

**TORREY TOWN PLANNING & ZONING COMMISSION**  
**MINUTES - Draft**  
**July 15, 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, Aaron Jensen, Carrie Torrey
- Commissioners excused: Richard Jensen, Tracy Potter
- Commissioners absent: Amanda Brown
- Town Council Liaison present: Pearl Thorndal-Stewart
- Community members present: Bill Barrett, Mary Beckerle, John Benson, Peter Cole, Ada Mae Crouse, Babbette Dangerfield, Harry Eubanks, Leslie Eubanks, Tommy Good, Diane Hamilton, Annie Holt, Leita Kingsland, Stewart Lawson, John Lee, Allaina Manson, Ty Markham, Taeler McKay, Barry Morgenstern, David Murrell, Linda Peer, Amee Deleeuw Saxton, Lynn Strong, ??? Sullivan, Dick Sullivan, Georgia Sullivan, Patrick Sullivan, Laura Thomas, Travis Van Orden, Chip Ward, Linda Ward, Ted Winder, Mickey Wright, Susan Wright, Michael Zimmerman.

**2. Approve minutes of June 17, 2020**

- It was MSC (Don, Carrie) to approve the minutes. There was no discussion.

**3. Saddlery Fuel/Convenience Store Presentation**

- Travis Van Orden, partner of Hallows & Van Orden Holdings, presented the concept of adding a gas station and convenience store on the site of The Saddlery in Torrey.
- Commission Chair Mary Bedingfieldsmith displayed copies of pencil and paper drawings (attached for reference) as the presentation progressed.
- Some highlights of the presentation:
  - Hope is to draw traffic from the gas station at the junction of Hwys 24 and 12
  - Needs to diversify to keep 45 employees in the overall company on the job.
  - Gas pumps will have a sixteen-foot, lighted canopy, with a concrete pad.
  - Pumps will operate 24/7.
  - Four fuel tanks will each contain up to 12,000 gallons and rise less than 28', the legal height limit in the current Torrey code. They will be in NW corner of property, in a row or clustered as four. Single-wall tanks are minimum required.
  - No inspection of above-ground tanks is required beyond initial inspection by the Wayne County Fire Marshal.
  - Ultimately, plans call for the entire south portion of the property to be paved.
  - Refrigerator and freezer units will be added to the SW corner of The Saddlery.
  - No turning lane is required by UDOT as the speed limit on Hwy 24 is 30 mph.
  - The Saddlery restaurant will remain open, with modifications.

- Following the presentation, P&Z members and then community members asked questions. A sampling of questions and comments:
  - Data behind decision to install a gas station. None, just observation.
  - Consider a smaller canopy? No, it needs to look like fuel station.
  - Impact on property value of adjacent and nearby properties? Unknown.
  - Mitigate site with trees? Possibly.
  - Not in “character” with the town.
  - Lighting 24/7 is a problem.
  - Horizontal tanks? Double the cost

It was MSC (Carrie, Don) to table discussion and decision pending further research.

#### **4. Zoning Ordinance**

Mary gave a report:

- After Draft 9 of the Zoning Ordinance was prepared, it was thought the only thing missing was a map.
- Now we are told there must be a survey to assure that no lots are infringed upon.
- There are differing opinions. David Church of the UT League of Cities and Towns says a map is not required. Richard Chamberlain, Torrey Town Attorney, says yes, it is.
- A “Commercial Zone” was added in 2016, without notice or a public hearing. Thus, a Conditional Use Permit is required for commercial activity.
- Standards and Purpose need to be clarified.
- A meeting of members of Torrey Town Council and P&Z members with Richard Chamberlain will be set for 2 or 3 pm on Wednesday, July 22. This will allow all parties to hear and question all things legal related to the Zoning Ordinance.
- A Special Meeting of P&Z will be scheduled following the legal meeting.

#### **5. Conflict of Interest Statement**

- Mary reminded Aaron that his statement has yet to be filed.

#### **6. Reports**

- Report on signs and fencing were deferred to the August meeting.
- Mary’s report on nuisances was presented at the June meeting.

#### **7. Adjournment**

- It was MSC (Carrie, Don) to adjourn the meeting at 8:52 pm.

The next regular meeting of the Torrey Town Planning and Zoning Commission is Wednesday, August 19, 2020. It is likely to be an online meeting again. In that event, the posted Agenda will note how the public can participate.