

Torrey Town
Planning and Zoning Committee Meeting Minutes
Nov 18, 2021 6:00 pm
Torrey Town Pavilion and Zoom
75 East 100 North
Torrey, UT 84775

1. Roll Call

Mickey Wright

Richard Jensen

Sara Tal

Carrie Torrey

Jordan Pace(TC liaison)

Zoom: Benjamin Phillips

Susan O'Connor Wright

Mary Bedingfieldsmith

Laura & Cal Boardman

2. Pledge of Allegiance

3. Call for Conflict of Interest *None*

4. Review & Approve Minutes from Oct meeting

Motion Sara, Seconded Richard

5. Discuss & confirm date of December meeting

If agenda requests are made the meeting will be Dec 30 6pm.

6. Ask for volunteers to join P&Z

Consider asking the town Council to advertise in Insider?

7. Status report of the Torrey P&Z ordinance update, town council approved

Did add from the discussion with Doug maximum time statement to livestock section. Did find state code of manufactured home info cannot be treated differently.

Sara- for gain removed makes home occupation a bit wonky for gain might have been an important qualifier. We should add a definition of occupation that includes nonprofit. Mickey will get clarification on this from Jordan Cullimore.

8. Begin work on adding subdivision ordinance, discussion about what is needed

County's is basically a rewrite of state code(Part 6 10.9.6a600)-Major(more4lots) & minor(4lots) maybe a good starting point. Look at Loa town.

Carrie asked if we want to seek assistance from a "citizen research group".- Yes but Jordan thinks TC should get to decide who helps with the research. Group should be made up of property owners in water district. Carrie clarified that those who served on the last group were infact property owmers in town and the water district.

Subdivision-can a clause be added to say subdivisions can only add the #of lots equal to # of available water hook ups. They can add more in following years but only as many as supported by Town water.

12 residential 3 commercial water hook ups per year

Jordan & Mickey will Ask Mel to add invite for citizen help with research to newsletter/waterbill, add it to Town website, FaceBook, post it at Post office & town bulletin

Cannot limit growth on water. We have to find it/develop it. Can we tie subdivision code to water-can it vary? Wells are prohibited in water service districts. We should look into other desert towns ordinances.

Subdivisions should be: engineer designed, state approved septic, power-letter power co, town approving water, County rd dept-emergency vehicles turn around -ingress egress ect., Rd brought to certain grade/standard, easements?

9. Review short-term rental ordinance to ensure that it complies with state code

Our short term ordinance limits to owner occupied short term. Can we have a detached mother-in-law short term rental? Jordan Cullimore thinks there may be some statecode issues. Mickey is waiting on a chat with him to sort this some. Review Bicknell, Loa, Lyman, & Hanksville ordinances regarding short term rentals.

10. Comments: *Mary Bedingfieldsmith -Thank you for your work!*

11. Motion to Adjourn *Motion by carrie, Seconded Sara*