

Torrey Town Planning and Zoning Commission
Minutes
November 20, 2019
5:30 PM
Torrey Town Hall

1. Roll Call

- Commissioners in attendance: Mary Bedingfieldsmith, Amanda Brown (arrived a little late), Don Gomes (phoned in), Tracy Potter, Carrie Torrey (phoned in)
- Commissioners excused: Richard Jensen
- Commissioners absent: Aaron Jensen
- Town Liaison present: Pearl Thorndal-Stewart
- Public in attendance: Tyler Torgerson

2. Approve minutes of October 17, 2019 meeting

- It was moved by Tracy Potter and seconded by Don Gomes to approve the minutes.
- The motion passed unanimously.

3. Lighting plan from Tyler Torgerson

- Tyler presented his lighting plan to the commissioners. (See additional documents)
- The plan included the following:
 - a site plan with the position of all of the lights indicated
 - a letter explaining the lumens each light would emit, the lots size (- 47,916 sq. ft.), the placement of the lights, a spec sheet for the lights, a diagram indicating the light pattern on the ground, total lumens emitted from 20 lights, and an explanation that 8 lights would be on 24/7, the rest being on motion sensors, which will be installed by the electrician as these lights have no motion sensor adaptation
- A discussion ensued regarding the purpose of the lights (security and illumination of the business entrance)
- It was agreed that on 6 lights would be on 24/7 as the lights on the second business (Tyler's shop) would be adequate with motion sensors.
- The remaining 6 24/7 lights fit align with the requirements of Torrey's outdoor ordinance as they illuminate the entrance to a commercial enterprise.
- It was moved by Tracy and seconded by Amanda to approve the lighting plan.
- The motion passed unanimously.

4. Zoning discussion continued

- The commissioners created draft 4 of the zoning ordinance based on further research and input from open house sessions.
- At some point in the discussion, the recorder stopped.

- Draft 4 or the ordinance is included with this document. It includes the results of the drafting discussion.
- The next steps include the following:
 - Mary will prepare draft 4.
 - Mary will send draft 4 to the commissioners and the town council members.
 - The town council will work on the draft at their work session on December 12.
 - Based on town council comments, the planning commission members will create draft 5 at their December 18 meeting.
 - The town council will send draft 5 to the town's lawyer and/or to David Church for review. (The ordinance needs to be LUDMA – Land Use Development and Management Act – compliant.)
 - The planning commission public hearing will be on their regular January meeting on January 15.
 - After the public hearing based on public comment, still on January 15, the commission will revise the ordinance, creating draft 6, which they will recommend to the town council.

5. Other

- Mary Bedingfieldsmith explained the Utah State Legislature, in 2018, passed concurrent resolution 002 – all Utahns are urged to transition all outdoor lights to shielded lights in accordance with International Dark Sky standards. Mary commented that Torrey is well on their way to doing this.
- Tracy asked about the town's policy to require additional residential buildings on residential properties to have independent water meters.
 - Pearl explained it was the current policy.
 - It was agreed this is an issue the council should consider as the policy is a deterrent to affordable housing.

6. Comments from public

- There were no additional comments as the public had already left the meeting.

7. Next meeting December 18, 2019, 5:30 PM – Torrey Town Hall

8. It was moved by Tracy and seconded by Amanda that the meeting close. The motion passed unanimously.