

TORREY TOWN PLANNING & ZONING COMMISSION
MINUTES
August 19, 2020 – 6:30 pm
Meeting held by Zoom

P&Z Commission Chair, Mary Bedingfieldsmith, called the meeting to order at 6:35 pm

1. Roll Call

- Commissioners present: Mary Bedingfieldsmith, Don Gomes, Richard Jensen, Carrie Torrey
- Commissioners excused: Amanda Brown, Tracy Potter
- Commissioners absent: Aaron Jensen
- Town Council Liaison present: Pearl Thorndal-Stewart
- Community members present: Tristin Allred, Bill Barrett, Mary Beckerle, Laura Boardman, Leslie Eubanks, Diane Hamilton, Robert Marc, David Murrell, Erin Sullivan, Richard Sullivan, Georgia Sullivan, Patrick Sullivan, Dayanna Varney, Susan O'Connor-Wright, Michael Zimmerman.

2. Approve minutes of July 15, 2020

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

3. Etta Place Sign Approval

- Robert Marc, co-owner of Etta Place Cidery, presented the plan for a monument sign to be erected at Etta Place Cidery.
- After brief discussion, it was MSC (Carrie, Don) to approve the sign application.

4. Outdoor Lighting Plan – Michael Clarke

- Clarke was not present to present the plan.
- Plan approval was tabled until the September 16, 2020 P&Z meeting.

5. Sign Request – Dark Sky Coffee

- Tristin Allred discussed the current sign placement at Dark Sky Coffee which includes entry and exit signs (exempt) and window menu signs (exempt).
- The Dark Sky request was for a freestanding menu board (exempt, within limits of sign ordinance) and for an A-frame sandwich board.
- It was MSC (Don, Carrie) to approve the A-frame sign. Approval is seasonal through February.

6. Letter from Durham Jones & Pinegar

- The letter (attached) was addressed to the Torrey Town Council and cc'd to the Torrey Town Planning (and Zoning) Commission and Richard Chamberlain, Town Attorney.
- The letter referenced "Friends of Torrey," a nascent nonprofit advocacy group.

- The group retained Brent N. Bateman of Durham Jones & Pinegar. They plan to *“address the zoning and land use situation in Torrey, to investigate recent actions that appear to have been taken by the Town in violation of state law, and to consider legal action against the Town.”*
- The officers of “Friends of Utah” include Mike Zimmerman, President; Bill Barrett, Secretary/Treasurer; and board members Tai Eason, Carol Juliano, and Chip Ward.
- After discussion, it was MSC (Carrie, Richard) to notify Torrey Town Council that Torrey Town Planning and Zoning Commission has reviewed the letter.

7. Community Letter and (6) Offer of assistance

- Leslie Eubanks, owner of Sand Creek RV Park, read excerpts from A Community Letter to the Torrey Town Officials from Citizens to Protect & Preserve Torrey’s Rural Heritage, Character and Charm, dated August 11, 2020. The full letter is attached.
- Eubanks noted that upwards of 100 residents and business owners signed the letter

8. Zoning Ordinance

- Chair Mary B covered several points re Zoning:
 - A letter from Torrey Town must be sent to Torrey property owners alerting them work is underway to update the Zoning ordinance and invite them to participate.
 - The Utah Land Use Ombudsman suggested a Cumulative or Multi-Use zone. Buffer zones are also encouraged.
 - It was MSC (Carrie, Don) to form a work group to research additional zoning information. P&Z Commission member Carrie Torrey will chair the group which include Bill Barrett, Leslie Eubanks, Susan O’Connor-Wright, Georgia Sullivan, and Mary Bekerle, Laura Boardman, and Diane Hamilton.

9. Other

- The format for the September was discussed. Mary B said she would look into a hybrid method of in-person and remote.

10. Public Comments

- Georgia Sullivan inquired if part-time residents can serve on the P&Z Commission. Chair Mary B noted that she would inquire.
- Patrick Sullivan, a PhD candidate at the University of Utah, questioned the reflective qualities of the materials proposed by Etta Place Cidery. Mary B will connect him with Robert Marc.

11. Adjournment

- It was MSC (Carrie, Richard) to adjourn.
- Meeting adjourned at 8:00 pm.