

**Torrey Planning and Zoning Commission Meeting**  
**Wednesday, August 9, 2017; 6:30 p.m. Minutes**  
**Torrey Town Hall**

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

Torrey Town Board Member Present: None

Members Absent: Diane Borgerding

Guests: Ted Winder and Don Gnomes

- 1) Minutes Approval
  - Pearl moved to approve minutes of last meeting, Richard 2<sup>nd</sup>, unanimously approved
- 2) Ted Winder gave a report concerning the east annexation project and the annexation committee's efforts to annex the area east of Torrey and North of Highway 24.
  - Area extends from Torrey Breaks Subdivision east to the Best Western Resort; all properties proposed for annexation are located on the North side of Highway 24.
  - The work is continuing and letters have been sent out to those who are eligible for annexation under this proposal.
- 3) Mary gave a report for Marci Milligan who was scheduled to be on the agenda and had to be out of town.
  - The Main Street Workshop is planned for Saturday, September 23 from 9 a.m. – 3 p.m. at the Broken Spur Convention Center. The workshop highlight is: how to plan for future growth along Main Street and still keep the feel of Torrey Main Street.
  - All P&Z members are invited to attend.
- 4) Discussion concerning Shane Durfey's request to build a new house on 200 west and 200 north in Torrey.
  - The mobile home that was located on the lot has been torn down and Shane would like to build something smaller than the 1200 square foot minimum. To build something smaller, they would need a variance and the P&Z does not take care of variances.
  - Further discussion. A variance request goes through the appeal authority which is currently the Town Council, once that is approved there would need to be a public meeting.
  - There has to be an approved reason for a variance, it can't be self-imposed. There are five conditions that a variance could be approved and two reasons it could not be approved. These conditions are listed in the Torrey Town Policies.
  - Shane has been directed to make a request to be on the agenda for the Torrey Town Council meeting.
- 5) Discussion concerning Cindy Daw's request to build a house in Heather Mesa subdivision.
  - Mary gave an update: Eric Torgerson, Wayne County Building Inspector, is waiting for a reply as to whether the proposed house is "conventional construction".
  - The proposed house is 973 square feet and is under the 1200 square feet minimum town ordinance.
  - Applicants for a variance should review the Torrey Town variance ordinance.

- A property that is in a sub division would also be subject to the Covenants, Conditions and Restrictions (CC&R) of the sub division.
- 6) Discussion about CC&R's.
- CC&R's in a subdivision are private contracts between private property owners and Town ordinances apply separately.
  - The P&Z committee does not deal with sub division CC&R's.
  - David Church, General Counsel, Utah League of Cities and Towns gave input on this subject and will be used as a reference for future enquiries.
- 7) Discussion on other questions.
- The Torrey Town short term rental policy is back with the Town Council, the P&Z has completed their part of the policy.
  - Containers as residences has been a discussion item with the P&Z and Torrey Town Council and the Torrey Town Council is working on answers to questions.
- 8) Discussion on the lighting ordinance and International Dark Sky Association (IDA):
- Mary submitted the application for Torrey Town dark sky designation on July 2<sup>nd</sup>.
  - John Barentine, Program Manager, IDA, is the sponsor.
  - There are two things the application is missing: a statement as to when the town will put more municipal lighting in place and more education concerning Dark Skies.
  - The committee looked over the packet and made comments. If the town needs additional lights for safety, they could put them in as long as they are in compliance with the dark sky guidelines.
  - Lights need to be fully shielded and 3000 Kelvin (color temperature). The IDA requests the wattage to dim during midnight hours. Current lights do not have to dim but future lights would need to dim.
  - Someone from planning and zoning needs to be at the Town Council meeting tomorrow; Donita will attend the meeting and represent the P&Z.
  - Time line for the IDA application: Applications will be reviewed by the IDA again on Sept. 2. Torrey Town's IDA application needs to be addressed at the council meeting and the mayor needs to sign and date the memorandum.
  - The IDA board needs to approve, it takes two months after the board meets for the IDA to be approved. Once we are approved, the IDA works with the town to announce the designation, put up signs and order publications.
  - The committee would like Torrey to be the first community in Utah to be an approved International Dark Sky community.
- 9) Discussion about how to contact all individuals who move to the Torrey Town area and offer them a "Welcome Packet".
- 10) The meeting time will change for the Torrey Town P&Z starting in November. The times will change according to the daylight savings hours. For instance, the November meeting will be the Wednesday before the Torrey Town Council meeting and start at 5:30 p.m. (November 8 at 5:30 p.m.). The meeting time will change again in April after daylight savings time and meetings will be at 6:30 p.m.
- 11) Aaron made a motion to adjourn, 2<sup>nd</sup> by Pearl, unanimously approved.