

Torrey Planning and Zoning Commission Meeting

Wednesday, November 8, 2017; 5:30 p.m. Minutes

Torrey Town Hall

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

Torrey Town Board Member Present: None

Members Absent: Mary Bedingfieldsmith.

Guests: None

1) Minutes Approval:

- Pearl moved to approve the minutes of October meeting, Richard 2nd, unanimously approved.

- Discussion concerning commercial property size and the proposal for a 1200 minimum sq. ft. minimum ordinance. The majority of committee agreed there should not be an ordinance restricting commercial property to a minimum square footage. The approval/disapproval of commercial buildings will be regulated by the Federal, State, County, and City regulations and ordinances.

2) John Bensen was not present for an update concerning the east annexation project.

3) Discussion: Building codes from Wayne County and Springville, Utah. The committee agreed they need more time to review these codes and how these codes can benefit Torrey. It was agreed the committee will not recommend additional restrictions at this time; if some are needed in the future, we will address the concern at that time.

4) Discussion: Houses being built that are too big or “cookie cutter homes”. The committee agreed we do not need to put a maximum square footage limit or if it does not “fit in the neighborhood”; we do not want additional restrictions at this time. Approvals/disapprovals will be on a case-by-case basis and based on the current Federal, State, County, and City regulations.

5) Congratulations to Pearl Thorndorl-Stewart who won a spot on the Torrey Town Council and will begin her new job in January and be off the P&Z, leaving a spot vacant for the Torrey Town

Council to choose a person.

6) Discussion: The “Calming Islands” proposed on the East and West end of Torrey Main Street are not approved by the State Highway. Further discussion will be required to help slow traffic through Torrey Main Street. There is a speeding problem at the intersection of Highway 12 and 24. It was agreed the committee should work on getting sidewalks and benches down at least one side of Torrey Main Street.

7) Discussion: Cross walk at the Chuckwagon, intersection of Highway 24 and Center Street; many people walk in the middle of the block by the post office instead of the cross walk.

8) Discussion: If we want tourists to stay on Main Street in Torrey, we need a plan to beautify Main Street with sidewalks, benches, plants, flowers, etc. Discussed a wagon ride around town, future shuttle service to Capitol Reef, other ideas included parking and public toilets on main in Torrey. Ideas to put informational signs at Highway 12 and 24 stating restaurants, gas stations, motels, etc. and showing how many miles to these services; visitors should know there are additional services other than what is at the junction of Highway 12 and 24. Direct visitors to drive into Torrey and stay for a while; many visitors think that Torrey is what they see at the junction of 12 and 24.

9) Idea to update the “Welcome to Torrey” signs on each side of town, the current signs are hard to see and need attention; make the sign mobile so it is movable when Torrey grows.

10) Diane Borgerding talked about the planning meeting for Torrey Main Street, many projects proposed were million and multi-million dollar projects and grants for projects. We were reminded that projects completed will need to be maintained and updated and it will cost money from the current budget for maintenance.

11) Assignments: Pearl will represent the P&Z committee at the town council tomorrow night. Continue reading P&Z documents from other towns and areas so we will be prepared to address future concerns about planning for Torrey Town.

12) Next meeting will be Wednesday, December 6 at 5:30 p.m. at the Torrey Town Hall.

13) Pearl made a motion to adjourn, 2nd by Richard, unanimously approved.