



Torrey Town

GENERAL PLAN

2023

*This General Plan is not legal advice. The municipality adopting this General Plan has been given multiple opportunities to review the General Plan before adoption. It is recommended that this General Plan be reviewed by a lawyer prior to adoption.

ACKNOWLEDGEMENTS

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PLAN BACKGROUND

WHAT IS A GENERAL PLAN?

As stated in the Workforce Services General Plan Writing Guide:

“A GENERAL PLAN IS SOMETIMES REFERRED TO AS A “MASTER PLAN” OR “COMPREHENSIVE PLAN.”

*Workforce Services
General Plan
Writing Guide*

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is a community’s general guide for making land use decisions and is a reflection of the community’s values.

At the large-scale level, the General Plan describes how the community wants to grow, i.e., where the community wishes various land uses to take place and what the community wants to look like. The Plan covers the area within the town limits as well as land anticipated to be annexed into the town in the future.

At a more detailed scale, the General Plan provides direction for the many detailed decisions made every week concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the residents’ quality of life.

In between large scale and small scale decisions, the General Plan is the document that coordinates with other town plans, such as the Transportation Master Plan, the Parks and Recreation Master Plan and Water and Sewer Plans and others. It is also a basic tool to guide zoning, budgeting, capital improvement decisions and policy-making.

ROLE OF THE GENERAL PLAN

The Torrey General Plan is designed to be used as a guide for the current and future decision making processes of the town. The general plan should remain flexible enough to allow decisions to be made that are in the best interest of the community. The general plan will also act as a general master/comprehensive plan for guiding the development of Torrey. It provides an officially adopted guide for current and future decisions for the Town Council, Planning Commission, residents, and others interested in the current and future state of Torrey.

All current and future land use decisions for Torrey should be considered within the general plan framework. Long-term strength of community will require a continuous effort by the town and residents to maintain and improve all elements of the town. The Town of Torrey must take responsibility for maintaining the public infrastructure. Property owners and residents must take responsibility for maintaining their own property. Zoning regulations, infrastructure improvements, and any other approved future changes to the town are to support and protect the values of the residents of Torrey.

The more specific intent of Torrey's General Plan is to protect the rural atmosphere and ensure that the town can thrive economically. This plan should help ensure that Torrey has safe neighborhoods, traffic safety on side roads, and plenty of peace and quiet. This is designed to be a living document that will be reviewed, updated, and altered as conditions change in the community.

PLAN BACKGROUND

Utah state law requires that all municipalities have a general plan. Not only is this general plan intended to fulfill the requirements of the State, but it should provide the Town with a valuable resource to help guide current and future decisions. Previous to this update, certain steps were taken to ensure that the adopted general plan will continue to hold the best interest of the citizens of the Town.

Torrey Town most recently approved a General Plan in May 2019. Since then, new planning and zoning members have been appointed by Mayor Mickey Wright. The current Torrey Town Planning and Zoning Commission has been diligently meeting to revise and update the Torrey Town General Plan. It is always sound advice to consistently revise, update, and amend the General Plan as things change and update.

Residents have been involved in creating the goals and visions that shaped this general plan. In order to establish the values and opinions of the Town, a survey was sent to each household within the water service boundary, around 450 individuals. Approximately 150 individuals responded. The survey results have helped to shape the general plan to portray the great values of the Town. You can view the survey questions and responses in Appendix A.

Throughout this process, there were multiple public hearings held. Any public input gathered was then used to help shape a series of goals and action steps, which reflect the direction chosen by town officials and residents. The created goals are end points, which are intended to be met through the specific steps provided in the action steps. Further, the town policies show how the action steps might take place in a fashion that will allow goals to be met.

Finally, the general plan will be reviewed in a town council meeting to adopt the final draft of the General Plan. The goals and action steps provided in this general plan are general in nature, with the intention to allow flexibility in how the Town might achieve them.

Future Planning

UPDATE PROCESS

Utah State Code is clear on what is required in a general plan. It is expected that this general plan will not only meet those requirements, but will also be updated according to the correct processes laid out by Utah State Code.

FUTURE PLANNING UPDATES

It should be stated that this general plan should be updated when any significant condition, event, or situation alters Torrey Town and or the residents that reside within the town. It is also to be understood that when without major changes, this general plan should still be updated every 5 to 10 years, in order to best serve the evolving needs of the town and the residents that live within the town boundaries.

COMMUNITY PROFILE

TOWN HISTORY

Torrey, located in Wayne County in south central Utah, is an idyllic tree lined town and high mountain valley surrounded by rust colored cliffs and green meadows. At an elevation of 6,830 feet, summer temperatures tend to be quite pleasant, generally ranging from 50 to 90 degrees. Winter temperatures range from 0 to 60 degrees.

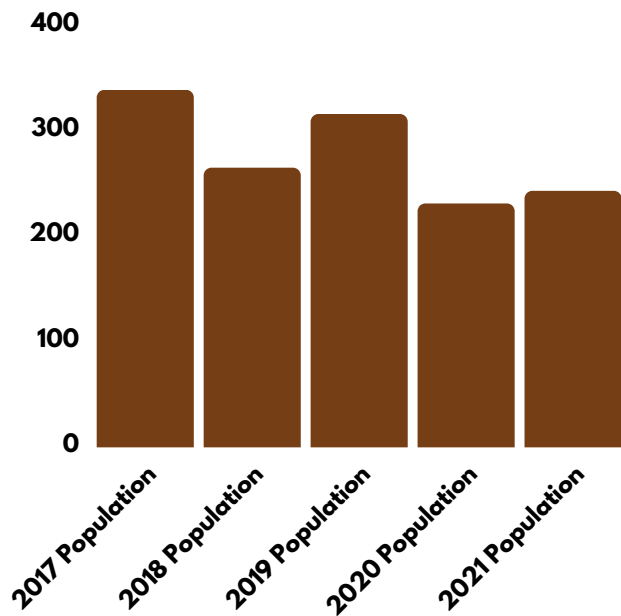
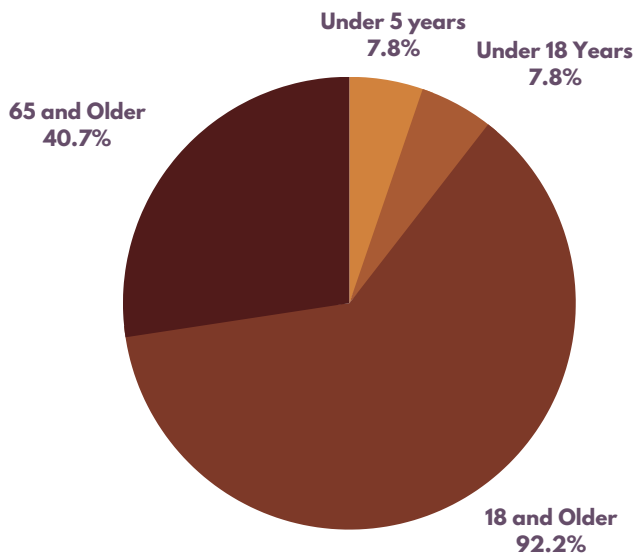
Originally established in the 1880s by Mormon immigrants and incorporated in 1934, Torrey was initially known as Youngtown, after John Willard Young. It is generally thought to be named after Jay L. Torrey from Pittsfield, Illinois. Torrey was a member of the Wyoming legislature who, upon the advent of the Spanish American War, achieved national attention by proposing the creation of what became three volunteer cavalry regiments made up of cowboys and stockmen. Torrey was commissioned Colonel of the 2nd Regiment, the "Rocky Mountain Riders." (Theodore Roosevelt's Rough Riders was the 1st regiment.)

Torrey has had visits from the famous, the feisty, dreamers and doers. Some stayed. Some moved on. Torrey is currently home to an eclectic group of people. There is a mixture of the descendants of the pioneers and a variety of newcomers. With its location adjacent to Capitol Reef National Park to its east, the Grand Staircase Escalante National Monument to the south, and the surrounding Fish Lake and Dixie National Forests, Torrey will continue to draw tourists and outdoor enthusiasts as visitors and new residents. Utah Highway 12 is considered one of the top scenic corridors in the United States.

Several communications companies provide Torrey and much of the surrounding area with highspeed internet and local/long distance voice services. This makes the possibility of remote work feasible. However, due to the small population, much of which consists of retired people, the pool of workers is limited. For businesses that advertise for employees out of the area, limited affordable housing also poses a challenge.

DEMOGRAPHICS

Population	231
Median Income	\$56,125
Employment Rate	55.8%
Housing Units	241



Who are we?

CHARACTERISTICS & VALUES

The listed values are those that Torrey would like to be emphasized. These core values serve as a list of priorities that the town should strive to represent. Finally, the town values hold importance, as they are designed to help maintain the history of Torrey.

CORE VALUES

- 1- Preserving the Town Aesthetic
- 2- Rural Atmosphere
- 3- Agriculture Heritage
- 4- Outdoor Recreation

- Preserving the Town Aesthetic
- Rural Atmosphere
- Agriculture Heritage
- Outdoor Recreation

Torrey Town is strong in their stance on holding to a priority of keeping the town a place where residents love to live. It is a quiet charming town that draws many people from different backgrounds due to these desirable attributes. It is no secret that the town is relatively small and would like to maintain the current size, while accommodating and promoting reasonable growth. It is absolutely essential that the town maintains the importance of keeping the rural atmosphere and distinct character of the town. While this is a priority, providing must-have services for current and future residents is also of high importance.

OPPORTUNITIES & CHALLENGES

Water supply and water storage have been concerns for Torrey in the past, and are currently a top priority of the town. Torrey has recently addressed water issues to prepare the town for future drought by adding a fourth water tank. It is no secret that Utah is a desert, and Torrey is no exception to drought throughout the state. It should be noted that the Town Council and Planning Commission hold influence over how water should be distributed throughout the town, specifically in times of drought. Water use restrictions should come as no surprise to residents of Torrey when water levels are low, and should be followed at the direction of town leadership.

Opportunities for economic development through expansion are limited by a desire to maintain the rural atmosphere of Torrey. Economic development is an opportunity for the town, given its location and scenic beauty. The Town has seen an increase in visitors and an increase in businesses over the last few years. Expansion of tourist development should be carefully planned and approved through the correct processes, as too much of this or developing in the wrong place could cause the rural atmosphere to change even without a ton of expansion.

Lastly, Torrey is a diverse community with residents from many different backgrounds. Going forward, Torrey should encourage activities that allow for the social and cultural feel to remain consistent with the history of how it has been in Torrey as well being a community that welcomes unique and different voices and corresponding community activities. Emphasis should ultimately be placed on those things that best align with the values, goals, and vision outlined in this general plan.

Anticipated Challenges:

Challenges facing the future of the community are similar to those faced in growing rural communities and some are unique to Torrey. These challenges include but are not limited to:

- An adequate water supply for the future of Torrey. This includes development to shore up storage of clean water and initiating and improving water conservation and drought conditions.
- Establishment and enforcement of new land use regulations. Consistent enforcement of town ordinances. This includes reviewing all building and zoning ordinances.
- Lack of affordable housing, specifically for local employees. This also included support for more accessory dwelling units (ADU).
- Lack of maintenance and road repair and other public areas such as the trees on Main Street.
- Growth in the area is also a concern. A focus on good planning for the future growth is also a point of emphasis.
- Retaining Torrey's agricultural heritage poses an issue with increasing growth and visitation.

Guiding Principles:

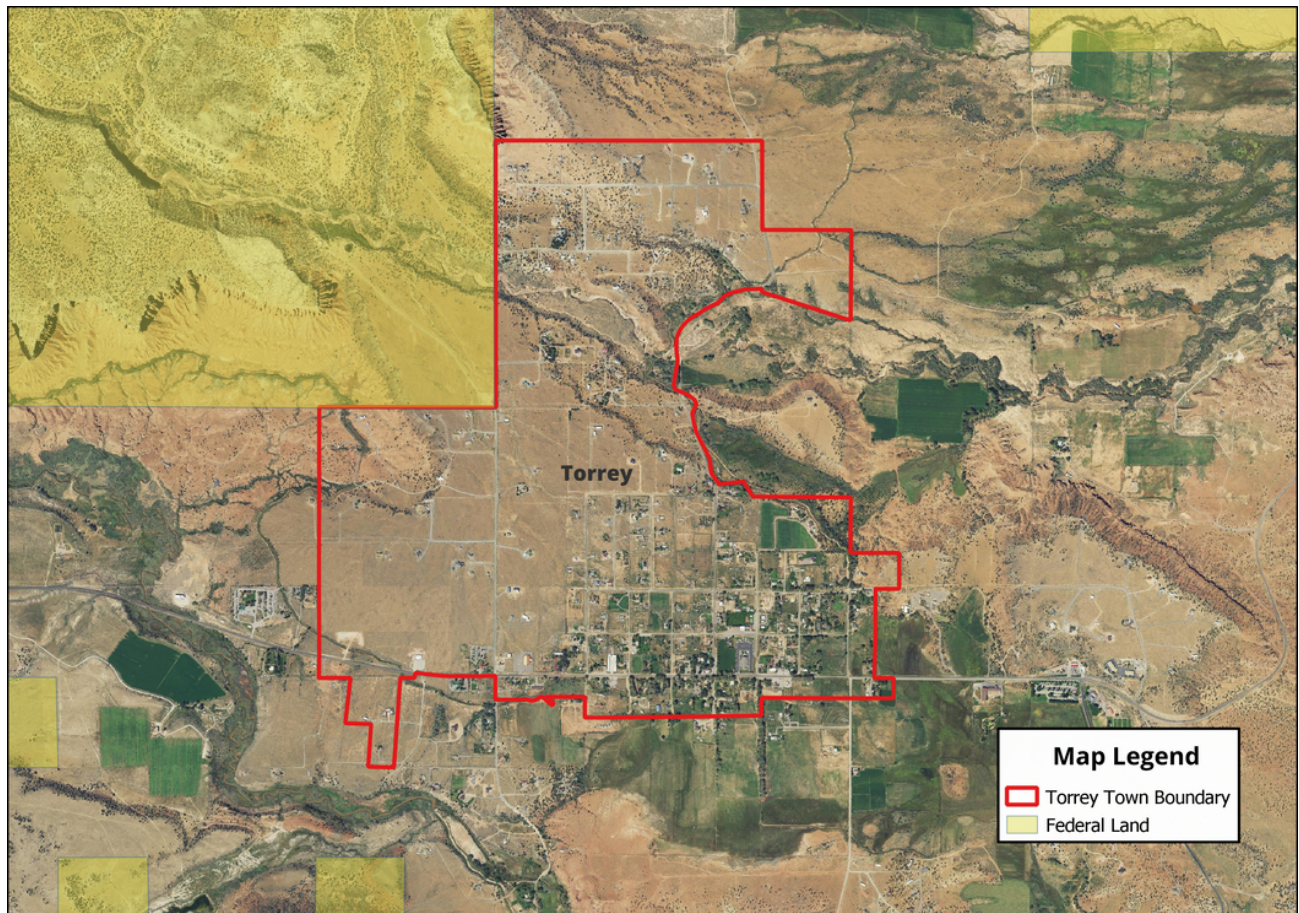
A series of methods to gauge public opinion were used to better understand where the community is today and where it needs to try to be in the future. Most public input can be summarized into the following goals:

- Preserve and maintain the quiet, small, rural atmosphere.
- Improve infrastructure conditions and access.
- Community engagement and participation in planning the future of the Town.
- Improve the quality of life for residents.

LAND USE

LAND ANALYSIS

Torrey Town Boundary Map



The majority of the land inside the Torrey Town limits is privately owned. Most of the immediate land surrounding Torrey Town is privately and federally owned.

LAND USE

When the Town was originally settled, it was mainly an agricultural community. Agriculture related land uses remain a part of the community today; however, with its proximity to Capitol Reef National Park and other outdoor attractions, Torrey sees a high number of tourists and visitors due to its pristine location, outdoor recreation opportunities, and other outdoor offerings. Secondary homes and a slight increase in population remain at the forefront of land use.

The Land Use element of this General Plan encourages the orderly and efficient distribution of land uses in the town. Maintaining the agricultural heritage of the town is priority. The range and mix of land uses and subsequent zoning includes mixed-use and residential/agricultural.

Land Use is a required element of the Torrey General Plan (State of Utah Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. seq. Utah Code Annotated, 1953, as amended). The Land Use section of the General Plan should support the land use ordinances and act as guide when advising and deliberating on future land use ordinances and zoning recommendations.

The Town currently has two separate zones: The Residential/Agricultural Zone and the Mixed-Use Zone. The Residential/Agricultural Zone is characterized by a variety of parcel and lot sizes, which maintain open space. The use of any parcel or lot in the Mixed-Use Zone remains permitted as it is at the time this title is adopted.

Below are the current land use zones that have been implemented throughout the town.

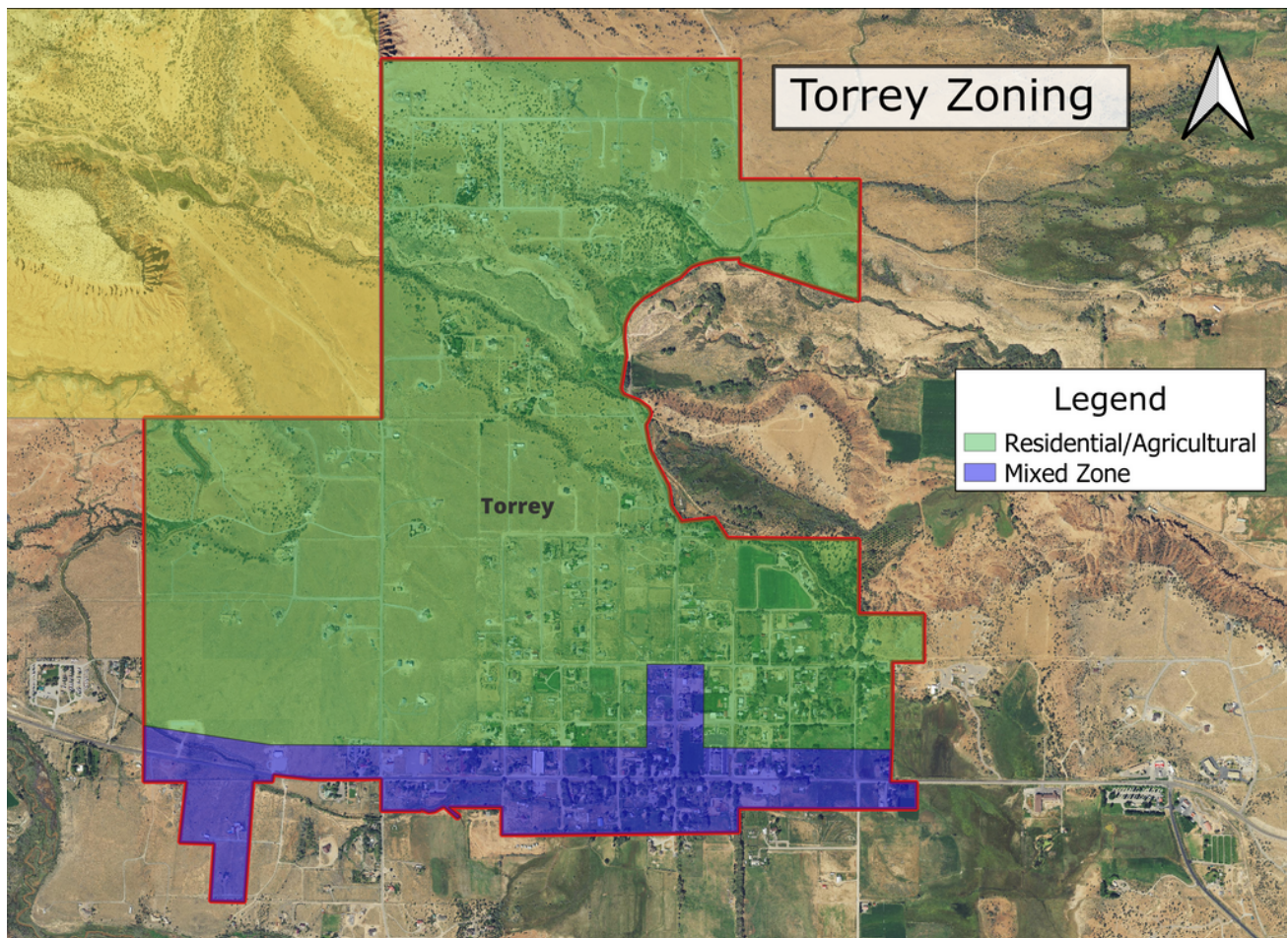
- Residential/Agricultural Zone
- Mixed-Use

Residential/Agricultural Zone (RA): The Residential/Agriculture Zone is provided to promote and preserve conditions favorable to rural life and the keeping of limited numbers of animals and fowl. Additionally, it promotes the agricultural heritage of Torrey while preserving and promoting areas and conditions favorable to agriculture, preserving lands for natural drainage areas and agricultural uses, protecting views, preserving natural settings, and adding to the character and aesthetic qualities of the Town. The Residential/Agricultural Zone is characterized by a variety of parcel and lot sizes, which maintain open space. The Residential/Agricultural Zone is primarily residential in character, protected from the encroachment by nonresidential uses. It recognizes the heritage of the Town, seeks to protect those legacies for future generations, and ensures new development is compatible and found to be consistent with the Zone's purposes.

Mixed-Use Zone (MU): The purposes of the Mixed-Use Zone are to preserve the Town's existing small-town, rural character and to provide opportunities for the establishment of compatible commercial and residential activities. This Zone allows for a compatible and complementary mix of residential and nonresidential uses, and open spaces. The Mixed-Use Zone allows nonresidential uses, fosters integration and compatibility of uses, and encourages a walkable and safe pedestrian and biking environment. Overall purposes are to maintain open space, continue residential uses, promote economic development opportunities, and provide buffers and compatibilities between residential and nonresidential uses. The use of any parcel or lot in the Mixed-Use Zone remains permitted as it is at the time this title is adopted.

CURRENT LAND USE

Torrey Town - Current Zoning Map



FUTURE ZONING

When revising the zoning plan, the planning and zoning commission may consider the zones listed below or others deemed to be appropriate to Torrey Town:

- **Greenbelt** - Multiple Use District which provides areas for agricultural activities and allows other uses determined to be compatible with agricultural uses and activities
 - **Low Density Residential District (LDR)** - which provides for a single-family large lot, low-density residential living environment with a density of one (1) dwelling unit for each x acres and other uses that do not require additional public facilities and services other than those provided to a low-density residential area. Additionally, this district may be established to allow limited development on areas that may possess certain constraints for development
 - **Medium Density Residential District (MDR)** - which provides a maximum density of one (1) dwelling unit per x* acres
 - **High Density Residential District (HDR)** - which provides higher density residential areas and allows a variety of other uses and services to meet the needs of residents of the Town
 - **Commercial District** - which allows a variety of retail commercial, office, and light industrial activities within the Town to meet the needs of residents and visitors, to provide employment opportunities for residents, and to strengthen and provide diversity to the local economy
 - **Heritage District** - which preserves and or restores viable structures and maintains the history center of Torrey Town
-

ANNEXATION

Annexation is the process through which properties outside the Town's boundaries are incorporated as part of the Town. This process includes an application by property owners to the Town and a public meeting process where stakeholders can discuss the issue. Petitions for property to be annexed into the Town are initiated by property owners and are often started with the intent of receiving services. Torrey adopted an annexation policy in 2012. Areas to be annexed should be compatible with current land uses and character of the Town. Historically, Torrey has allowed connections to its municipal water system by property owners outside the municipal limits. This has resulted in water service area greater than the Town boundaries. The Torrey Water District boundary can be found under the Water Supply section of this general plan.

For future annexations, Torrey will prioritize annexing along existing culinary water lines. The only municipal service that is provided is water. The Town does not favor the annexation of areas for which it does not have financial capability to provide additional municipal services or upgrades to the current services provided.

As a note of redundancy and to further the point of maintaining a rural atmosphere in the Town, land preservation must also be highly considered. When considering annexation, or simply when considering changes to land already within the community, it is vital that any changes align with the vision and goals that have been described in this general plan.

The Town will focus on continuing to build upon a healthy balance of land uses that supports the community. Future decisions regarding land use, zoning, and growth in the Town will be guided by the values of the community and be guided by Utah State Code and the vision, goals, and values that have been expressed in this general plan. For further information on future land use, please refer to town ordinances and the town Annexation Policy Plan which can be found in the Town ordinances. The Town establishes the boundaries of the annexation expansion area to be the same as the water service boundary area.

FUTURE LAND USE AND GROWTH

Lot sizes are preferred to stay 0.5 acre in size for the building of residential structures. Specifications on residential and commercial building will abide by the Town ordinances. Regions that are potentially being considered for future annexation are the south of Torrey which are included in the annexation map.

As noted previously, Torrey is surrounded by public lands. Coordination with federal and state agencies is required for planning purpose. Torrey feels the impact of public land administration and plans on working with partners to ensure a productive relationship.



CRITICAL/SENSITIVE LANDS

Critical lands are those that are deemed unsafe or unsuitable for further development. The Hazard Mitigation Plan for Torrey should be considered when involving any critical lands areas. The Southeast side of Torrey is a region that contains areas that could be unsuitable and unsafe for homes. The Town Council and the Planning Commission will continue to monitor the town for areas that aren't safe to live, develop, or occupy. Future decisions on critical lands will ultimately be decided by the Mayor, the Town Council, and the Planning Commission.

When considering applications for development within potential critical lands areas, the Town Council and Planning Commission must take the necessary precautions to ensure that the town and its residents are safe and with minimal risk. If an individual or group is to attempt to develop critical lands, they must take all necessary precautions to ensure their own safety and the safety of others. These requirements are not exclusive in determining such situations, but are only in addition to any other relevant regulations that may already exist in the area.

LAND USE RISK SUMMARY

According to the 2020 Six County Region Pre-Mitigation Disaster Plan Torrey is at low risk for a variety of natural hazards.

Future Development Risk:

If the town continues its historic growth rate of 1.6% per decade and average household size of 2.1 people, it will grow by about 20 new households (42 residents) over the next decade. This might be an underestimate because of the town's proximity to recreation amenities, such as Capitol Reef National Park and Fishlake National Forest. If new homes are developed following historic growth patterns the town will experience new development as infill and along the southern and northern edges. Wildfire will have moderate impact and flood, landslide and problem soils will have low impact to new development in those areas.

See Appendix B for additional maps related to floodplain, landslide, problem soil, and wildfire.

Torrey Natural Hazard History

Natural Hazard	Date	Damage and Intensity
Earthquake	8/16/1966	5.6 magnitude
Flood	8/25/1961	Homes, crops, ranches
Earthquake	3/3/1934	6.6 magnitude

Torrey Risk Summary

	Probability of Occurrence	Population Impact	Property Impact	Economic Impact	Future Development Impact	OVERALL RISK
Dam Failure	-	-	-	-	-	-
Earthquake	low	-	-	-	-	Low
Flood	low	-	low	-	low	Low
Landslide	-	low	low	-	low	Low
Problem Soils	-	low	low	-	low	Low
Wildfire	-	low	low	-	moderate	Low

Information provided by the 2020 Six County Region Pre-Mitigation Disaster Plan



LAND USE GOALS

Establish orderly, planned growth and development that enhances the Town's distinctive environment and rural character, and provides consistent services and infrastructure by:

GOALS

1. Prepare and plan for appropriate growth by having a clear and succinct vision by having zoning and ordinances in place that outline all appropriate processes and regulations.
 2. Explore and plan for water security and other critical infrastructure in order to provide reliable and safe services to residents and visitors.
 3. Enforce local ordinances and development standards.
 4. Support high standards for community improvements that increase the quality of life for residents.
 5. To the maximum extent possible, new growth should pay its own way, bearing the cost of extending all required roads and utility services.
 6. Encourage new or expanded local businesses to serve more of residents' shopping needs and increase in desired services.
 7. Incentivize mixed uses in the community core area through ordinance flexibility.
 8. Support and allow the development and use for accessory dwelling units.
 9. Provide a stable and attractive environment throughout the Town.
 10. Honor Torrey's agricultural heritage with the planning and zoning decision as the Town experiences growth.
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LAND USE GOALS

GOALS CONTINUED

11. Increase resident participation through feedback and public hearings.
 12. Keep the aesthetic charm of main street, including preserving the cottonwood trees and expanding municipal forest. This includes encouraging future development on main street to maintain the standards and aesthetic currently in place.
 13. Support high standards of community improvement.
 14. Work with irrigation companies to develop infrastructure to maintain and protect the canals.
 15. Planning and Zoning Commission will continually review and revise the zoning districts.
 16. Create policies and/or ordinances related to preservation of open space.
 17. Update inventory of property ownership and other pertinent information about the proposed annexation areas at least every five years.
 18. At the direction of the Torrey Town Council, the Planning and Zoning Commission will review and recommend land use ordinances and create a template for a business/commercial zone.
 19. Create a subdivision ordinance.
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LAND USE GOALS

ACTION STEPS

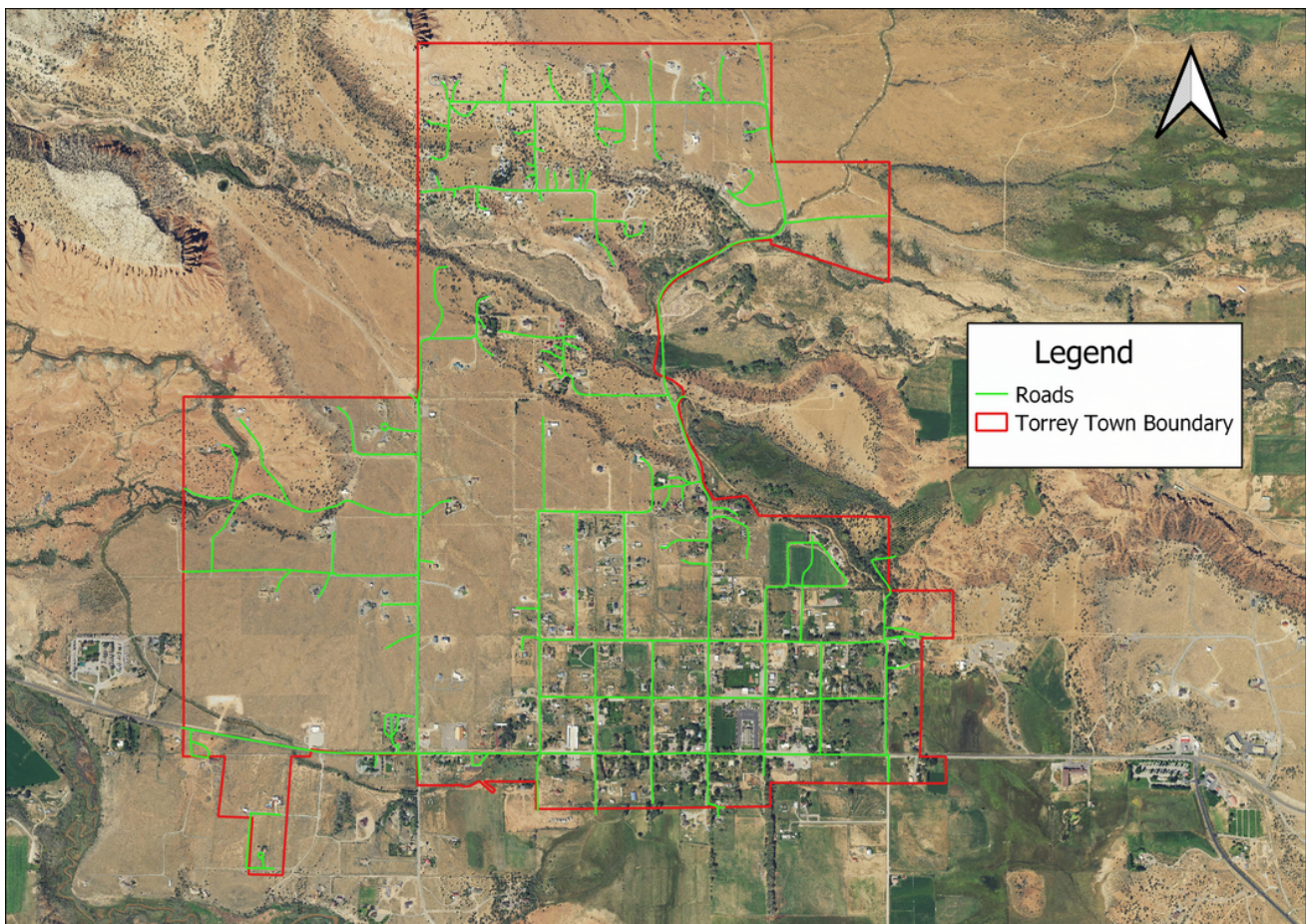
1. Implement, maintain, and enforce the requirements of the zones of the town.
2. Update and maintain all official maps of the town.
3. Follow the town vision, goals, and values when considering land use and zoning decisions.
4. Frequently review and keep all ordinances up-to-date and in alignment with the town goals, values, and vision.

TRANSPORTATION

TRANSPORTATION

The intent of the transportation chapter of the General Plan is to address all modes of transportation using the public rights-of-way in the Town and surrounding vicinity. This includes motor vehicles, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the General Plan because the land near transportation corridors typically has a higher development potential than those that will need access investments.

Torrey Town - Roads Map



CURRENT & FUTURE TRANSPORTATION

Torrey experiences a lot of traffic, specifically in the summer, due to the number of visitors to Capitol Reef National Park and the other surrounding areas. A high number of tourists and visitors explore Torrey Mainstreet and visit the various businesses and restaurants by foot during peak tourism season. The Town also has many different community events throughout the year that lead to increases in pedestrian and vehicle traffic. This includes above-normal wear and tear on the town roads by tourists and other visitors. There is a walking/bike path on the south side of State Route (SR) 24. This path goes from 300 East to junction of SR 24 and SR 12. Parking is limited in the town and can be problematic with the number of visitors Torrey experiences.

There is no public transit in Torrey or in Wayne County. The Senior Citizens of Wayne County have a bus that goes to Richfield once a month for shopping and doctor appointments. Any coordination for these trips is conducted through the Wayne Senior Center Administrator at 435-425-2089.

The Town expects future transportation to increase as it grows in population and as the number of visitors increase. As this happens, the Town will look at transportation needs and implement changes to accommodate for growth.

TRANSPORTATION GOALS

GOALS

1. To develop and enforce a traffic flow system that is safe and compatible with a rural residential nature, agricultural practices, and an orderly and efficient traffic flow.
2. Develop more side roads on the existing easements to continue the block system throughout the town.
3. Look to additional funding to assist with general road repair.
4. Support creation and/or expansion of paths and trails.
5. Petition UDOT to reduce speed limits in town between 200 East and 200 West to 20 mph.
6. Explore ideas on how to address parking issues and availability, including a shuttle service.

ACTION STEPS

1. As new growth occurs the need to update transportation methods will become necessary to avoid additional traffic and increase public safety.
 2. When grants and other forms of transportation funding become available, Torrey should consider applying to maintain and construct roads within the Town boundaries.
 3. Add in and maintain street lighting, signage, street markings, and sidewalks where needed.
 4. Coordinate maintenance efforts of Utah State Road 24 with UDOT.
 5. Coordinate maintenance of county roads with the proper county officials.
 6. Separate pedestrian traffic from vehicle traffic as much as possible.
 7. Keep traffic slow enough to allow a comfortable, safe, and rural atmosphere, specifically the areas that experience high foot traffic.
 8. Keep traffic noises at an acceptable level and keep the streets free of debris and attractive and scenic.
 9. Maintain traffic volume at a level consistent with a residential area.
 10. Review issues with the main town intersection and brainstorm safety solutions.
 11. Install ATV speed limit signs in applicable areas. Update ordinances accordingly
 12. Exploring expansion of trails and paths inside town boundaries.
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HOUSING

HOUSING

High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.

Quality housing at an affordable cost is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, pride in community, and the long-term viability of the Town as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contributes to Torrey's vibrancy and economic success. Economic development and housing go hand in hand.

The lack of housing, and affordable housing, limits the potential economic growth of any community. With an increase in vacation and short term rentals of existing homes, the issue of housing availability has increased.

Assessing a community's housing stock in a General plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Members of the community share the goals of high-quality and accessible housing. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

Currently, town zoning allows a variety of housing options including single-family accessory dwelling units dispersed throughout the Town. A minimum of eight hundred square feet ground floor living space. As of March 2023, there are no ordinances related to building design.

The Department of Housing and Urban Development defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

The Census Bureau maintains official data for the Torrey area. According to the 2021 American Community Survey (ACS):

- The median property value in 2021 for housing units with a mortgage was \$246,700 and the median property value for housing units without a mortgage was \$437,000.

However, according to zillow.com, the typical home value of homes in the 84775 zip code was \$464,197 as of March 2023.

There is a shortage of affordable housing and housing that can accommodate moderate-income residents. Many employees must commute from nearby towns. This shortage has been exacerbated in recent years as some properties have been converted from residential to commercial uses such as vacation rentals. Current development trends, if continued without alteration, will further decrease the proportion of low and moderate-income housing. This affects the ability of local businesses to house employees.

HOUSING GOALS

GOALS

1. Preserve and strengthen existing neighborhoods while allowing the formation of new neighborhood centers.
2. Facilitate a reasonable opportunity for a variety of housing, including moderate-income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.
3. Continue to enforce existing building codes and zoning ordinances to protect residential investments.
4. Identify potential areas of blight that may affect the community and establish goals and standards for the improvement of these areas or structures.
5. Look at ways to increase affordable housing for local employees and support young residents to remain in Torrey.
6. Encourage the development of long-term rental units.

ACTION STEPS

1. Update zoning and other Town ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
 2. Provide information for property owners regarding housing rehabilitation methods, resources, and safety inspections.
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PUBLIC SERVICES

PUBLIC SERVICES

The purpose of the public facilities chapter is to explain the various public facilities and services within the town, such as water, sewage, electrical and natural gas services. These services represent the public's investment in the development and operation of Torrey. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the area.

The Town is focused on maintaining public spaces and town owned properties. Currently, Torrey owns the Town Hall and Fire Station, park grounds, park pavilion within its town boundaries, and the Torrey Town cemetery. Torrey acquired a house and three lots east of the existing municipal property. Torrey is responsible for all town road maintenance and building upkeep. Due to the inadequacy of the current Town Hall, plans are in the works to explore possibilities of replacing it with a new or revised building to better serve Torrey residents. It is not anticipated that Torrey will have the ability to provide any additional municipal services besides culinary water.

Currently, there is no sewage system in Torrey. All residents and business owners must have individual septic tanks on their property. The Town has put some thought into establishing a sewer system. Private utilities such as power is provided by Garkane Power. Propane is provided through a few different providers. Wayne County provides garbage collection and landfill services.

Torrey maintains an active online presence with a website and Facebook page. These have proved to be valuable tools for the community in providing information to residents.

PUBLIC SERVICES

Most of the public health and safety services are provided by Wayne County or the State of Utah. The Torrey Volunteer Fire Department is part of the Wayne County Special Fire District and serves as the staging area for the entire County. This entails each town reporting to the County Fire Chief and the County Fire Marshall. The Town contributes financially to Wayne County for EMS Services.

The Town Fire Department has 10 volunteers, most of whom have jobs outside of the the Torrey area. Torrey's Volunteer Fire Department has the following fire equipment:

- 1 Structured Truck with ladder
 - 1 2000 Gallon Tanker
 - 2 Small Brush Trucks
 - Turnout gear for all volunteers
-

PUBLIC SERVICES GOALS

GOALS

1. As a first priority, the Town will make infrastructure and service investment decisions that meet the needs of existing Town residents. The Town will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands.
2. Require all new developments to pay for their proportionate share of expansion.
3. Develop and maintain a capital improvements program that includes a schedule to conduct updates to infrastructure master plans that will help the Town adjust its investment priorities.
4. Explore installing benches, trash cans, public restrooms, and signage in town.
5. Seek grants and other opportunities that will improve public services and critical infrastructure.
6. Have an active Tree Committee that plants new trees and promotes maintaining current cottonwood trees through healthy practices.

ACTION STEPS

1. Limit substantial development and expansion to what is necessary to support current residents.
 2. Ensure that expansion and development can be supported with local resource and services.
 3. Actively seek public feedback concerning public services provided by the Town.
-

WATER SUPPLY

Feedback from the 2022 community survey indicated that water supply and conservation were the biggest concerns and priorities of Torrey residents. Due to the recent drought conditions, the concern of having sufficient water has increased and stays atop the list of priorities for Torrey. Thoughtful planning and actionable steps should be taken to help mitigate the future risk of water scarcity. This is especially the case when planning for the future growth of the town as demands for water increase. Any improvements to the system benefitting all users would be financed through government grants and loans, which may result in an increase in user fees.

There are four developed springs on Thousand Lake Mountain that currently flow into Torrey's water supply. Culinary water in Torrey is provided by Torrey Town. There is secondary water available consisting of two irrigation connections (as of 3/2023). The cost for water connection is \$3,500. As of 1995, no water permits have been sold outside Torrey's service area. The extension of culinary water infrastructure shall be subject to approval and supervision by the Town and consistent with the then existing and applicable Town ordinances. The cost of extending existing culinary water infrastructure shall be borne by the property owner or developer requesting the service. All proposed annexation area roads must meet all of Wayne County's minimum specifications for county roads, including a minimum 66-foot-wide right of way.

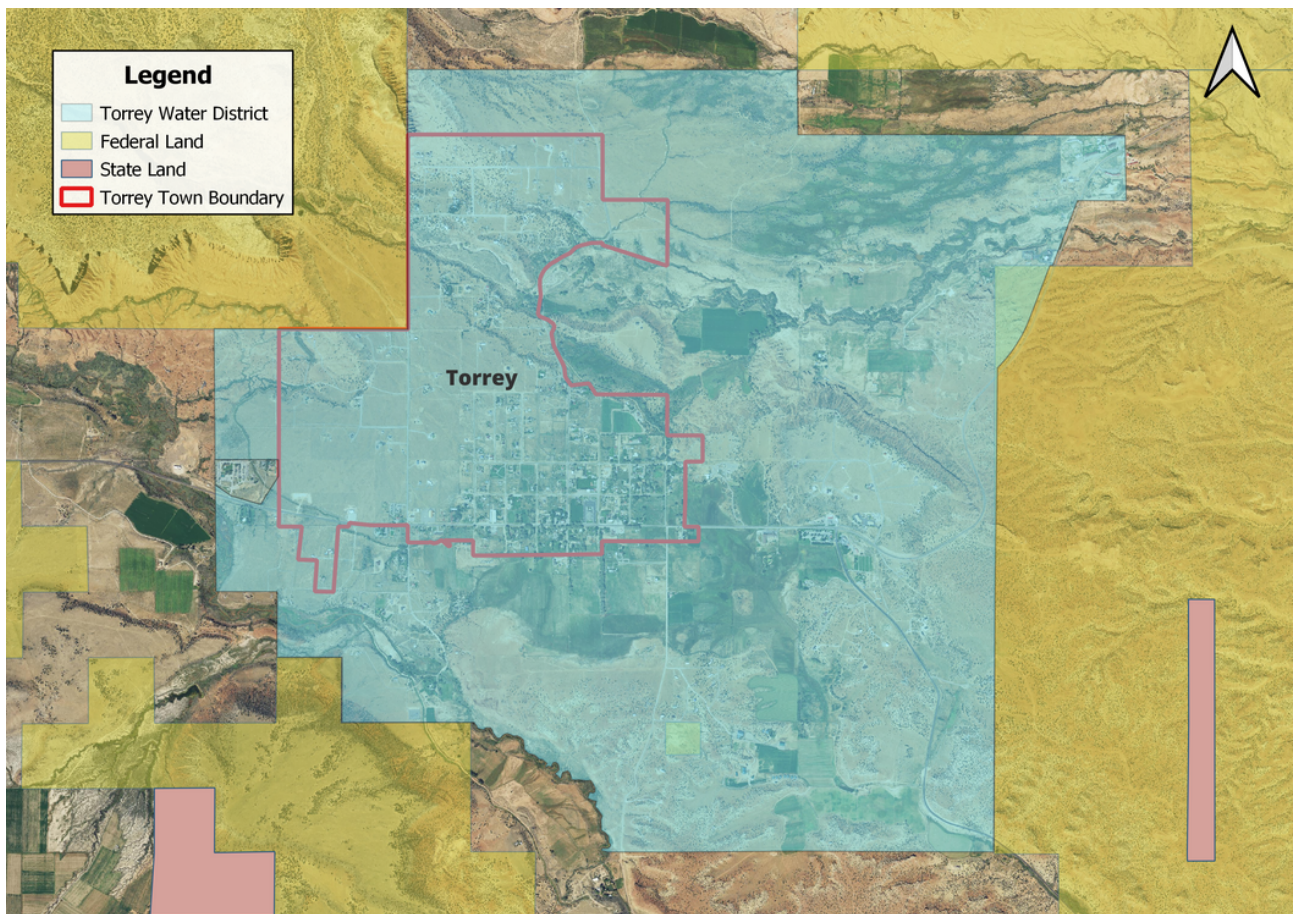
WATER SUPPLY

There are two irrigation systems that supplement Torrey's culinary water system. The first is the Torrey Canal and the second is the Sand Creek Irrigation Company ("Sand Creek"). Sand Creek supplies water to shareholders through a pressurized system from Sand Creek Springs on Thousand Lake Mountain. The amount of water heavily depends on the amount of snowfall and runoff from the previous winter. The irrigation water is used for agriculture needs. The town owns 40 shares of Sand Creek Irrigation Water. At the time of this plan, there were no reports of significant contamination or system failure. There was a break in the culinary water line in 2017. An upgrade system was installed to correct the issue. Numerous individuals responded to a previous survey indicating their support and preference in having water conservation measures implemented.

Although outside the town boundary, the Utah Division of Forestry, Fire and State Land's Community at Risk Assessment identified Torrey's watershed as at risk from wildfire. Future development on the edges of the town boundary would be have a moderately impacted by wildfires

TORREY WATER DISTRICT

Torrey Town - Water District Map



WATER SUPPLY GOALS

GOALS

1. Encourage residents to conserve water through a variety of means, i.e. newsletter, website, etc.
2. Identify new water sources for water security and explore possibilities of developing water conservation measures.
3. Maintain and upgrade electronic meters as needed.
4. Explore the current water rates and assess the viability of the rates.
5. Research how other municipalities are addressing water conservation and access.
6. Provide adequate systems to handle culinary water, wastewater, and stormwater that promote safe and appropriate support for the activities and needs of the community.
7. Work towards establishing a secondary water system to all Torrey Town residents.

ACTION STEPS

1. Seek out and apply for grants that will provide funding for water projects.
 2. Conduct analyses on water rates and research other methods that promote water conservation.
 3. Periodically review water rates.
 4. Seek funding for a master water plan and implement actions found in plan.
-

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

This section of the general plan is one of utmost importance, as it is intended to help nearly all other aspects of the community. Economic development in Torrey doesn't have to include large expansion, but can simply include things that might help maintain and ensure a proper future for the residents of the town. While there isn't a ton of property tax money coming in to improve and maintain the town, there are opportunities for economic growth. These opportunities could potentially make Torrey an even better place to live, while also keeping that great small town feel that the residents love. The primary driver of economic development in Torrey is tourism. Capitol Reef National Park saw approximately 1.4 million visitors in 2021. The majority of these visitors stay and/or contribute to economic activity in Torrey. Torrey is in an interesting and promising position economically with the increasing number of visitors it experiences.

In recent years Torrey has seen economic growth as more businesses have been created throughout the town. As a desirable vacation location, tourist-related businesses and enterprises have popped up and Torrey will continue to see more business with the number of tourists increasing. As Torrey sees more visitors and more business, it will need to have ordinances and planning in place to ensure balanced growth and appropriate commerce.

ECONOMIC DEVELOPMENT

Through the 2022 Community Survey administered by the Planning and Zoning Committee, one of the takeaways and requests from residents was having more year-round businesses. An emphasis on appropriate economic growth and development should be near the forefront when making decisions. Guidance from the general plan should be utilized and followed when promoting economic development.

If the residents and leadership of Torrey truly don't believe that they can maintain the atmosphere that they love with the addition of new attractions, then perhaps that isn't the correct path to take. While economic development opportunity is available, that doesn't mean that it should always be taken advantage of. Consequences of adding in attractions will occur, and that is something that needs to be weighed by the residents, the Mayor, Town Council, and the Planning Commission. Lastly, and once again, ultimately the decisions made for economic development need to align with the goals and values that have been established in this general plan.

ECONOMIC DEVELOPMENT GOALS

GOALS

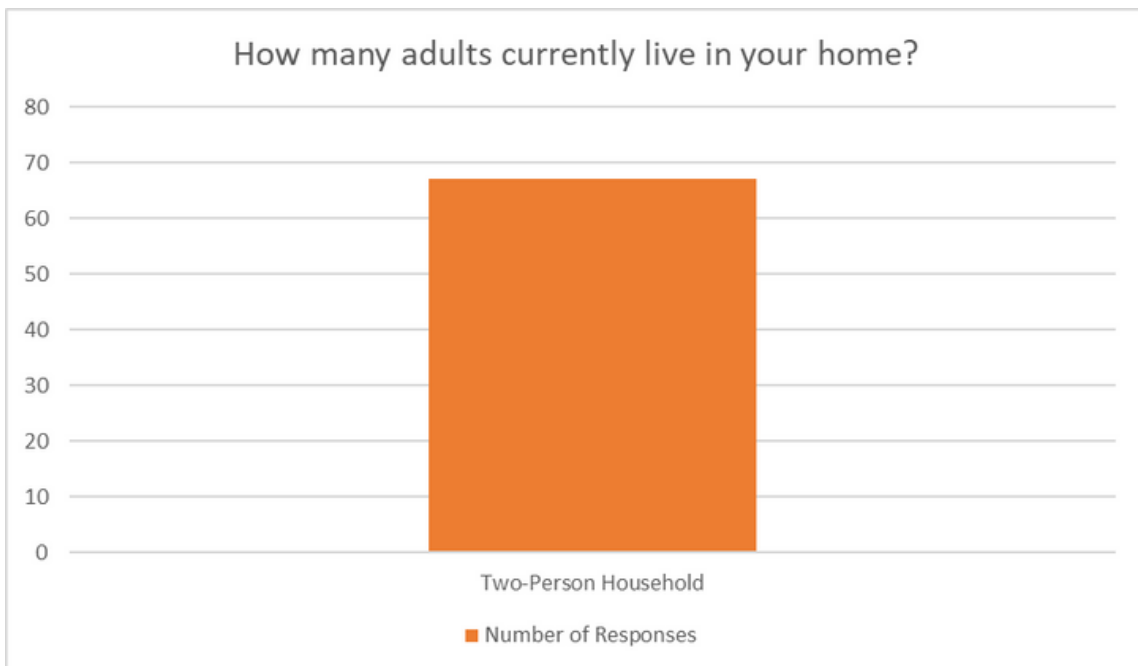
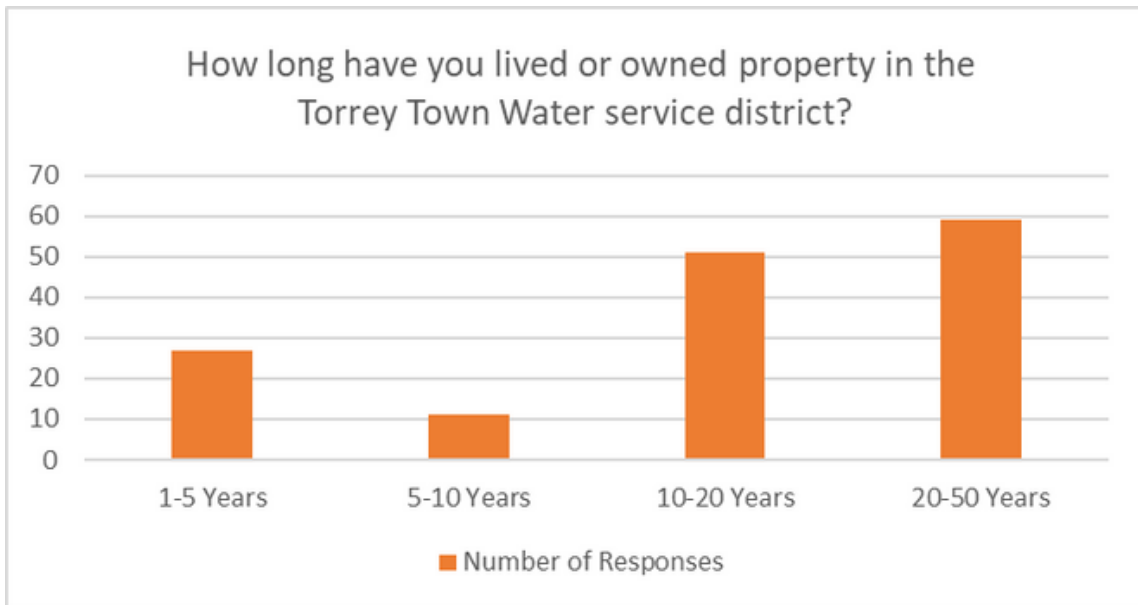
1. Encourage appropriate commercial development and activities to better the life of those who live in Torrey.
2. Attract a variety of services that would benefit the residents of Torrey and support a diversified local economy. This includes supporting more year-round commercial and retail businesses.
3. Maintain the "Dark Sky" and "Tree town USA" designations and increase the number of trees in town.
4. Support private enterprises, partnerships, and public events that celebrate local food and agriculture.
5. Encourage economic diversification, that adds non-tourist related business.
6. Work towards getting a federal post office.

ACTION STEPS

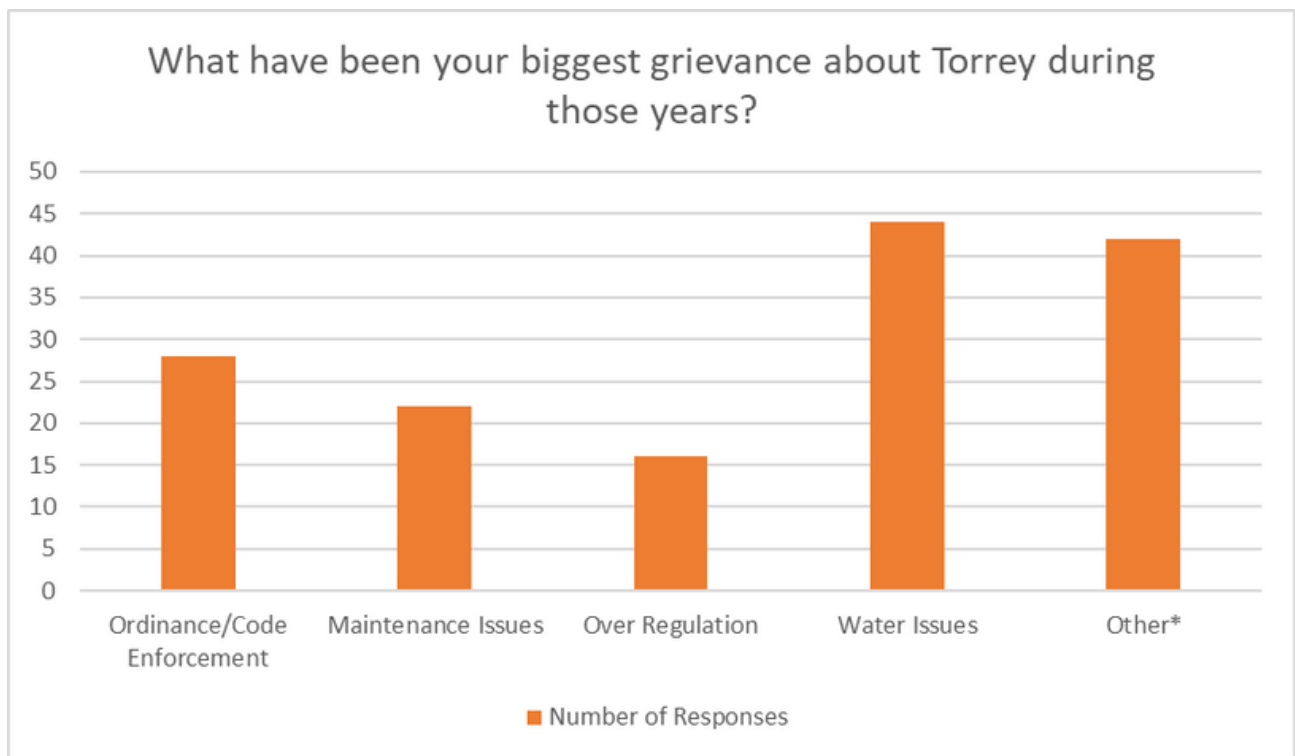
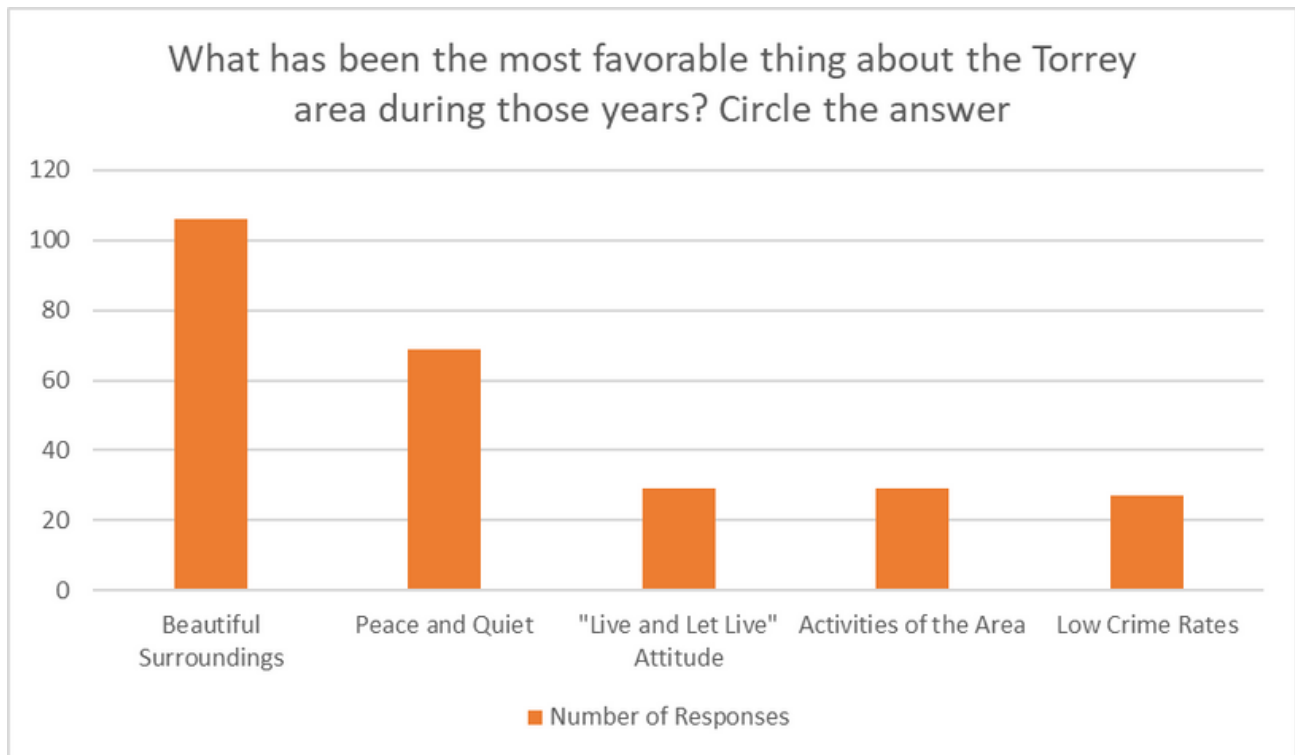
1. Develop the main street of the town to be aesthetically pleasing to the eye.
2. Allow for development of small businesses that will hold to the values of the town.
3. Utilize funds in a productive manner to better the town and the life of the residents.
4. Work with Six County and Wayne County Economic Development representatives for more information on how to increase specific economic activity that will benefit the community.
5. Review and revise ordinances to ensure they remain attractive to potential businesses.
6. Develop a Torrey Economic Development Plan.

APPENDICES

2022 COMMUNITY SURVEY

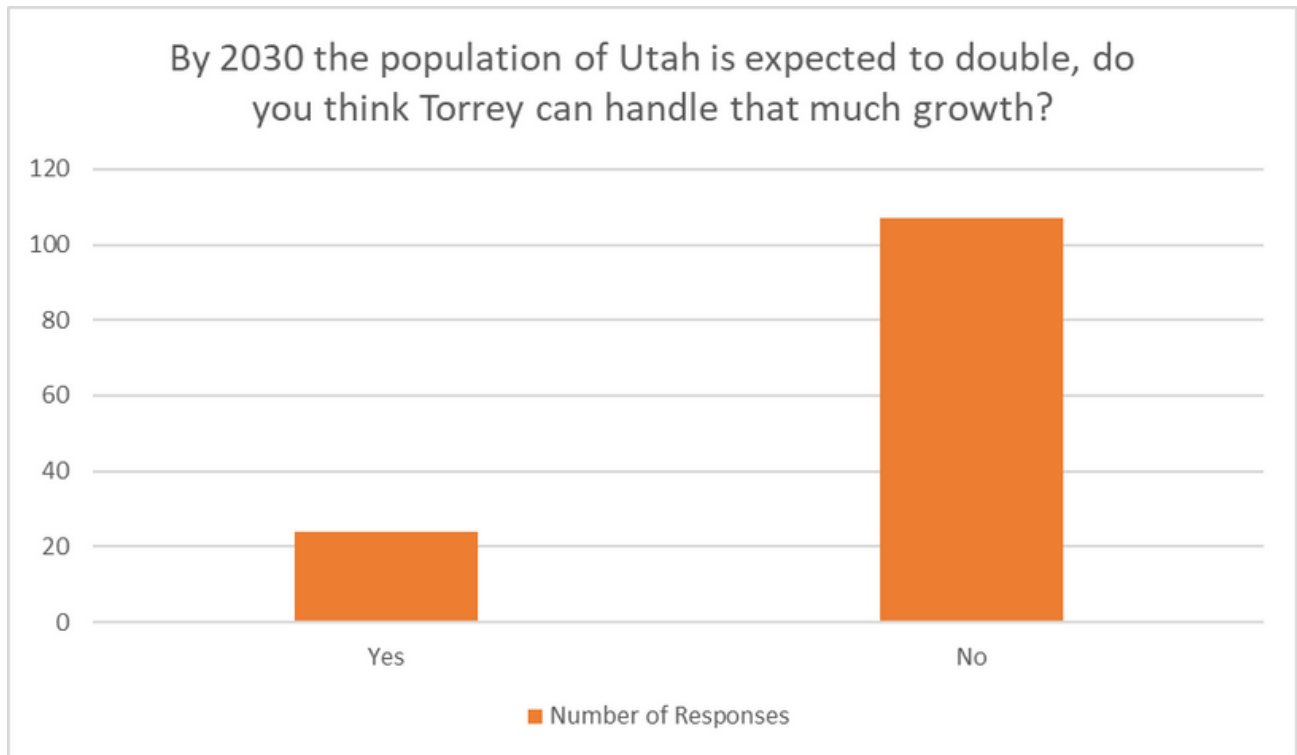
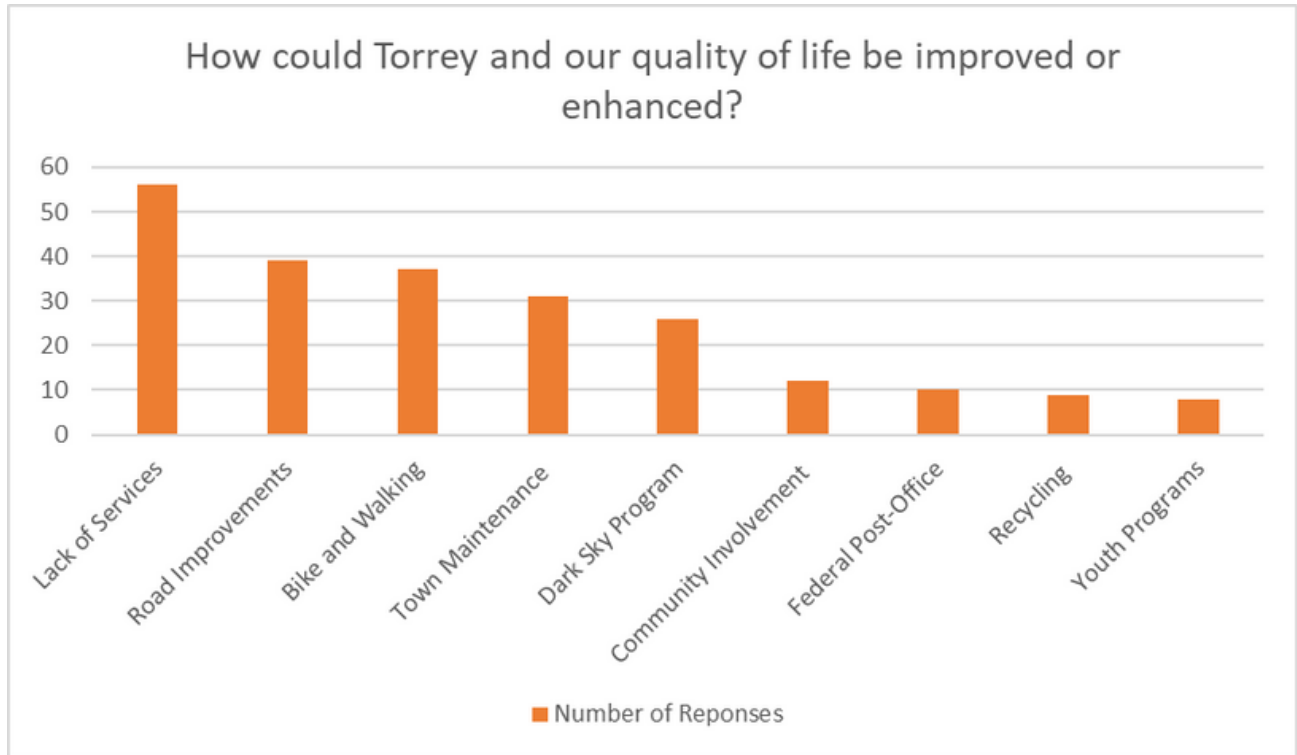


2022 Community Survey Results Continued



*Other responses included comments: There were (47) comments on maintenance issues on side streets not being mowed, park, cemetery, and town property not being kept up with weeds, trash and general maintenance issues not being done. There were (23) comments about cultural differences and people having different views on different matters.

2022 Community Survey Results Continued

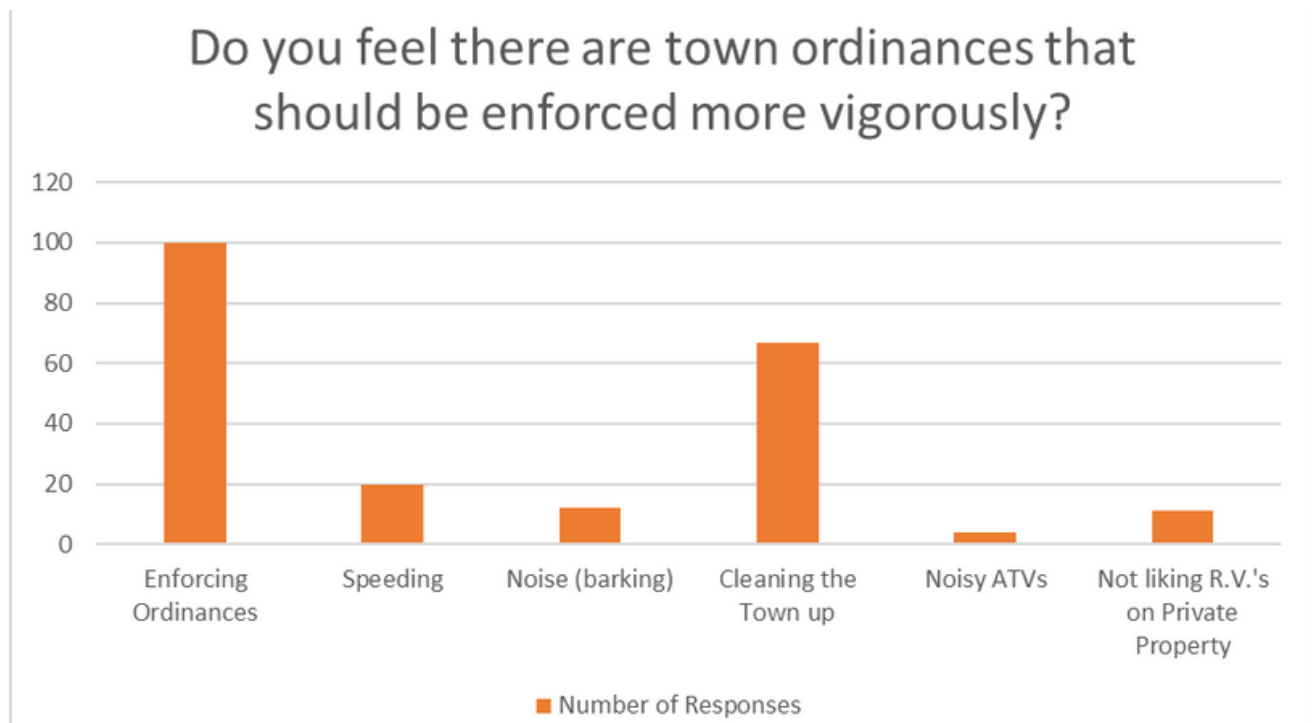


2022 Community Survey Results Continued

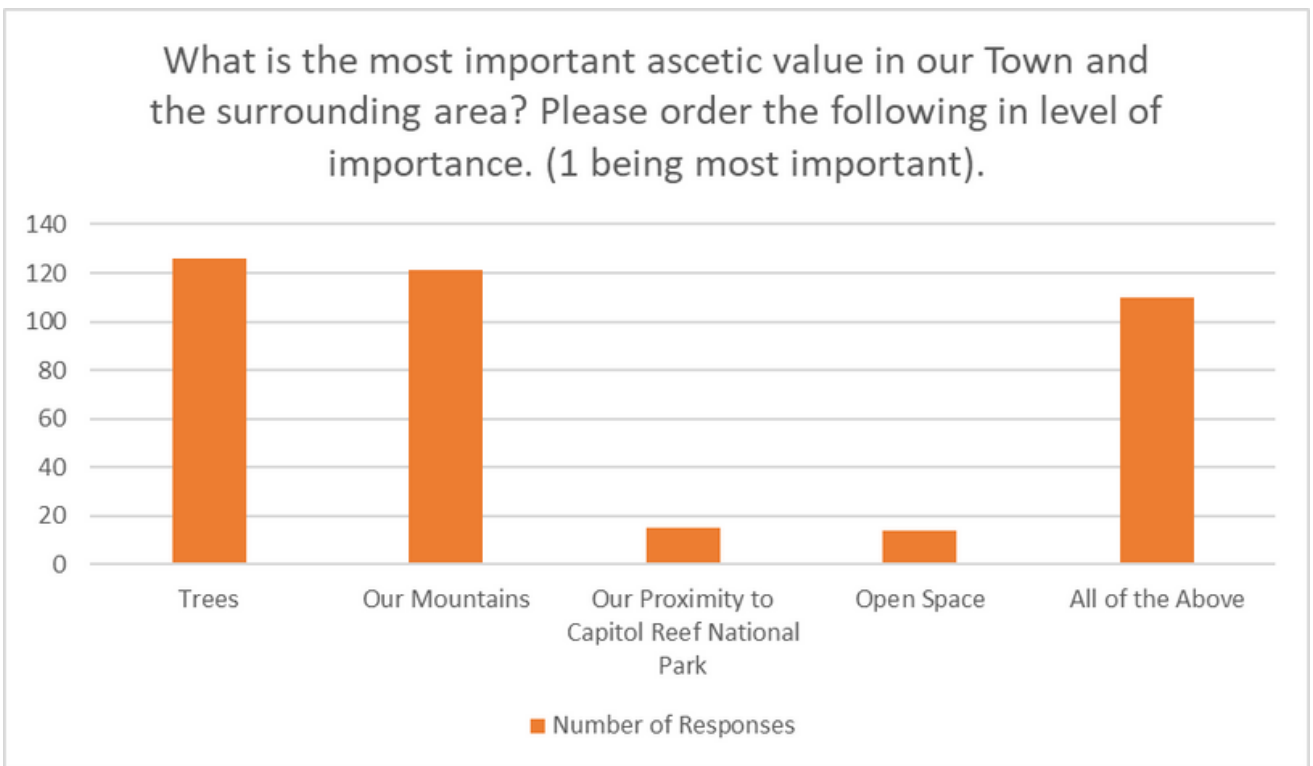
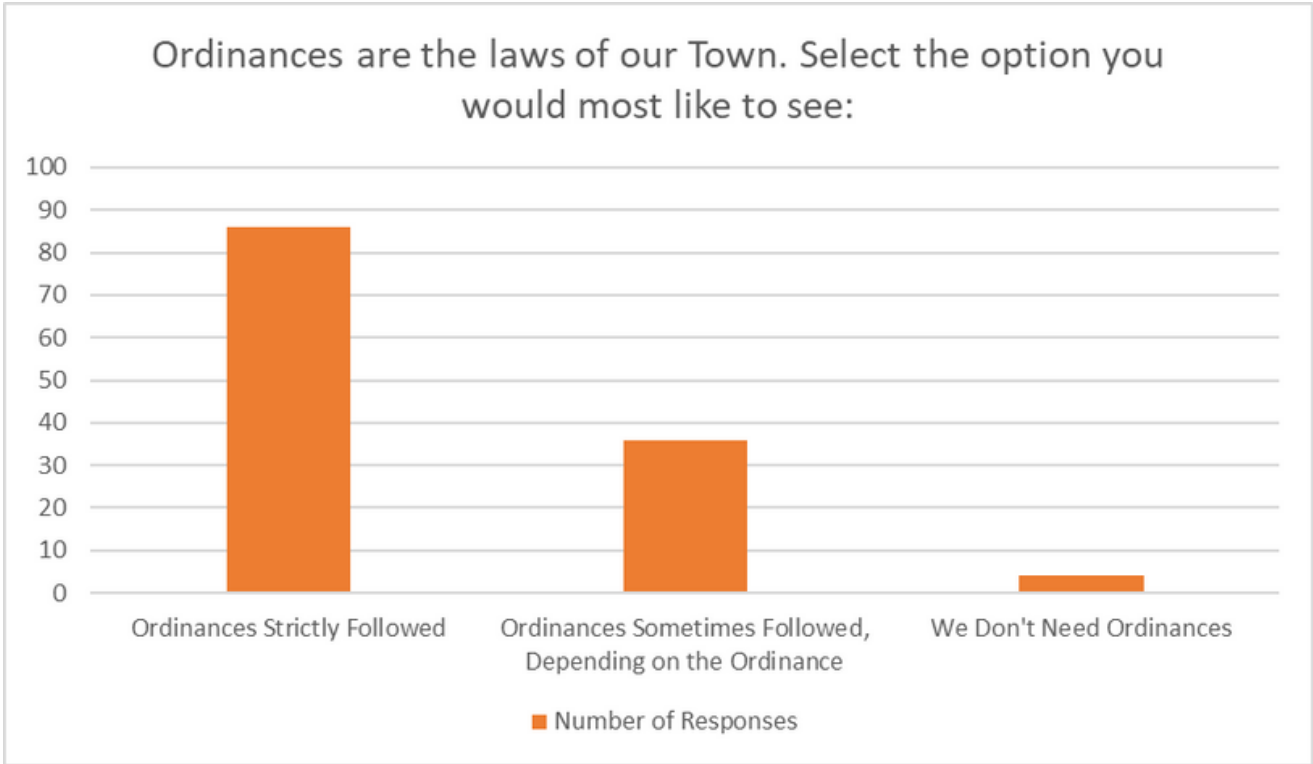
What should we be doing now to prepare for this growth? Please order the following in level of importance. (1 being most important).

1. Water Issues
2. Town Planning and Zoning
3. Infrastructure
4. Land Values and Taxes
5. Job Opportunities

Other items referenced: (71) Keep Torrey Small, (62) a clear plan for Torrey, relating to the look that we want Torrey to have such as the “old town look “and objections were made about the look of the storage units on Main Street , (60) limit sale of water outside town limits, (40) no more Motels or resorts, and many people said they DON'T want Torrey to become another Moab and (1) said another San Francisco.



2022 Community Survey Results Continued



2022 Community Survey Results Continued

- Please prioritize (1-6) the following in order of importance:
 1. Clean water
 2. Dark Skies Lighting
 3. Following Ordinances
 4. Affordable Housing
 5. Dark Skies Lighting
 6. Roads

- Do you feel Torrey would benefit from having more affordable housing?

Yes: 93

No: 40

- Are you interested in learning more about what affordable housing could look like for Torrey?

Yes: 100

No: 40

- What physical improvements would you like to see made in Torrey?

Responses included: park improvement, roads, plant trees, bike and walk path, a Federal Post Office and all included here within the previous totals.

2022 Community Survey Results Continued

- What amenities and services do you feel Torrey is lacking?
(15) in favor of Annexation
(3) not in favor of Annexation

Other responses included: information on emergencies, contact information for council members, contact information for the Sand Creek Board in case of emergencies, the Visitor Center tourist information and amenities such as available rest rooms, more open restrooms within town, benches and garbage cans.

