

Torrey Planning and Zoning Commission Meeting Minutes
Wednesday, February 7, 2018, 5:30 p.m.
Torrey Town Hall

Members Present: Don Gomes, Tracy Potter, Richard Jensen, Mary Bedingfieldsmith, Donita Pace, Aaron Jensen, and Mike Clark.

Torrey Town Board Member Present: Pearl Thorndal-Stewart via telephone.

Members Absent: None

Guests: Diane Borgerding, Bill Barrett, Diane Barrett, Chuck Greco, Beth Little John, Leita Kingsland, John Benson, Cody Oyler, Ashley Oyler, Colleen Dudleston, Linda Townsend, Ann Torrence, and Robert Marc.

- 1) Thanks to Pearl Thorndal-Stewart for her service to the Torrey P&Z Committee.
- 2) Welcome to two new members: Don Gomes and Mike Clark.
- 3) Mary reviewed the brochure from the Utah League of Cities and Towns, this brochure was sent electronically to the committee.
- 4) Minutes Approval
 - Tracy moved to approve the minutes of the January meeting, Richard 2nd, unanimously approved.
- 5) Annexation update was presented by John Benson. In order for the annexation to be successful, the larger hotel/motel owners need to approve. The annexation committee is working to address the concerns of those currently opposed to the annexation.
- 6) Chuck Greco requested approval of signs to be put on his business building "Backcountry Outfitters" which is just south of "The Old House at Center and Main".
 - Moved by Tracy and seconded by Richard to recommend to the town council to approve the sign proposed by Chuck. Don Gomes recused himself from voting because he owns the property.
 - Don Gomes requested two modifications to his signs at "The Old House at Center and Main". Recommend to the town that Don can add additional information below the monument sign and he can either leave the two signs on the north or move one to the east. Moved to approve by Mike and seconded by Donita; motion unanimously approved. Don Gomes recused himself from voting because he owns the property.
- 7) Cody and Ashley Oyler presented plans to purchase property for an RV Park and tent camping in the Torrey commercial zone on West Highway 24. The Oyler's requested approval of a commercial water hookup. Aaron made a motion that the town accept the Oyler's proposal and request for an RV park, provided that it is zoned properly and, if there is a commercial hookup available, they have the option to purchase; seconded by Tracy. Unanimously approved.
- 8) Diane gave an update of the report she provided to the town council of the January P&Z committee meeting.
- 9) Aaron gave a report of the Short Term Rental Ad Hoc Committee. A questionnaire will be sent out to the public in the March water billing.

- 10) Don Gomes presented a water conservation statement for voluntary use by those in the Torrey Town Water District. The statement directs voluntary conservation of Torrey Town Water that is being used as irrigation. This voluntary conservation statement will be sent to the Town Council for approval and, if approved, sent out with the Torrey Town Newsletter.
- 11) New Planning and Zoning positions:
Chair: Mary Bedingfieldsmith
Co-Chair: Don Gomes
Secretary: Donita Pace
Motion made by Aaron, seconded by Richard, unanimously approved.
- 12) P&Z minutes are to be posted to the town Website, these have not been updated monthly as required. Mary will request that Paula Pace, Town Clerk, post the P&Z minutes to the town Website at the same time the town minutes are posted. The P&Z agenda will be posted by Don, Co-Chair, at the Torrey Post Office, The Chuchwagon store, and the Torrey Town Office building.
- 13) P&Z meetings will be held at least one week before the Torrey Town Council meets. Don made a motion to meet the 3rd Wednesday of the month before the town council, seconded by Aaron. Unanimously approved. The next P&Z meeting will be February 21 with the next meeting thereafter on March 21. The February 21 meeting will be at 5:30 pm and the March 21 meeting will be at 6:30 pm, due to the daylight savings time change.
- 14) Public Comment: Bill Barrett brought up the concern that Torrey Town has not formally established a commercial zone. The information that Bill presented concerning commercial zoning will be brought up to the Town Council during the P&Z report. It was proposed the Town uses a Conditional Use Permit to approve commercial business requests until the commercial zone information is cleared up, per Bill's report.
- 15) Next meeting will be Wednesday, February 21, 2018 at 5:30 pm at the Torrey Town Hall.
- 16) Aaron made a motion to adjourn, seconded by Tracy, unanimously approved.
Meeting adjourned at 8:08 pm.