

Torrey Utah
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Torreyutah.gov
Approved Minutes

Notice is hereby given that the Mayor and Members of Town Council will hold the Regular Town Council Meeting. The meeting will be held on Thursday the **13th day of FEBRUARY 2025** at 6:30 pm at the Torrey Town Office, Bay 1 located at 75 E 100 N.

Agenda item number 1 will be a public hearing to **open and close the 2025 Torrey Budget.**

Note the agenda may be accelerated or line items may be discussed in any order. The agenda shall be as follows:

Welcome, Mayor Mickey Wright

Administrative Business

Welcome/ Opening Remarks

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

Excused: None

Pledge of Allegiance: Led by Pearl Thorndal -Stewart

Public Comment: None

Public Hearing to open and close the 2025 Torrey Budget: Website Development

Pearl made a motion to open the public hearing to open the Torrey budget for the cost of Website development. Pat Kearney seconded the motion. Mayor Wright asked if there were any comments about the Website Development proposal. Pat Kearney, as a resident of Torrey, made the comment: She reviewed the material, and she likes the product. Pat recommends that it highlight that Torrey was the first town in Utah to become a "Dark Sky Community." Mayor Wright remarked that the public hearing is being held because the website will cost \$3,100 and it is not currently in the budget. No further comments. **Pearl Thorndal-Stewart made a motion** to close the public hearing and Jordan Pace seconded the motion. All council members voted in favor of closing the public hearing.

Regular Town Business:

Review & Approve Minutes of 9th day of January 2025, Town Council meeting
Pat Kearney made a motion to approve the minutes of January 9 Council meeting. The motion was seconded by Pearl Thorndal-Stewart. All council members voted to approve.

Review & Approve the Minutes of the Town Council Work Meeting on January 22.

Pearl Thorndal-Stewart made a motion to approve the minutes of the work meeting on January 22, Pat Kearney seconded the motion and all council members voted to approved.

Review & Approve Minutes of the Special Work Meeting/Executive Session on January 30, 2024

Jordan Pace made a motion to approve the minutes of the closed session and the open meeting on January 30, 2025. Richard Braaten seconded the motion, and all voted to approve the minutes.

Agenda Requests/Discussion:

Jay and Byron Williams request a water hookup at 100 S 300 W.

The Williams' had applied for and received a water hook up several years ago. Now their neighbor Matt Kay is putting a water line down 200 West. The Williams' will co-fund the line going past their property. They will stub their well and hook up to culinary water. They will be working with Jackson Excavation, an engineer and their neighbor Matt Kay. Dustin needs to inspect the water line and well stub to insure there is not a cross-connection. Construction will begin in March. Dustin can install the meter in March when the ground is thawed. **Pat Kearney made a motion** to approve a single resident water hook up for Jay and Byron Williams. Jordan Pace seconded the motion and all approved.

Matt Kay requests a water hookup. His home design is almost complete. They will contact Planning and Zoning for a building permit for a single-family residence. Karl Rasmussen is the engineer. The Kay's meter will go on Sand Creek Road.

Jordan Pace made a motion to approve the water line to Sand Creek with coordination of Dustin Oyler and to install the water line to the property on Sand Creek Road. Pat Kearney seconded the motion, and all council members voted to approved.

Sandra Dale Jaworski requests a property split 332 North. She has 10 acres and wants to split off 3 acres on the east side. The process was discussed. She is getting a survey done now. **Jordan Pace made a motion** to approve the divide. Pearl Thorndal-Stewart seconded the motion and all approved.

Colleen Dudleston- Short Term Rentals (STR)

Colleen spoke briefly about the original development of the STR ordinance and the anticipated issues which have not happened. Colleen wanted to discuss the business license rate for Short Term Rentals. Colleen requested that the council review the new license fee and the amount of regulation in comparison to the other town businesses.

The STR license fee is \$225. In support of STR's; the TRT tax has shown to bring in significant money. Please consider making the license fee fairer, was Colleen's request.

Mayor's Business:

Review Mayor's Report attached to the agenda.

Legislature in session. The first **HB58** requires all municipalities to hire a building official whose job is to resolve differences between homeowners and the builder. The official must be certified

as a contractor or have at least 6 years' experience. Likely the local towns will go in together to pay for the official if this legislation passes.

Transient room tax. Discussion included that the bill is to increase the town's percentage of tax collected. Torrey will need to complete an interlocal agreement for fire and police. Also, the State is going to increase the percentage they receive. Discussion about the impact level and size of the town.

Short term rental –HB256 all towns can require the business license number be placed on the websites VRBO and Airbnb. Discussion began about Transient Room Tax reports and the ability to run reports.

Wayne County Maintenance of the road up to the Tanks. It used to be a county road so they can take control of it if the Forest Service doesn't want it. Our current maintenance agreement is with the Forest Service. More discussions are to be held with the county.

Sherriff, HB456 about required interlocal agreements discussion continues.

Commissioner and Mayor meeting. Bicknell is onboard with the building permit software. State legislation may start requiring a town to report data about building permits. Discussion began about additional municipalities wanting to join as a user of the Civic Review software. Pat would like to see protections in place in the occasion of additional towns wanting to participate.

The Utah League of Cities and towns budget trainer provided a presentation of a tool used to create a 5-year plan. This is a Capitol Management tool for town growth.

Grants, still working on sand creek bridge.

No news on Flood mitigation.

BRIC Grant has been delayed.

Brock Jackson has written a water resolution however it is not ready for February meeting consideration.

Website update. AC Ivory video was sent out by Mayor Wright.

See full Mayors report attached to the agenda.

Town Business:

R6 Annual Report – Brock Jackson

Brock Handed out a brochure explaining the R6 programs. Services such as housing services, aging services, veterans' programs, economic development, community advisors.

R6Regional Council is the new name from 6 counties

Christmas Nativity Scene

Pat Kearney recommended that the Nativity Scene should be replaced by donations by private individuals and not through the town. Town money should not be spent on single religious affiliated items.

Water Fee Resolution needs to convert the previous motion to pass into a town Ordinance 10-8-22-4. The resolution was turned into an ordinance, **Pearl Thorndal-Stewart made a motion** to convert the resolution to a Torrey Ordinance. Pat Kearney seconded the motion. All council members voted to approve.

Schedule a Public Hearing to discuss the Short-Term Rental Moratorium Resolution Public hearing will be held on March 13. **Pat made a motion to have a public hearing** at the March Town Council meeting, 7:00PM. Jordan seconded and all voted in favor.

Discuss Building Permit Software and take appropriate action.

Pat asks if others join they should be paying /reimbursing Torrey and Bicknell. Pat agrees with a close collaboration with Bicknell. The agreement will be in writing.

Pearl Thorndal Stewart made the motion to accept the software with the stipulation that additional users will reimburse Torrey and Bicknell. Pat Kearney seconded the motion, and all council members voted in favor.

A public hearing was scheduled for the March 13th Town Council meeting day to address the resolution to the moratorium.

Farmers Market MOU Review and take appropriate action on the Farmers Market MOU. We discussed it at the January meeting. It has been signed and adopted. The MOU was signed on January 30, 2025.

Review event planner pay structure . Carrie Torrey no longer wants to be lead planner for apple days. Malinda Meservy has offered to be lead. Carrie will still be lead planner for the hoedown and Easter party. The Event Planner compensation has been allocated as follows: \$250 for easter, \$250 for the hoedown and \$1,500 for Apple Days. Mickey will speak with Carrie and Malinda.

Approve the purchase of building permit software. Civic Review in conjunction with Bicknell Torrey. A training demonstration will be held by Civic Review.

Pearl Thorndal-Stewart made the motion to accept the software with the stipulation of reimbursement by others who wish to share the software license. Pat Kearney seconded the motion. The anticipated costs are as follows:

- \$2700 subscription fee, this is one half of the annual subscription
- \$1200 one-time setup has been waved.
- Total cost for Torrey \$2700

The council scheduled another public hearing to open and close the budget for the Building Permit software. March 13th 7:15pm

Clerk Report: Karen Mayne

Building Permits:

Rodney Larsen - Electrical,

Greg Skordas - Accessory building

Spring Newsletter deadline, March 1, 2025. Colleen will call Ferno to see how to send email through Pelorus. Add to newsletter about the opening on the planning and zoning commission.

A brief discussion about Short Term Rental Licenses was held.

Karen passed out the Utah Conflict of Interest Forms for the Council to fill out for their positions on the council and the Water Board. These forms will be posted on the Town website.

Discussion and questions regarding the election filing period. Karen will ask the county and research municipal elections.

Financial Report Colleen Dudleston;

Colleen led a brief discussion regarding the Short-Term Rental License fee.

The January 2024 financial reports were presented and discussed.

Colleen mentioned an email from Utah State Auditor. The Division of Finance paid us twice for BNC Road tax and Sales and Use tax. The second payment was a year after the first, and the error was caused by the state switching to new software. They want to be reimbursed from Sales and Use tax, \$49,176 and from BNC road funds \$17,126 we now owe the funds back. We will pay the full amount as soon as possible.

Mayor pointed out that Torrey received \$1,200 on Highway tax. Almost \$4,580 on municipal energy. Also, \$1,310 from room tax (TRT) and telecommunications \$372.

Pat Kearney made a motion to accept the financial report and pay the bills. Jordan seconded the motion, and all council members voted in favor.

Council Reports:

Pat Kearney: Pioneer Cemetery, Cemetery, Trees & Office

Pat is working on a cemetery grant to receive funding to improve the cemetery software we use.

Torrey needs to address preservation of the headstones; Pat is researching that.

While looking at the tree trimming needs, Pat identified a huge tree leaning into a structure. Jordan mentioned that there are some trash trees on Center St to address. The trees are on Torrey town property.

At this point one resume for the Treasurer position has been received.

Richard Braaten: Roads.

Richard is still receiving complaints about the large gravel rocks on 325 north.

He contacted Loa Builders about renting a skid loader and other equipment. He found it too costly. Torrey may still be able to use Bicknell's street sweeper. A previous agreement included a street sweeper.

This Spring some road patching will be planned.

Jordan Pace: Water.

Speed bump discussion was held. Dustin is looking toward spring to repair the speed bump.

Splash pad: Jordan is working with Brock to submit a couple grants to help with funding.

Carrie Torrey is leaving Planning and Zoning. During last planning and zoning meeting they reviewed Ordinance 9.

March 6 at 6:00 will be the Feb meeting.

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

April 19th is the Easter Egg Hunt.

Pavillion has been cleaned. The bathrooms were distressing to Camille.

Dustin has placed door plates so that it can't be broken into. The bolts were stripped on the toilet. The bathroom was really a mess. Karen needs a report about the Pavilion and bathrooms from Camille after each party.

Maintenance Report: Dustin Oyler,

Dustin will start burning ditches in a couple weeks. He is looking for volunteers.

Dustin spoke to contractors about the walking paths. One contractor is interested. Will provide more information to the contractor as to length of the path.

As far as the flag pole and the fence completion in the Cemetery, he was told it will be finished before Memorial Day.

Pearl Thorndal-Stewart made a Motion to order "Watch Your Speed" display signs. Pat Kearney seconded the motion and all voted in favor.

Planning and Zoning: Sue Fritzke

Aram Kyababehyan: Mayor Wright is putting a letter together for Aram letting him know of the special conditions for his two fourplex buildings.

Old Business: Review

Brock has water resolution.

Mayor Wright found the 1995 resolution creating the water district.

Mayor Wright is working on Land appeals authority and Appeals board.

Utah Trails is talking, and Commissioner Blackburn wants to save the bridge in Hanksville to use for a walking path to Capitol Reef.

Juniper drive is a private road, according to the annexation agreement. The town will vacate the road. There must be an agreement between all the residents on Juniper Dr. and the town to provide maintenance.

Review resolutions for ERUs and Water.

There are three Short Term Rental licenses open. The Council will ask Justin Wayman to weigh in on the process of selecting license owners.

The Short Term Rental moratorium public hearing is scheduled. The water issues on Juniper Drive is not resolved. Torrey Town needs to maintain the water meters on Juniper drive.

Jordan mentioned the the Public Comment section of the agenda needs to be at the beginning of the meeting.

Jordan made a motion to adjourn the meeting, and pearl Thorndal-Stewart seconded the motion, all council members voted in favor. Adjourn: at **8:49PM**
