

Torrey Town Planning and Zoning Commission – Teleconference via Webex
Minutes
May 20, 2020
6:30 PM

1. Roll Call

- Commissioners Present: Mary Bedingfieldsmith, Aaron Jensen, Richard Jensen, Tracy Potter, Carrie Torrey
- Commissioners Excused: Amanda Brown, Don Gomes
- Council Liaison Present: Pearl Thorndal-Stewart
- Public Present: Curtis and Tristin Allred

2. Approve minutes of April 15, 2020 meeting

- It was moved and seconded (Richard and Carrie) that we approved the April minutes.
- The motion passed unanimously.

3. Sign and lighting applications – Dark Sky Coffee – Tristin and Curtis Allred

- Mary (assisting Tristin and Curtis) presented the lighting plan for Dark Sky Coffee.
- Following discussion, it was moved and seconded (Tracy/Richard) to approve the plan.
- The motion passed unanimously.
- The commission discussed details of the freestanding sign.
- It was moved and seconded (Carrie / Tracy) to approve the freestanding sign.
- The motion passed unanimously.
- The commission discussed details of the menu boards (two each) on the east and west sides of the building. Issues included...
 - The area of the menu boards is 11% of the wall area. This is 1% more than is allowed by the current ordinance.
 - The menu boards (considered signs by the current ordinance) face east and west instead of directly toward the adjacent street, which is the requirement of the current sign ordinance.
- Since the planning commission is in the process of revising the sign ordinance, it was moved and seconded (Tracy / Carrie) to give temporary approval for one year or until the sign ordinance is revised.
- The motion passed unanimously.

4. Conflict of interest statements for 2020

- Mary will e-mail one to Aaron who will sign it and e-mail it back to Mary.

5. Zoning ordinance

- Commissioners approved the addition of the hazardous materials and parking plan sections to the draft zoning ordinance.
- The Town Council will have the town attorney come up with a definition of Craft Food and Beverage. Here is the comment from Tom Bergeren - *[This definition needs work in order to pass muster under the Interstate Commerce Clause of the U.S. Constitution.]*
- Mary will send a recommended draft to the town council, P&Z, and to Paula.
- There is a town council work session on Friday (May 22, 2020). They will be able to discuss the recommended draft then.

- Once the town lawyer provides a definition of Craft Food and Beverage, we'll be able to schedule the public hearing.

6. Liaison training report

- Ted Winder has been trained. He and Mary conducted the first Welcome Committee "orientation" with Curtis and Tristin Allred for the Dark Sky Coffee Café.
- The Town Council approved two replacement members for the liaison group (now called the Welcome committee). They are Kae Covington and Susan O'Connor Wright. They will replace Sheri Clark and Diane Barrett who are unable to serve at this time. Ted Winder will arrange training for Kae and Susan.
- Harry Eubanks will still serve and will be available for training after Memorial Day.

7. Water report

- Richard advised that the water report is now complete.
- It can be accessed on-line. Richard will provide the URL to that report.
- The report can benefit Torrey through grants for projects related to water. Town Council member Doug Robinson, who is over town water and was part of the group working on the water report, is aware of this.

8. Report on progress on sign, fence, and nuisance ordinance

- Don is meeting with business owners to gather input on signs.
- Tracy is working on fencing ordinance.
- Mary is working on the nuisance ordinance.
- These topics will be on the June P&Z agenda.

9. Other

- Article about Moab economy – Don will discuss this at the June P&Z meeting.
- The commission discussed a question about signs residents might put in their yard in order to sell agriculture products. The revised sign ordinance should consider the following:
 - Agriculture signs are allowed according to the new zoning ordinance.
 - How big can it be?
 - Where on the lot can it be placed?
 - How long can it be out?
 - Should it be taken down every night?
 - Changing Menu Boards definition to allow this type of agriculture sign.
 - Should the new ordinance should include agriculture signs.
 - Might this be a pop-up business?
- Pearl will talk to the Town Council about agriculture signs.
- Mary will call Bernie about his question regarding agriculture signs and suggest that he bring information about design, size, text, etc. to the next commission meeting.

10. Comments from public - NONE

11. Next meeting – June 17, 2020 - 6:30 PM – at the town pavilion.

- It was moved and seconded (Richard / Carrie) to end the meeting.
- The motion passed unanimously.