
 - Omissions and errors were found when reviewing the on-line town ordinances. The annexation committee has five members that volunteered to review the ordinances and assist with corrections between the actual ordinances and the on line version.
 - Mary reminded the committee that once a property has been up for final vote for annexation and it fails, the same plan cannot be considered again for annexation.
 - The committee will continue to work toward annexation and report to the P&Z committee.
 - The P&Z committee encouraged the annexation committee to sit down with the Wayne County Commissioners to ask what they see as implications for the county and Torrey citizens if the annexation is finalized.

- 4) John Dennison was not present for meeting request with the P&Z.

- 5) Process to get on the planning and zoning agenda.
 - Discussion followed about procedures for getting on the P&Z agenda.
 - Duane Platt's request from last month was not passed by Torrey Town. The P&Z agenda stated a "zoning change" when the actual need was for approval of the building and parking.
 - The town council did not approve Duane's request because (1) he does not have enough footage for access off Highway 24 and (2) the P&Z needs to put Duane on the agenda as a building request.

- 6) The process for getting on the P&Z agenda will change to a paper format request rather than word of mouth.
 - The reason for the paper request is the P&Z committee can only consider the topic that is requested and posted.
 - Mary presented the concept of the P&Z committee taking time to review some request before making a decision. The review would give the committee time to look up regulations and ask questions from various sources before making a final decision and motion. The discussion could be accomplished within the month and vote at the next meeting. A good business plan would give time for these discussions.
 - Mary talked to Pat Kearney, Torrey Town Council member, about preparing a check list of items needed for the presentation process.

- 7) Short term rental ordinance.
 - The short term rental ordinance was back on the agenda because Torrey ordinances require a Conditional Use Permit for any business outside commercial zoning.
 - Change Section 3 to Section 4 and the new Section 3 will be the “conditional use permit” wording.
 - Motion made by Pearl to add the conditional use permit wording, Diane 2nd unanimous vote.

- 8) Discussion on Dark Sky proposal for Torrey Town.
 - Mary will attend a meeting on Dark Sky in Page, AZ.

- 9) Discussion on why apartments are not allowed in Torrey town.
 - Tracy brought it to the attention of the committee there is a need for seasonal rental units in Torrey.

- 10) Assignments for June:
 - Donita will prepare the June minutes.
 - Pearl will change wording in the proposed short term rental ordinance and give to Mary for town council meeting tomorrow.
 - Mary will go to the town council meeting tomorrow night.
 - Pearl will post the July agenda.
 - Mary will conduct the July meeting.

- 11) Next meeting – July 5, 2017 at 6:30 PM at Torrey Town Hall.

- 12) Meeting adjourned - Motion by Pearl, 2nd by Diane, unanimous agreement.