



Torrey Planning & Zoning Commission Meeting

Approved Minutes - Thursday, July 30, 2026

Present: Chair Bill Barrett, Jack Kelly, Allison Moist, Wendy Potter, Nan Groves Anderson, Kate Chappell, Jim Robinson.
Also present: Mary Beddingsfield-Smith, Christoph Luty, Reda Herriott, Aram Kyababchyan.

Bill opened the meeting with a roll call and then asked for any conflicts of interest. There were none.

There were no corrections to the June meeting minutes. Bill made a motion to approve, Wendy seconded, and the motion passed unanimously. Bill reminded members that Open Meeting training will be held on August 13 at 6:00 pm. The Torrey Town Council public hearing on the annexation petition will be held at 7:00 p.m. that same day. Also, Bill and Nan will participate in an orientation session for Civic Review on Friday, August 1st.

The Shreve solar permit was reviewed. Jim moved to approve, Jack seconded, and the motion passed unanimously.

The Wright permit for a porch was reviewed. Bill moved to approve, Kate seconded, the motion passed unanimously.

There was discussion of parcel owned by Aram Kyababchyan at 306 West Main Street. It has two RVs are parked there, and it appears the work was done without permits. Torrey's attorney said an RV pad is a structure, and recommended that a letter be sent stating the need for building permits covering septic, water, and general construction. The letter should give the owner time to present permits if they exist, or to file proper permits. The letter should require a cessation of all use of the RV sites until they are officially approved. Bill moved to approve a letter to Aram outlining the conditions, Jack seconded, and the motion passed unanimously.

There followed a discussion of whether to allow people to live in their RVs in Torrey. Apparently Wayne County permits occupation of an RV for 6-7 months. Bill will put this on the agenda for a fuller discussion in August.

Entrada Institute representatives presented sketches of their proposed murals. They wanted to be sure the images would not be considered signs. of sign vs. Jim moved for approval, saying they didn't appear to be signs. Jack seconded and the motion passed unanimously.

Bill provided a brief update on the amendments to the Annexation Policy Plan and Titles 9 & 10 which will need a few final edits prior to a required public hearing in August. Christoph asked whether shipping containers can be used as residences. Bill said that "buildings" are defined by having floors, walls, and roofs. And that residential buildings require a bathroom, kitchen, and sleeping and seating areas.

After a brief discussion of the optional extension to the building permit time limit. Nan moved to add language requiring an explanation of the extenuating circumstances prompting an extension. Allison seconded, the motion passed unanimously.

The revised text regarding exterior lumen limits was reviewed and the members were happy with the final version. Jim moved to approve the new text, Jack seconded, and the motion passed unanimously. Bill thanked Kate for her excellent work on developing the one-pager to address lighting in Torrey.

Christoph questioned the commission if there are any restrictions on shipping containers used as an abode on Main Street, Bill noted the commission would take it under advisement, and talk about it.

Jack moved to adjourn, Nan seconded, and the motion passed unanimously.