

**TORREY TOWN PLANNING & ZONING COMMISSION**  
**MINUTES**  
**November 18, 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
- Commissioners Absent: Aaron Jensen, Amanda Brown
- Commissioners Excused: Tracy Potter
- Town Council Liaison present: Pearl Thorndal-Stewart
- Community members present: Bill Barrett, Diane Hamilton, Georgia Sullivan, Bruce Parker, Molly Gaughran

**2. Approve minutes of November 9, 2020 meeting**

- It was MSC (Don, Carrie) to approve the minutes.

**3. Zoning Ordinance revision**

- P&Z Commission Chair Mary B led the Commission through a review of recommendations and comments along with Bruce Parker, Planning and Development Services.
- Parker gave kudos to P&Z for work done to date and for the foresight to seek assistance. He noted that much of his additions and clarifications were based on Utah Code requirements.
  - Key items of interest and added questions include:
    - Scale is used in the General Plan v. compatibility, a preferred term
    - Approved v. not approved clarifies may need for spot zoning.
    - Encourage, if not require, permeable surfaces or a limit of hard surface.
    - Minimum/maximum square footage was discussed. It was Moved by **mmm**, seconded by **nnn** to not include a minimum square footage requirement. Motion passed 3-1.
    - Some added language and inclusions were discussed.
- **Draft 10 of Torrey Town Zoning Ordinance**
  - It was agreed to incorporate Parker's recommendations into Draft 10 for review by Torrey Town Land Use Attorney Sean **Ferrin**.
  - It was MSC (Carrie, Don) that Torrey Planning and Zoning Commission will pass Draft 10 to the Torrey Town Land Use Attorney.

#### **4. Sign Ordinance Discussion**

- Carrie had no comments. Richard noted he did not have the documents for review.
- Mary commented on and questioned several elements of the proposed changes
  - What is a “sign?” Are flags allowed?
  - Is signage for identification or advertising?
  - External v. internal lighted signs need discussion

#### **5. Other**

Mary noted that building plans were submitted to the Town Clerk. It was agreed that they will have to come before P&Z at the December 16 meeting. In the meantime, Mary will review their lighting plan. In the earlier discussion with Bruce Parker, he mentioned that some towns have a designated P&Z member review and approve plans. It was the general consensus that this is not a viable option right now for Torrey P&Z.

Pearl clarified that there will not be a joint meeting with Torrey Town Council and Torrey P&Z on November 30.

#### **6. There were no comments from the public**

#### **7. Adjourn**

- It was MSC (Don, Carrie) to adjourn the meeting at 7:45 pm.

The next meeting of the Torrey Town Planning and Zoning Commission is Wednesday, December 16, 2020 at 5:30 pm via Zoom.