

TORREY TOWN PLANNING & ZONING COMMISSION
MINUTES
October 28, 2020 – 5:30 pm
Meeting held by Zoom

P&Z Commission Chair, Mary Bedingfieldsmith, called the meeting to order at 5:34 pm

1. Roll Call

- Commissioners present: Mary Bedingfieldsmith, Don Gomes, Richard Jensen, Carrie Torrey, Amanda Brown, Tracy Potter
- Commissioners absent: Aaron Jensen
- Town Council Liaison present: Pearl Thorndal-Stewart
- Community members present: Bill Barrett, Georgia Sullivan, John Benson, Stephanie Astle, Ted Winder, Barry Morgenstern, Laura Thomas, Christopher Wolcott, Amiee Maxwell, Matt Goreham, Leslie Eubanks, Nancy Bradish, Bob Warden, Diane Hamilton, Ada Mae Crouse, Whitney Smith, and Susan O'Connor- Wright.

2. Approve minutes of September 16, 2020

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

3. *Insider* report of P&Z meetings

- Mary explained that Diane Hamilton has volunteered to prepare a summary of each P&Z meeting for publication in the *Insider*.
- P&Z Chair Mary B will review before submission.
- Others are encouraged to participate.

4. Conflict of Interest Statement

- Since Commissioner Aaron Jensen was not in attendance, it was MSC (Carrie, Richard) to table this item.

5. Zoning Ordinance Revision

- Carrie, chair of the Citizens Research Group (CRG), reviewed the work since August 2020. She noted some of the background used in designing a recommended draft of the zoning ordinance. Also noted were considerations beyond legal requirements: Torrey Water District restrictions, recommendations of the Citizen's Committee on Zoning (April 2019), Survey results of the General Plan Review (2018), and research on other towns of similar size and scope.
- On October 12, a public information meeting was held.
- A draft was presented and discussed individually with members of P&Z and Town Council.
- Mary explained that the task at hand was to discuss the draft prepared by the CRG. If approved, Draft 10 will be presented to Bruce Parker. He is a land use expert who has advised many small Utah towns and counties with zoning.

- Several questions have arisen for Parker's review. These include redundancies, length of the document, overlay zones, buffering, and corner lots.
- It was clarified that if a use is not included in the Table of Uses, the process will be to amend the zoning ordinance to include that use. Then, it will be designated either allowed or conditional use. The appropriate process will follow.
- It was MSC (Don, Carrie) to advance this draft to Bruce Parker.

6. Sign Ordinance Revision

- Don led a discussion on proposed adjustments to the sign ordinance.
- Several questions emerged that still need clarification.
 - Signage for short-term rentals
 - Signage for home occupations
 - Number of signs per lot/business
 - Lighting of signs; curfew; intensity
 - Ag signs; state law enabling

7. Other

- Mary stated the notice for public hearing regarding zoning ordinance is complicated. Different wording is required for different properties. Paula Pace is looking into this.
- Mary noted that the original timeline for completion may have to push into January 2021.
- Mary noted that payment for the land use consultant will come from a private donor. Parker will bill Torrey Town. The donor will give the funds to Torrey Town, designated for P&Z work on the zoning ordinance.
- An added P&Z meeting may need to be held

8. Comments

- Several people expressed their appreciation for the work of the Citizen Research Group and the Planning and Zoning Commission.
- Bill Barrett, in a prepared statement, said...
- Diane Hamilton asked when the public can see the zoning document. Mary explained that it will be available once the notice for public hearing appears in the *Insider*.
- Whitney Smith applauded the process and the fact that the zoning ordinance is an evolving document and that the community decides changes.

9. Adjourn

- It was MSC (Carrie, Don) to adjourn the meeting at 7:27 pm

The next meeting(s) of P&Z will be Monday, November 9 and/or Wednesday, November 18. Meetings will continue to be at 5:30 pm during standard time and be conducted via Zoom.