



**Minutes– APRIL 30, 2026**  
**TORREY PLANNING & ZONING COMMISSION**

**Present:** Chair Bill Barrett, Allison Moist, Wendy Potter, Jim Robinson, Jack Kelly, Nan Anderson, Mary Beddingsfield-Smith

Bill opened the meeting, welcomed Jim Robinson as a new member of the P&Z Commission. Bill asked for any conflicts of interest, none were noted.

Minutes from past public hearings and P&Z commission meetings were reviewed. Wendy moved to approve the public hearing minutes from April 2, 2026 covering the updated Torrey Annexation Policy, Bill seconded, motion passed unanimously. Bill moved to approve the P&Z meeting minutes from April 2, 2026, Jim seconded, motion passed unanimously.

Bill provided an update on a map that was drawn up by Brock Jackson with R6, reflecting the mixed use zones; Bill will bring this to the town council meeting on May 14. Discussion of Civic Review, Civic Link followed. Discussion of Kate Chappell's review/"Cliff Notes" of current Torrey Subdivision ordinance followed. Full review of the subdivision ordinance and Kate's synopsis will take place at the P&Z meeting in May.

Bill addressed permits:

- Eduardo Nava with Chak Balam would like to add a storage shed onto the back of the existing building; everything seems to be in order in terms of setbacks & height. Lighting needs to be addressed. Bill moved to approve, Wendy seconded, motion passed.
- Discussion of proposed employee housing project from the Utah Housing Corporation and a conditional use permit. Town council did approve a support mechanism for the UHC. UHC needs to provide information on the septic aspect, lighting plan and the actual building permit application. Discussion included replacement field as a part of the septic plan.

Discussion of lumens and criteria used to measure. Mary B Smith noted the possibility of the town using a measurement of lumens per square foot of developed land/developed and described her efforts to measure her developments on their 20 acres. Discussion of how to measure lumens on developed land. Jack noted the terminology is "building envelope." Bill suggested a few people from P&Z get together to discuss how to assess the lumens and then how to regulate it. Wendy added that we need to make it easy for folks to be compliant, and that it can't be too complicated or cumbersome.

Discussion of a prepared document that was to be provided by the town as a part of the building permit process. Water and the current moratorium was discussed.

Bill moved to adjourn, Wendy seconded, motion passed.