

Torrey Utah
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Agenda
Approved Minutes

Notice is hereby given that the Mayor and Members of Town Council held the January Town Council Meeting. The meeting was held on Thursday the 9th day of January 2025 at 6:30 pm at the Torrey Town Office, Bay 1 located at 75 E 100 N. Note the agenda may be accelerated or line items may be discussed in any order. The agenda was as follows:

Welcome, Mayor Mickey Wright

Administrative Business

Welcome/ Opening Remarks: Mayor Wright

Roll Call: Pat Kearney, Karen Mayne, Mayor Wright, Pearl Thorndal-Stewart, Jordan Pace, Sue Fritzke, Dustin Oyler, Colleen Dudleston

Excused: Richard Braaten

Pledge of Allegiance: Led by Mayor Wright

Review & Approve Minutes of November 14, 2024, 6:00PM- CDBG Public Hearing. Pat Kearney made a motion to approve the minutes of November 14, 2024, CDBG public hearing. Jordan Pace seconded the motion, and all council members approved.

Review & Approve Minutes of November 14, 2024, 6:30 Town Council Meeting. Pat Kearney made a motion to approve the minutes of the November Town Council meeting. Jordan Pace seconded the motion and all council members voted to approve.

Agenda Requests/Discussion:

Frank Ayrton - as a resident on Juniper Dr (731 N Juniper drive) Mr. Ayrton presented information to the council hoping the council will take appropriate action. He expressed his concern as; one neighbor disregards the Town rules and ordinances.

Mr Ayrton observed that the speed limit sign on Rainbow Dr was lowered by the town in April of 2024 due to a unanimous request by the residents on that road.

In August 2023 a neighbor made a similar request for Juniper Drive. Rather than going through the established procedure he installed the sign himself without neighborhood approval. Mr. Ayrton is requesting that the sign be removed and the street be returned to the original limit.

Additionally, Mr. Ayrton expressed concern regarding the Thomas' property on Juniper Drive. A septic system was installed on the Thomas property even though they do not have a Torrey

water hookup. They are using a neighbor's water. Mr. Ayrton presented photos and documentation to show the configuration of the property water hook up.

Mr. Ayrton is requesting the council consider the situation and take action.

Jordan Pace remarked that the council will continue the discussion. Jordan's understanding is that the situation is considered pirating water.

John Dillenbeck - Expressed his frustration regarding paying taxes to Torrey Town and not receiving road maintenance on Juniper Dr.

Mayor Wright explained that Juniper Dr. is a private road, and Torrey needs an agreement signed by all ownership partes to agree on a level of service that Torrey can provide. The road is privately owned.

Discussion continued about the maintenance of the road and the historical easements. Private roads in Torrey are all treated the same. Torrey has legal responsibility to respect private property.

Mayor's Business:

Review of the Mayor's Report attached to the agenda.

The Utah legislation session is starting. A couple of items being discussed are: transient room tax and allocation to municipalities.

Short term rental ordinance requirements changes are coming. The state of Utah is making software changes with more access to information for towns.

How small towns can implement code enforcement with limited budgets and no law enforcement was discussed. Town ordinance must state that enforcement can only be an infraction, and fines are limited by state code.

There will be a training session at the ULCT conference this spring.

Water usage mandates will most likely be passed.

The Memorandum of Understanding with the Forest Service regarding the new Torrey water tank is in process.

Sherriff Gulley and Mayor Wright are still looking for documentation for a new interlocal agreement.

Next Monday there is a presentation on software which manages the building permit process during the Commissioner/ Mayors meeting.

Creating a walking Path from Loa to Capitol Reef is a priority of Utah Trails.

Applying for the Flood mitigation assistance grant will take additional planning and discussion.

No update on the upgrade of Sand creek road.

Jordan Pace was able to get a splash pad quote as it was required by the CDBG grant. The splash pad is very costly and further discussion will take place as well looking at other grants.

Last session Senate Bill 11 was passed. This bill restricts the use of overhead water sprinkler systems by government entities. Link [HB0011](#)

New Water Ordinance language is being discussed for county land use decision and or subdivision water access. Mayor Wright will work with Brock Jackson on this language.

Farmers Market MOU will be presented in February. The market plans to change hours slightly this summer. The market participants were very happy with the park location.

Town Business:

Website Proposal: AC Ivory presented his proposal to incorporate new technology for posting on our Torrey website. This will include fillable forms. AC Ivory will work with Mayor Wright to identify which forms are required. **Pat Kearney made a motion** to accept the proposal from AC Ivory to update the Website. Jordan Pace seconded the motion, and all council members approved.

Fee Resolution. Mayor read the updated resolution into the minutes.

RESOLUTION NO 2025-1 SETTING THE FEES
OF TORREY TOWN
A RESOLUTION

Be it resolved by the town council of Torrey Town
There is hereby a fee and fine schedule set for ordinances used within the municipality to be reviewed each year and can be revised and added too when setting the annual budget. The fees for fiscal year 2025 will be set as follows.

Variance Fee	\$250.00
Special Event	\$150.00 per day. Above 300 \$50 per hundred
Annexation Fee	\$250.00
Sign Fee Application	\$50.00 for attached. \$100 free standing. No compliance fee \$75.00 a day until compliant.
Non-Compliant Fee	\$75.00 per day until said party is complying
Appeals	\$250.00
Burial Plot	\$300.00 in town resident. \$550.00 For out of town
Burial fees open and close	Residents \$150 on weekdays, \$250.00 on weekends. Non-residents \$200 on weekdays. \$300.00 on weekends.
Cremation and infant burial fee	\$75.00 on weekdays, \$100.00 on weekends
Transfer of burial plot	\$25.00
Rental: Pavilion	\$100.00 per day
Big Apple	\$75.00 per day
Outside pavilion with bathroom	\$50.00 for 3-hour rental
Business License annual fee	\$75.00 annually
Beer License	\$75.00 annually

Liquor by the drink	\$175.00 annually
Short-term rental	\$225.00 annually
Building Variance Fee	\$250.00
Building Permit fee	Based on the value of the home.
Fence fee	\$25.00
Appeals fee	\$250.00
Noncompliance fee	To be determined according to code enforcement ordinances changes.
Impact fee	\$6,000.00
Water hookup fee	\$2,000.00
Water meter charge	\$50.00
Water Late fee	10% of bill due

Passed on the __9th_ day of _January_ 2025

A roll call vote was taken:

Jordan Pace yes
Pat Kearney yes
Pearl Thordal-Stewart yes
Richard Braaten Excused
Mayor Wright yes

Clerk Report: Karen Mayne

Building Permits: only one building permit was submitted, by Jerri Scholes, for a roof repair.

The Spring Newsletter deadline will be March 1, 2025. Colleen will call Pelorus to determine how to send the newsletter by email.

The 2025 Torrey Town Meeting Dates were published in the Outsider newspaper.

Financial Repoygrt Colleen Dudleston; Presented the November and December 2024 financial reports

Colleen presented the financial report for November. A discussion was held. Pat Kearney made a motion to approve the report, Jordan Pace seconded the motion, and all voted in favor.

December financial report was reviewed and discussed. PTIF increased revenues were discussed. Pat Kearney recommended that the additional funds be used for specific capitol projects. A Brainstorming session will be held to discuss what projects should be listed. A sample project is to make improvements to the pavilion.

Mayor Wright reminded the council that the Road Tax is to be used for town roads only.

Pat Kearney made a motion to thank Colleen for the successful audit report and the financial reports. Jordan Pace seconded the motion and all a voted in favor.

Council Reports:

Pat Kearney: Pioneer Cemetery, Cemetery, Trees & Office

The Torrey tree maintenance work is more expensive than previously bid, due to a dangerous tree hovering over a residence. The tree trimming company will proceed in the spring.

Due to increased expenses for the Torrey tree trimming and the cost of the website upgrade, a public hearing will need to be held to open and close the budget. Pat Kearney made a motion to schedule a public hearing at the Feb meeting to open the budget for the expense of the tree trimming and the web site cost. Pearl Thorndal-Stewart seconded the motion and all council members voted in favor.

Richard Braaten: Roads.

Mayor Wright remarked that the surface of 325 north is generating more complaints due to the large gravel rocks.

Jordan Pace: Water.

There are project developer questions concerning the subdivision project on Highway 12. The developer is exploring access to culinary water to his property. Jordan gave the developer names of contractors to call for bids and a person with UDOT to contact. No project has been presented but there will be more and more questions about extending the water line.

There are additional projects being discussed and future water issues. These items will be discussed at a work meeting on Wednesday January 22 at 6:00PM.

Pat Kearney made a motion to hold the work meeting on **Wednesday January 22 at 6:00PM**. Jordan Pace seconded the motion, and all voted in favor.

A splashpad of 2,000 sq ft was bid and the quote is \$382,000. A discussion about grants to cover the cost of the splashpad was held. Brock Jackson participated in the discussion. Mayor Wright will ask for donations from other towns to help with the cost and share in the fun.

Pearl Thorndal-Stewart: Park, Pavilion, Post Office, & Town Events:

The next Torrey community event will be on April 19th for the Easter Egg Hunt, at 10:00 am. Pearl Thorndal-Stewart expressed the need to purchase a new PA system for the pavilion.

Pearl is exploring the purchase of a new nativity display. It will cost approximately \$900.00. Pearl expressed thanks to Dustin Oyler for doing a great job with the Christmas lights.

Mayor Wright told the Post Office official in Bicknell that we will not be purchasing new Post Office Boxes.

Maintenance Report: Dustin Oyler,

Dustin proposed that he attend the annual Water Conference Feb 24-28. Pat Kearney made a motion for Dustin to attend the Water Conference, Pearl Thorndal-Stewart seconded the motion, and all voted in Favor.

Planning and Zoning: Sue Fritzke

The project for Aram Kyababehyan was discussed. The Planning and Zoning commission is considering "Conditional Use Recommendations" for this development. Planning and Zoning has reviewed the buildings and the site plans for the two fourplexes. Parking was discussed. Concerns regarding not having an excess of parking in front of the buildings was expressed. Sue Fritzke asked the developer to submit a site plan with plans for excess parking as well as a plan for adjacent properties buffering. An example of buffering for sound and visual could be vegetation or fencing. For vegetation a maintenance plan is requested.

Jordan remarked that septic lines and tree roots need to be considered in planting vegetation. Dave Love recommended that they be required to have a fence between the property and adjacent properties. Mayor Wright remarked that there are very few fences in Torrey. The two four-plex's will share a road going behind of property for access to parking. Planning and Zoning may discuss limiting the number and kind of vehicles parked around the four-plex's- boats, ATV, There will be one commercial water meter per building.

Old Business:

The event fee schedule will be discussed and refined in the February town council meeting. Also, in February the council will review and take appropriate action on the Farmers Market MOU.

Adjourn : Pat made a motion to adjourn the meeting Jormtion to adjourn. All agreed. The meeting was adjourned at 8:

Work meeting ; Agenda items:

Juniper Drive

Bathrooms at the Farmers' Market

Water
