

**Torrey Town Planning and Zoning Commission**  
**Work Meeting Minutes**  
**March 18, 2021-6:00 PM Meeting held by Zoom & in-person**

**1. Roll Call 6:25pm**

In Person attendees:

Mickey Wright, Jeri Austin, Carrie Torrey, Aaron Jensen(joined in person during tech issues)

Susan O'Connor-Wright(IT person)

Zoom attendees:

Pearl Thorndal-Stewart, Ada Mae, Bill Barrett, Aaron Jensen

**2. Update Draft ordinance per the directions from the Joint P&Z and Torrey Town Council meeting March 8th**

**A. Removal of Heritage Overlay(HO)**

-delete HO & its location, this leaves only RA & MU

-Does the map need updating? Yes? The map used previously appeared to have an incorrect western town boundary. This needs to be looked into.

-Question was asked about ordinance's effective Date (10.1-5)

-is it immediate? 30days after the vote of approval? This needs clarification.

**B. Update Table of Uses to Reflect removal of HO**

-Change all P in MU that were C in HO to C in MU, if D in HO change to C in MU

-deleted column of HO in table of uses

-few corrections to definitions that referenced HO

-during table of uses discussion ? was asked why were ziplines not permitted

-short discussion was had

-minimart pg 9 Conditional

**C. Update Appendix E to mitigate commercial residential adjoining issues with recommended solutions**

-Mickey added preamble to 10.5-7 appendix E but thinks it needs to site the standards of conditions f & k. It is in your standards and now you can mitigate any problems with these options

-state the required items , list recommended items, site the section for clarity

-make doc read same with shall, may ect.

-design features? Remove any?

-Appendix E has been reworked to be a recommended practice and to provide guidance to new businesses that adjoin residents or agriculture usage parcels

**D. Standards and conditions for selling fuels**

-adding an Appendix F Standards for sale of motor fuels

-add motor fuel definitions

\*Tech issues wifi crashed-Aaron joined in person

-Does motor fuels include bulk propane & the like?

-Had discussion over Standards created by Keith Egan

what is really required and where Torrey can & should go above and beyond with standard, keeping in mind anything torrey goes above on Torrey must then regulate/oversee

-where did these standards come from? What is already monitored?

-who is current with setting up the standards?

-Aaron & Jeri are reaching out state agencies to get input concerning state regulations and best practices

-Mickey will talk to league of cities & towns

-Reference DEQ requirements

-need this done by april 8th for TC to pass

-Carrie try to write up Appendix F introduction

-Petroleum fuels vs. motor fuels

### **3. Comments from the Public(2min each)**

Bill Barrett: 1) edit pg 11 AO , HO

10.5-7 F. design features & materials, vague is dangerous. Different words not design/materials step back from that verbiage may bother some people. Is there better language?

Mickey the vague words give the TC the ability to say this needs to be resolved, go resolve your issues with your neighbor, (allow for TC to remediate)

#### **More discussion by P&Z:**

Aaron-"shall & may" in section Bill just brought up, Who is qualified to make these decisions? Us... do we want this kind of responsibility?

-We are not all knowledgeable, we are not the building inspector. Do we need A & F.

-Do we remove F?...if we go above and beyond it is our thing to monitor and enforce

-How do we define Torreys features?

-Decision to Remove f, j

-Concern was expressed about the ability of Torrey to enforce some of the standards

-It was observed that some of the standards are items that are regulated by state or federal agencies and laws

-We should defer to those agencies and laws

### **4. Motion to Adjourn (m.Jerri,Aaron)**