

Torrey Town Planning and Zoning Commission
Minutes
June 18, 2020 - 6:30 pm
Meeting held by Zoom

P&Z Commission Chair, Mary Bedingfieldsmith, called the meeting to order at 6:42 pm

1. Roll Call

- Commissioners present: Mary Bedingfieldsmith, Don Gomes, Richard Jensen, Carrie Torrey
- Commissioners Excused: Tracy Potter
- Commissioners absent: Amanda Brown, Aaron Jensen,
- Town Council Liaison present: Pearl Thorndal-Stewart

2. Approve minutes

- It was MSC (Carrie, Richard) to approve minutes of the May20, 2020 regular meeting.

3. Conflict of Interest

- A signed statement from Aaron Jensen has not been filed.

4. Zoning Ordinance

- Paula Pace has sent the latest draft to Town Attorney Richard Chamberlain for review
- Pat Kearney was assigned to develop maps for the Zoning Ordinance. Maps are being developed by County Recorder Colleen Allen and Adus Dorsey.
- Wording for boundaries of the Heritage Overlay Zone need to reflect property lines. This is to prevent the possible zone split of some properties.
- Depth of properties in the Commercial Zone need to be defined.
- The “grandfather clause” needs clarification. Mary and Don will work on this.
- Assuming no further changes or corrections, a Public Hearing will be scheduled for July 15 as part of the next scheduled P&Z meeting.
- Mary will find the list of property owners so they can be notified of zoning changes to adjacent properties.

5. Ordinance Review

Sign Ordinance

- Don reviewed notes and comments from Zoom and phone meetings with business owners on Main Street. (Notes attached for reference)
- It was suggested that businesses outside Torrey Town limits but in the Torrey Water District be contacted for input.

- The Aquarius Motel sign at the east end of town was discussed. While it has been upgraded, it is in disrepair and owners should be advised to maintain it or remove the sign.
- This led to the question of whether signs for businesses outside of Torrey should be allowed. Current code does not allow that.

Fencing

- Tracy was not in attendance and no materials were presented.

Nuisance

- Mary reported that the current ordinance seemed appropriate
- The Town Code Enforcer added language in the past.
- In two places, the ordinance refers to “the inspector.” It could be changed to “the inspector or other town appointee.”

6. Other

- Don discussed the article about economic concerns in Moab due to restrictions imposed due to COVID-19.
- Pearl reported that Town Council stated temporary agriculture signs are permitted in the Agricultural Zone for a limited time.
- Mary suggested that P&Z review the outdoor lighting ordinance, Commissioners agreed. It will be on the July 15 agenda.

7. Adjourn

- It was MSC (Carrie, Don) to adjourn the meeting at 7:33 pm.

The next regular meeting of the Torrey Town Planning and Zoning Commission is Wednesday, July 15, 2020. It is likely to be an online meeting again. In that event, the posted Agenda will note how the public can participate. That is also the date for a Public Hearing on the revised Zoning Ordinance.