



Torrey Planning & Zoning Commission Meeting Thursday, February 26, 2026

Present: Chair Bill Barrett, Jack Kelly, Wendy Potter, Nan Groves Anderson.

Also present: Diane Borgerding, Nancy Saign, Chet Saign, Diane Barrett

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

The minutes from the January Planning & Zoning Commission meeting were reviewed. No changes were noted. Jack moved to approve, Bill seconded, motion passed unanimously.

Bill reminded Commission members to take the required Utah Open Public Meeting training.

Bill said he would be away the week of the 28 May meeting. All agreed to change to 21 May.

The draft Annexation Policy Plan was reviewed. There were a few small changes required by recent state legislation. After a brief discussion, the Commission agreed to conduct the required hearings, take public comments, revise if needed, and send to the Town Council for approval.

The Utah Housing Corporation has two parcels of land in town and is proposing a fourplex on each parcel. The units would be rented to those who meet the income requirements and also are deed-restricted for 50 years. UHC will be requesting some monetary contribution to the project from Torrey, and the mayor asked for a recommendation on this issue from the P&Z Commission. After a short discussion, Jack moved to provide the town council with a positive recommendation while leaving the question of how the support would be provided to the discretion of the Town Council. Nan seconded the motion and it passed unanimously.

Final revisions to Title 9 were discussed. Most of the changes were minor, usually involving consistency with Title 10. In Chapter 4 - Outdoor Lighting – there were changes to clarify the maximum number of lumens allowed on a parcel, and a change to 2700 Kelvin. Bill moved to accept the changes that were discussed, Wendy seconded, the motion passed unanimously.

There followed discussion of title 10 Zoning. It was clarified that applications for conditional use permit must be accompanied by all the plans and related items required in section 10-3-3. In the description of an RV park, several changes were made: adding the option of small cabins and other accessory uses in the RV park definition; requiring buffering and landscaping between units, a 12 foot setback around the entire RV parcel, requiring adherence to the outdoor lighting regulations in Chapter 9-4, and requiring a minimum RV slot size of 24' wide and 70' long. Bill moved to approve the changes, Nan seconded, and the motion passed unanimously.

There were no public comments. Jack moved to adjourn, Bill seconded, the motion passed.