

Torrey Town Planning & Zoning Commission Meeting Minutes

Oct 5, 2021

I. Roll call

Mickey Wright, Jeri Austin, Richard Jensen, Sarah Tal, Jordan Pace – In Person

Carrie Torrey – via Zoom

II. Pledge of Allegiance

III. Call for conflict of interest

- a) None

IV. Approval of minutes from last meeting

Aug minutes were not available. Will be available next meeting Oct 28

V. Request for Building Permit for house for Thomas Grant – Jeremy Simmons (Contractor)

- a) Mr. Simmons provided full set of plans for the commission review. The setbacks, height, and lighting plan were reviewed. The only question asked concerned the lumen count, which will comply with the lighting ordinance.
- b) Motion to approve Jeri Austin, seconded by Richard Jenson. Motion passed unanimously.

VI. Request for Building Permit for attached garage – Charles Henry

- a) Request to build garage with breezeway connected to existing house. Mr. Henry wants to add water to the garage. There is an existing water meter.
- b) Motion to approve Jeri Austin seconded by Sarah Tal

VII. Request to amend sign ordinance – Bob Warden

- a) Mr. Warden requested that the requirement for wall signs facing a public road be amended to eliminate the requirement that the wall signs face a public road. Wall signs should be allowed at the business entrance in the case when the entrance is on the side of the building. The wall sign requirement is in Table 1 of the sign ordinance Title 9

- b) The ordinance needs to be updated to remove the “wall that faces directly toward a public road or street”
- c) Short discussion about adding Laundromat to table of uses. Discussion about water requirements and transfer of commercial water account.
- d) The wall sign update will be added to the current updates that are currently be worked on

VIII. Review of the proposed ordinance update

- a) The proposed updates noted below were reviewed and discussed
- b) Title 5-2A-1 allows livestock per one-half acre
- c) Title 5-2A-1 clarify livestock is allowed on one-half acre or more
- d) Title 10 Appendix C remove “for gain” from home occupation business to allow not for profit to be home occupation business
- e) Delete Title 10-6-3 and move some items into definition of dwelling Title 10 Appendix C. There was a discussion about the requirement of two (2) acres for a manufactured home. The consensus is manufactured homes must be treated the same as a built home that is on .5 acres.
- f) Title 9 Table 1 change wall sign placement to allow wall signs on side of building not facing public road. Allow wall sign at the business entrance regardless of which side of the building the entrance is on.
- g) Update mixed-use zone to have parcels facing Highway 24 or Center Street from 100 S to 200 N to be in mixed use. There was a discussion about the east boundary and what parcels face Highway 24. The map will be updated.
- h) Motion to update draft ordinance per tonight’s discussion and to have a public hearing as the first agenda item on the Oct 28 meeting Moved Sarah Tal, Seconded Jeri Austin, Motion passed unanimously

IX. Motion to adjourn Moved Richard Jensen, Seconded Sarah Tal, passed unanimously