

Torrey Town Planning and Zoning Commission & Town Council
Joint Work Meeting Minutes
March 8, 2021-6:00 PM Meeting held by Zoom & in-person

1. Roll Call

P&Z members:
Mickey Wright
Richard Jensen
Aaron Jensen
Adus Dorsey
Carrie Torrey

Town Council:
Pat Kearny
Pearl Thorndal-Stewart
Doug Robinson
Jordan Pace
Scott Chesnut

2. Discuss revision of Zoning Ordinance

- Doug's comments/concerns:
 - Doug welcomed and Thanked new P&Z members
 - Table of Uses(default of Conditional Use) concerned this draft reads as anti-business
 - Clarification was made that Any Use not permitted by Appendix A was prohibited(not permitted) if it is Conditional it is a permitted use (with standards{conditions}) standards need to be developed and in place so a new business knows what they need to meet to be allowed
 - brief discussion of the processes in place for business wanting to come to Torrey that are not listed and how they become allowed quickly and efficiently to be business friendly
 - Gas Station pro & con can be spun both ways. Who decided not to include it?
- Heritage Overlay discussion-Why do we need it?
 - feel this creates too many conflicts and complicates ordinance
 - remove the HO?
- Discussion on buffers/setbacks Appendix E optional/suggested buffering
 - buffer protect those residences already here from commercial coming in
 - modify to call out high impact businesses for the buffering
 - establish guidelines for MU what needed to do to mitigate impact on neighbors
- Sale of Motor Fuels discussion
 - no one sees a feasible location now but feel it should be an optional business
 - must be conditional use
 - UT state does not regulate above ground tanks, TC feels Fed & State Regulations are enough
 - concern Torrey Town could be on hook if there was a major leak so large insurance should be required
- Discussion standards like those that address scale, ect.
- Jordan's concerns pretty much covered by the discussion of Doug's concerns
- Recap of P&Z new direction for draft Remove Heritage Overlay, sort out Appendix E, standards for Sale of Motor Fuels
- Discussion is a second public hearing needed? (NO) should there be for transparency? P&Z could have draft done as early as March 18 for TC recommendation

- TC & P&Z agree public needs drafts
- 3. Comments from the public
 - Bill Barrett-perception of anti business what businesses have been turned down in the last 5yrs? Only Distillery but it was in county but needing town water
 - Aaron mentions “self metering idea” if the public speaks a business will stay or fold. speaking to that Torrey once had 5 gas stations Torrey has 0 seems like they aren't wanted
 - Gas is a dying industry. The idea of allowing them is looking backwards (nostalgia) no looking forwards
 - Don Gomes-point out this draft ordinance is not business unfriendly
 - businesses started in past 5 yrs have been very Town supportive however we will soon see a predatory set of developers interested in Torrey and this will give us the tools to protect Torrey
 - Don't give away Torrey's shield for sentimentality
 - Georgia Sullivan-in regards to Buffering people buying in Torrey are doing so because they want to be here and will know what is expected coming in.
 - Torrey has a General Plan and it seems to be getting ignored by some this ordinance is to stop Torrey from becoming a Moab
- 4. Adjourn motion to Adjourn by Pearl seconded by ?