

## **Torrey Planning and Zoning Commission Meeting Wednesday, April 12, 2017; 6:30 PM Minutes**

Members Present: Pearl Thorndal-Stewart, Richard Jensen, Tracy Potter, Aaron Jensen, Donita Pace, and Diane Borgerding

Members Absent: Mary Bedingfieldsmith

Guests: Ted Winders

- 1) Minutes Approval
  - a. Pearl moved for approval
  - b. Richard seconded
  - c. Unanimously approved
  
- 2) Welcome new member – Donita Pace introduced to the commission
  
- 3) Message from Ted Winders
  - a. Ted attended on behalf of the citizens of North East Torrey, an unincorporated area, to discuss possible annexation to Torrey Town.
  - b. Area includes North and East of Highway 24, includes Capitol Reef Resort; does not include the Garrett property.
  - c. Neighborhood gathering Friday, May 19 at Capitol Reef Resort Conference Room at 7 PM. Meeting is to get acquainted with neighbors in the area, discuss questions and concerns, how's and why's of the annexation proposal.
  - d. Annexation requires approval of 51% of owners and 1/3 of taxation before going before the Town Council.
  - e. John Benson is chairman and Ted Winders is co-chairman.
  
- 4) Appointment of P&Z positions
  - a. Donita Pace: Secretary (motion by Richard, 2<sup>nd</sup> by Aaron). Secretary will prepare minutes of monthly meetings and send to the Chair.
  
- 5) Discussed ordinance of short term rental such as Air B&B
  - a. Reviewed and agreed to work off the Wayne County ordinance for short term rentals.
  - b. Discussion of Torrey Town water hookups changing to commercial for those with licensing of short term rental.
  - c. Tracy made a motion to accept Wayne County Air B&B Ordinance with changes of "Torrey Town in place of Wayne County" 2<sup>nd</sup> by Richard, motion passed, unanimous.
  
- 6) Discussion of Torrey Town Nuisance Ordinance
  - a. Tracy from the Torrey Town P&Z and Dustin Oyler from town maintenance will talk to the residents of the Hickman property on 4<sup>th</sup> and Center Street. Letters have been sent from the Town Council to the owner of the property to advise they are in non-compliance of Torrey Town Nuisance Ordinance.
  
- 7) Sign Ordinance

- a. Sign ordinance discussion about the Shawn Saunders property on Main Street. Mr. Saunders business signs are in non-compliance and a waiver has not been requested or issued.
  - b. A member of the committee will discuss this issue with Mr. Saunders and report to the Town Council.
- 8) Recreational Vehicles as Permanent Residence
- a. Discussion on the use of recreational vehicles used as a permanent residence.
  - b. Language of short term ordinance should state “recreational vehicles are not deemed as permanent structures”.
  - c. Motion to add to description of short term rental ordinance “excludes recreational vehicles”. Motion by Diane 2<sup>nd</sup> by Richard, unanimous agreement. The Short Term Rental Ordinance (Air B&B) will be sent to the Town Council.
- 9) Assignments for April
- a. Donita will prepare the minutes.
  - b. Pearl and Diane will go to the next town council meeting to present minutes.
  - c. Pearl will address the non-compliance issue of sign ordinance and new transfer ownership compliance.
  - d. Pearl will post the May agenda.
  - e. Mary will conduct the May meeting.
  - f. Tracy will get with Dustin Oyler and go to the residents of the Hickman property at 4<sup>th</sup> and Center to discuss non-compliance of Nuisance Ordinance.
- 10) Next meeting - May 10, 2017 at 6:30 PM.
- 11) Meeting adjourned (Motion by Aaron , 2<sup>nd</sup> by Richard, unanimous agreement)