

**Torrey Planning and Zoning Commission Meeting
Wednesday, October 11, 2017; 6:30 p.m. Minutes
Torrey Town Hall**

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

Torrey Town Board Member Present: None

Members Absent: Diane Borgerding and Aaron Jensen

Guests: Linda Townsend

1) Minutes Approval

- Pearl moved to approve the minutes of August meeting, Tracy 2nd, unanimously approved.
- Tracy moved to approve the minutes of September meeting, Pearl 2nd, unanimously approved.

2) John Bensen sent a message to report on the east annexation project and the committee's efforts to annex the area east of Torrey and North of Highway 24.

- John Bensen's report stated there will not be any news until after the group meets on October 30.

3) Discussion: Commercial property size and relative size of building related to size of building lot.

- Background: When Duane Platt and Beth Peisner came to the P&Z with plans to build a commercial kitchen on west Main Street, the P&Z approved and forwarded to the town council. The town council stated there is a town ordinance of 1200 sq. ft. minimum building and the Platt building was less than the minimum. A closer look at ordinances revealed the 1200 sq. ft. minimum applied only to residential, not commercial buildings. The town changed residential minimum to 800 sq. ft. last month and discussed a 1200 sq. ft. minimum for residential building.
- P&Z Committee discussion: 1200 sq. ft. commercial building is too restrictive.
- Eric Torgerson, Wayne County Building Inspector dropped by the meeting and was asked for his professional input. Eric discussed ideas as to why the town would want the 1200 sq. ft. minimum ordinance. Wayne County does not have a regulation for the square footage of commercial buildings. Every business that is outside of town limits and in Wayne County has to come to the county planning and zoning before they are approved, this process has worked to regulate commercial buildings.
- The town council said the reasoning is to address the situation so there is something in the ordinance.
- Much of the commercial building could be regulated with the current codes; the commercial building codes are quite thorough and almost every situation is covered through the International Building Code (IBC) and International Residential Code (IRC).
- It may be looked on as anti-business to regulate businesses to 1200 sq. ft. minimum.
- It was agreed the 1200 sq. ft. minimum regulations would take away from the small town image we are trying to preserve.

- Mary B. handed out a list of all businesses in Torrey and the surrounding areas. After review by the council of the businesses, it was found that at least 50% of the current businesses in Torrey and surrounding areas are less than 1200 sq. ft. To force businesses to be more than 1200 sq. ft. would be defeating our Torrey Main Street Initiative.
 - The council agreed the code would be anti-business, that commercial construction should be looked at on a case-by-case basis and no ordinance should be in place at this time.
 - Everyone should review the Springdale, Utah code and Wayne County ordinances before the next P&Z meeting and underline things that would work for Torrey.
- 4) Discussed the Main Street Planning Workshop and Initiative. Mary B., Richard J., and Pearl T., attended the Main Street Planning Workshop.
- Richard Jensen gave a report on the workshop. The goal is to preserve our community and the look of Torrey Main Street; keep residential in residential and business in business.
 - The main focal point is the trees along Torrey Main Street and to preserve this look.
 - The presenter was Kathy LaPlante.
 - Richard J. touched on one or two of the things presented.
 - Do we want all of the same kind of facades on all of the buildings, most people said “no” they want individuality.
 - Talked about traffic control, one of the things discussed: 3rd east and 3rd west, talked about putting a “calming island” to slow traffic.
 - Complete the bike path through Torrey Town.
 - The need for adequate parking in town on Main Street.
 - The need for public restrooms (this will help tourists stop in Torrey, especially if restrooms are in the business district on Main Street).
 - Restroom idea by Mary B.: Community Gardens: Pea patched, tile mosaic that looked like a garden, mirror and sink worked into it. If the restroom were a work of art, people may not vandalized.
 - Talked about flower pots and plantings in front of each business. The town could provide the materials and the business would maintain. This should be under the direction of individual businesses and should not be a burden on the city workers.
 - State Highway UDoT employee, Robert Dowell, assisted Richfield to complete their Main Street project with planters. Mary B. will contact Robert to discuss ideas.
 - Motels/Hotels could add a voluntary \$3 charge, that the customer could opt out of if wanted, the money would go toward the Torrey Main Street project. This idea was successfully used in another area and only one customer opted out and was a good way to make money for their main street project.
 - Mostly non residences attended the Torrey Main Street Planning Workshop; there needs to be input from people who are residents of Torrey.
 - Richfield, Utah put in planters on Main Street and this has slowed traffic on Highway 89 through the Main Street and businesses.
 - It was proposed to extend the “calming islands” further east and west of Torrey.

- The Torrey Canal is a Historic feature and proposed to be kept open stream rather than piped.
- Discussion about sidewalk going down Torrey Main Street; the sidewalk may need to be curved around the businesses, trees, and canal.

Assignments: Mary B. will call 1) Marci Milligan and find out when the next Torrey Main Street Planning meeting will be held; 2) call Robert Dowell, with UDoT and find out more about procedures to input "Calming Islands"; 3) send a Web link to the council members for the Springdale, Utah codes; P&Z council to review before the next meeting.

Assignment for all members: Look up and review Springdale's codes on commercial property and be prepared to discuss at the November meeting.

Next meeting: Wednesday, November 8, 2017 at 5:30 p.m. at the Torrey Town Hall.

5) Richard made a motion to adjourn, 2nd by Mary, unanimously approved.