



## **Torrey Planning & Zoning Commission**

### **Meeting Minutes - December 18, 2025**

Present: Chair Bill Barrett, Steve Babbitt, Jack Kelly, Kate Chappell, Nan Anderson, Wendy Potter, Mayor Mickey Wright, and Claudia O’Grady. Excused: Allison Moist.

Bill opened the meeting, called for conflicts of interest, none were noted. The minutes from November were reviewed. Steve moved to approve, Wendy seconded, motion passed.

Claudia O’Grady, Utah Housing Corporation, presented on “Affordable Housing in Rural Utah.” Affordable housing usually refers to rental housing for people with low to moderate incomes, generally below 60% of the area median income. She then differentiated attainable housing (associated more with home ownership), and workforce housing (primarily renters). Utah Housing Corporation was created as a public corporation by State legislation in 1975 to raise funds to assist in the creation of affordable housing opportunities for lower-income Utah households.

UHC has done numerous projects in Moab, Springdale and other tourism-oriented communities. Part of the challenge in providing different housing units is the low wages of many residents/workers, which in turn makes many housing projects impossible to fund. UHC considers all possibilities to address the challenges, including increasing density, “rent to own” projects, decreasing lot size minimums, variances, etc. She discussed 2 lots in Torrey that UHC owns, and their plans to provide housing and work with NeighborWorks Mountain Country Homes Solutions once the project is constructed.

Kate noted that many people in Wayne County aren’t aware of how many hospitality businesses have had to provide housing for their workers in recent years.

Bill thanked Claudia for the great overview of housing in rural areas in Utah. He then reviewed the re-work of Titles 9 & 10 of Torrey’s Ordinances, Civic Review, and discussion of altering how P&Z regulates lumens in residential properties.

A brief discussion of upcoming legislation covering annexation processes followed, though no bill file has opened yet and no language is available. Torrey does have an annexation plan, but an old one that needs revisions to comply with updated state laws.

Bill moved to adjourn, Kate seconded, motion passed.