



Torrey Planning & Zoning Commission Meeting
August 28, 2025

Present: Chair Bill Barrett, Allison Moist, Vice Chair Steve Babbitt, Jack Kelly, Wendy Potter, Nan Anderson. Brock Jackson, R6; Mary Beddingsfield-Smith.

Bill opened the meeting and asked for any conflicts of interest, none were noted.

Minutes were reviewed, Steve moved to approve, seconded by Nan, motion approved.

Brock discussed annexation codes, and the possibility of designating a 600' "Buffer Zone" between the Torrey Town limits and unincorporated Wayne County. Discussion about internal Accessory Dwelling Units – Torrey may need to develop an ordinance to address ADU's.

Bill noted there were no building permits to consider.

Basics of Dark Sky Lighting (Torrey is a dark sky community): This document is a guide meant to give homeowners and contractors a simple series of steps and information that says, look, here are the basics. Discussion of watts vs. lumens. It was noted that although Torrey was designated years ago as Utah's first Dark Sky community, Torrey only has to adhere to the requirements that were in effect when it was first designated, even though the requirements have changed. Bill spoke to the national Dark Sky community specialist about the issue of watts vs. lumens.

Title 9 – Torrey Ordinances – Discussion of definitions (floodlight, etc.) and certificate of occupancy, post-installation nighttime inspection and restrictions, exemptions. Bill moved to preliminarily accept the changes as submitted, Wendy seconded, motion passed.

Next P&Z meeting dates were reviewed:

September 25

October 23

November 20

December 18

Motion to adjourn by Bill, seconded by Wendy, motion passed.