

Torrey Planning and Zoning Commission Meeting
Wednesday, December 13, 2017; 5:30 p.m. Minutes
Torrey Town Hall

Members Present: Mary Bedingfieldsmith, Diane Borgerding, Aaron Jensen, and Pearl Thorndal-Stewart.

Torrey Town Board Member Present: None

Members Absent: Donita Pace, Richard Jensen, and Tracy Potter

Guests: None

- 1) Minutes Approval: Aaron moved to approve the minutes of November meeting, Diane 2nd, unanimously approved.
- 2) John Bensen was not present for an update concerning the east annexation project, they are still working on the annexation.
- 3) Discussion: There was a discussion about Torrey Town ordinances and how they relate to commercial and residential buildings and short-term rentals. Word of mouth interpretation of ordinances can be different from how the ordinance is written. The board members are encouraged to read the ordinances directly from the book and not go by word-of-mouth.
- 4) Mary talked to David Church, Attorney for Leagues and Towns and he said if the town does not have an ordinance, then it goes by the state code. If a behavior is not regulated by a town or a state ordinance then the conduct is allowable.
- 5) It was recommended to set up a committee of local residents and business owners, this committee would discuss the characteristics of Torrey to preserve, what makes Torrey unique, and how to maintain a positive community look and feel while accommodating growth. This committee would give input
- 6) There was a discussion on short-term rentals and if Torrey could reach a point of more short-term rentals than full-time residences. Short-term rentals are being operated without licenses in the Torrey area. Mary will talk to David Church, Attorney for Leagues and Towns about ideas of how to identify the short-term rentals that are operating without licenses.
- 7) Discussion on the number of houses located in the commercial district.
- 8) Discussion on septic systems for buildings.
- 9) The P&Z committee wants input and ideas from the Torrey community before specific ordinances are proposed to the Town Council. It is recommended that two "working committees" be formed to discuss and give recommendations about short-term rental and building ordinances in Torrey Town.
- 10) Assignments: Talk to people on the street about what makes Torrey a place where they want to live, bring friends and family, do business, and spend time and money.
- 11) Mary will compile a list of individuals to submit to the Town Council for the council to narrow down to six or seven individuals to invite for a meeting about short-term rentals and ordinances. One committee will be made up of business owners and one committee of residents and land owners from the Torrey zip code area.
- 12) Next meeting will be Wednesday, January 10 at 5:30 p.m. at the Torrey Town Hall.
- 13) Pearl made a motion to adjourn, 2nd by Aaron, unanimously approved.