

**TORREY TOWN PLANNING & ZONING COMMISSION**  
**WORK MEETING MINUTES**  
**January 25, 2021 – 5:30 pm Meeting held by Zoom and in-person**

P&Z Commission Chair, Mary Bedingfieldsmith, called the meeting to order at 5:32 pm

**1. Roll Call**

- Commissioners present: Mary Bedingfieldsmith, Don Gomes, Richard Jensen, Carrie Torrey, Tracy Potter
- Commissioners Absent: Aaron Jensen, Amanda Brown
- Town Council Liaison present: Pearl Thorndal-Stewart, Jordan Pace
- Community members present: Chrissy Gerrard, Wendy Potter, Mike Hartman, Michael Zimmerman, Jeri Austin, Bill Barret, Adus Dorsey, Carl Reichert, Georgia Sullivan, Pearl Thorndall-Stewart, Kristen Benhiser, Laura Boardman.

**2. Minutes**

It was MSC (Richard, Don) to approve the minutes of the January 20, 2021 meeting of the P&Z Commission.

**3. Zoning Ordinance (Establishment of Zones)**

- After discussion, it was agreed to combine the Agricultural Overlay Zone and Residential Zone. It was MSC (Richard, Don) to call the zone Residential/Agricultural (Res/Ag)
- After discussion of the Heritage Overlay Zone, it was moved by Don, seconded by Richard to leave the Heritage Overlay Zone as is. Motion passed 3-1. Mary abstained.
- After discussion, it was agreed to add State Liquor Store as a permitted use in the Mixed-Use Zone. It was moved by Carrie, seconded by Richard to add State Liquor Store to the table of uses: Permitted in Mixed-Use and Conditional in Heritage Overlay Zone. Motion passed 3-1. Tracy abstained.
- After discussion, it was agreed to add Financial Institutions as a permitted in Mixed-Use and conditional use in Heritage Overlay.
- After discussion, it was moved by Don, seconded by Mary to allow accessory buildings up to 2,000 sq ft with setbacks in Mixed Use and Res/Ag Zones; 1,000 sq ft in the Heritage Overlay Zone and to revise the maximum height to 26 feet in all town areas Motion passed 3-1; Carrie abstained.
- Discussion of some technicalities, numbering, and notes ensued.
- It was agreed to add Manufactured Dwelling to the tables as permitted in both zones and the overlay.
- After a discussion of Buffering, it was MSC (Don, Richard) to clarify wording that includes buffering within the 12, 12, 12, 24 setback limits. Motion passed 4-0. Tracy abstained.
- Other approved revisions include:

- Adding 10-6-1 –E from the current ordinance to the current amendment.
- Combine the purpose of the Agriculture Overlay with the purpose of the purpose of Rural Residential.
- Add definitions: Heritage, Financial Institutions, Liquor Store and revise the definition of “Employee” and “Accessory Building.”
- Clarify the meaning of Heritage in the purpose for Heritage Overlay.
- Adjust the definition of “Dwelling” to allow the living in a travel trailer or RV during construction to the wording reflecting the current requirements for building permits.
- After a discussion of Gas Stations, it was MSC (Don, Mary) to retain the language that states Gas Station is a Prohibited Use in Torrey.
- It was MSC (Richard, Tracy) to ask the new P&Z to investigate possible conditions regarding Gas Stations.
- The Zoning Amendment, as adjusted, will be sent to Town Council for their February 11 meeting.

#### 4. Public Comments

Bill Barret Thanked P&Z for their work. He stated it is important for Town Council to approve the Amendment now. He also noted that there has not been a groundswell of clamoring for a gas station.

Mike Hartman expressed his thanks to P&Z.

Michael Zimmerman thanked P&Z and sees this as a great first step in revamping Torrey Town Code.

Georgia Sullivan added her thanks and said that this is a good document.

#### 5. Adjourn

- It was MSC (Richard, Don) to adjourn at 8:36 pm.

The next meeting of the Torrey Planning and Zoning Commission is February 17, 2021