



Torrey Planning & Zoning Commission Meeting

Nov. 20 2025

Present: Chair Bill Barrett, Allison Moist, Jack Kelly, Kate Chappell, Nan Anderson, Mary Beddingsfield-Smith; Diane Barrett via TEAMS. Excused: Steve Babbit and Wendy Potter.

Bill opened the meeting, called for conflicts of interest, none were noted. The minutes were reviewed, Nan moved to approve, Jack seconded, motion carried.

Discussion included Steve Babbit's notice to resign at the end of 2025, Bill noted that Karen will run an ad in the Insider for a new Torrey Planning & Zoning Commission member. Deadline for consideration is Jan. 2, 2026. Bill encouraged all to consider folks within the water district as potential members. Bill also noted that Claudia O'Grady with the Utah Housing Corporation will make a presentation at the Dec. 18th P&Z meeting on multi-family housing and financing.

Civic Review – goal is to have all P&Z documents and forms available on the town website – building permit application, apply for water, zoning, etc. The information provided will tell applicants what to do, what they need, what's been submitted, etc. The town must first populate the system and then activate it – it's a work in progress. Applicants will be able to pay bills, fees all online.

Annexation policy – Bill and Jack are reviewing past documents, and a Torrey annexation policy exists, it just needs to be reviewed. A short annexation plan is included in the 2023 Torrey General Plan. Brock Jackson will be contacted to see if he has access to old files – annexation and subdivision plans and general plans. The annexation plan will also need to be updated to include the lighting ordinance.

Bill noted that Nan is working on an annual plan for Torrey – one that provides a narrative to match the town priorities and budget line items. The plan will be developed as an annual document to match the budget and then all will be reviewed and evaluated in the annual report for accountability and transparency.

Larry Harper permit – located at end of Juniper Drive, constructing a deck on the west side of the house, set back is appropriate, Bill moved to approve the building permit, Allison seconded the motion, motion carried.

Bill opened discussion on Torrey's Titles 9 & 10 – the need to provide updated documents digitally vs. paper hard copy for everything but the plans. Allison and Bill have looked into ADU's and bunkhouse definitions and primary dwelling units. Jack moved to approve the updated Titles 9 & 10 and to forward them to Torrey Town Council for consideration, Allison seconded, motion carried. Discussion of the public hearing in December/January and then onto town council. Bill noted that the town needs a working map of the water district.

Bill moved to adjourn, Kate seconded, motion carried.