

Torrey Utah
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Agenda
Approved Minutes

Notice is hereby given that the Mayor and Members of Town Council held the Regular Town Council Meeting. The meeting was on Thursday the **11th Day of September 2025** at 7:00 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 is as follows:

Welcome, Mayor Mickey Wright

Administrative Business

Welcome/ Opening Remarks

Roll Call: Pat Kearney, Jordan Pace, Karen Mayne, Mayor Wright, Renee Reel, Richard Braaten, Colleen Dudleston, Dustin Oyler, Nan Anderson, Melinda Merservy

Excused: None

Pledge of Allegiance: Led by Mayor Wright

Public Comments: None

Conflict of Interest: None

Public Hearing: Short Term Rental Ordinance

Jordan made a motion to open the public Hearing on the Short-Term Rental Ordinance; Renee Reel seconded the motion. All council members voted in favor,

Public Comments: Mary Beddingsfield-Smith made a comment to thank those on the committee for all their hard work.

Renee Reel made a motion to close the hearing Pat Kearney seconded the motion and all council members voted in favor.

Review & Approve Minutes of August 14, 2025, Town Council Meeting. **Pat Kearney made a motion** to approve the minutes from August 14. and Renee Reel seconded the motion. All members approved.

Review and Approve Minutes of August 26, 2025, Special Work Meeting. **Pat Kearney made a motion** to approve the minutes from the August 26 work meeting. Jordan Pace seconded the motion and the council approved.

Agenda Requests/Discussion:

Ty Markham: Fence between Schoolhouse and Torrey Park

Ty is considering converting the second floor of her schoolhouse B&B into 2 apartments. Ty asked if she needs a business permit for a long-term rental. Mickey will get back to her.

Also, the fence around her commercial property needs to be stained every several years. The fence on the back of the property is impacted by the town park sprinkler system. Ty asked if the town would split the cost of staining the back section of the fence. **Richard Braatten made a motion** to reimburse half the cost of staining the back section of fence. Pat Kearney seconded the motion and all council members approved. Ty will bring the receipts to Colleen and Melinda.

Terrence Mitchell: SC Broadband: was unable to attend.

Mayor's Business:

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

Huge kudos to Nan. We have a legislative visit from Senator Owens and Representative Monson. We will be discussing roads, the town hall and other needs in Torrey on Monday Sept 22.

Senate bill 80 was passed to make up a 5.3-million-dollar short fall in the water quality department. Federal Funding was cut. In 2024 that much would have been \$2,000 for Torrey. Some towns are putting it on the water bill as a State Fee!!

ISO Insurance Standards. They set our compliance ratings for insurance. Dustin was the only Wayne County public works director to submit a completed report.

Mickey and Nan met with Kirk Thornback talking about the speed limits and funding opportunities for road work and trails. Also discussed road signs needed.

The Galvanized Water grant program turned into a loan program, with too much demand from towns. 30 homes in Torrey have galvanized pipes on the owner's property. Everything on the homeowner's side of the property is their responsibility to update if wanted.

Walking path Melinda has been working on the statement of work. Will address later in the meeting.

Briefly discussed Sand Creek Bridge and flood mitigation.

On October 3, there is a conflict resolution workshop that Mickey is attending. It is called "Disagree Beter"

Website: Mayor Wright added a Marketer role to the Town website for website maintenance

Need Pictures of the staff and town council for the new town website.

Town Business:

A Resolution to Cancel Election was read into minutes and voted on by the council. The resolution was read into the minutes by Mayor Wright.

RESOLUTION NO. 2025-03

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF TORREY, UTAH, CANCELLING THE NOVEMBER 4, 2025 MUNICIPAL GENERAL ELECTION AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE.

WHEREAS, the Town of Torrey provides the City Elections shall be held in accordance with the laws of the State of Utah; and,

WHEREAS, Utah Code Annotated § 20A-1-202 establishes the first Tuesday after the first Monday in November of each odd-numbered year for the purpose of conducting a municipal general election; and

WHEREAS, no proposition is to appear on the ballot in the election; and

WHEREAS the filing deadlines for placement on the ballot and declaration of write-in candidacy have passed;

WHEREAS, each municipal officer candidate is unopposed; and

WHEREAS, Utah Code Annotated § 20A-1-206 specifically provides for a process whereby the City may cancel a municipal general election when the series of events identified above have occurred and upon compliance with applicable law.

NOW, THEREFORE, BE IT RESOLVED THAT: the City Council of the Town of Torrey, Utah, cancels the November 4, 2025 municipal general election and declares each unopposed candidate elected to office upon compliance with applicable law.

Michael D Wright	Mayor
Pat Kearney	City Council 4-year term
Renee Reel	City Council 4-year term

PASSED AND APPROVED THIS _____ DAY OF SEPTEMBER 2025.

Torrey Town COUNCIL By: _____

Roll Call vote in favor: Mayor Wright, Pat Kearney, Jordan Pace, Richard Braaten, Renee Reel

Against: None

Telsa Charging Stations Discussion

Aram and Daniel gave information regarding the install of the super charger which will work for all Tesla and electric charged vehicles. Aram team is currently working with Garkane power company. The charging station could charge from 300 KW to 500 Kilowatts per vehicle. Garkan will install a transformer with a 3 phase. This would include 8 charging stations. Total service for the site would be just under one megawatt. Garkane is conducting a feasibility study.

Pat asked what kind of security systems-cameras The stations are managed remotely. The company has a dedicated Tesla team for maintenance. What does maintenance involve?

Maintenance visits on occasion and some remote monitoring especially during peak season.

The company will work with Torrey in design and safety measures. Renee Reel asked how they determined the need for 8 stations. Tesla does a study for potential need, also Tesla is designed in 8 sections. Bryce Canyon has been using their 8-stall charging station. Pat inquired about signage for the stations. Tesla navigation will lead drivers to the location. Have traditionally not needed signage. Mayor Wright is still looking at the location. Mickey will get back with Aram after the council discusses the location.

Tourism Committee; Nan

Offered to assist Nichole Durfey with an annual report and with marketing goals and Activities.

Cash Valley Bank: Doanld Coombs

Two reasons first to introduce Brandon Robbins the new credit analyst for Loans. Each quarter the bank looks at interest rates for large depositors. The Torrey business account earns about 1%. There is a new CD account which will earn 3.8%. Can move part of Torrey checking into CDs. No penalty for early withdrawal. FDIC insured up to the limit. The council will talk it over and see what is possible.

2026 Fee Resolution Review:

Pat stated the short-term rental annual fee is \$225. This includes a fee for inspection which cost approximately \$90. Without the inspection the license cost is \$135.00. Pat found that the county is going to be requiring an annual inspection of Short-Term Rentals.

Torrey's other lodging business license fee is \$75. A discussion was held to create two lodging types within the group: both lodging and Short-term Rental. Their cost should be the same.

Jordan made a motion to adjust the fees schedule so that lodging category includes the short-term Rental business and other lodging. Thus, the lodging businesses and the short-term rentals businesses have the same fee. Richard seconded the motion and all members of the council voted in favor.

Pat Kearney made the motion to accept the fee changes that have been passed and the resolution as changed. Renee Reel seconded the motion and all council members voted in favor.

Short Term Rental Ordinance: review public hearing comments and take appropriate action.

The only public comment was to thank those who worked on the ordinance for their hard work. No public comments.

A discussion of the STR License award system was held. Comments from the town attorney were read into the minutes as follows:

“Allocation of Available Non-Owner Occupied Short-Term-Rental License To ensure a fair and transparent allocation of available non-owner-occupied short-term rental licenses, Torrey shall implement a point-based system that evaluates applicants according to criteria aligned with community priorities. Points may be awarded for factors such as proximity to commercial zones, demonstrated investment in property maintenance, historical contribution to local tourism, and adherence to prior rental compliance standards. If the number of qualified applicants exceeds the number of available licenses, those with the highest cumulative point totals shall be granted licenses first. This system is designed to promote responsible rental practices, support local economic vitality, and preserve the character of residential neighborhoods.

After discussion it was decided to add the above paragraph to section 3.4-4 B. APPLICATION of the ordinance. Resolution.

The License fee amount will be deleted from the ordinance and reference the fee resolution.

Transfer 3-4-4 LICENSING paragraphs #E and F. The new property owner must submit a complete STR license application within ninety (90) calendar days of the date of conveyance. The application shall be subject to all current requirements of this chapter, including zoning compliance, inspection standards, and fee payment. The new property owner has 90 days to request the license and must comply with the requirements.

Nan Anderson will make the changes and provide the final version of the STR ordinance.

Pat Kearney made a motion to accept the modified Short-Term-Rental Ordinance with all the additions and changes. Jordan Pace seconded the motion and all Council members voted in favor.

Using a time stamp was discussed for when a application was submitted in the case of a tie.

Post Office Payoff

Colleen reminded the council that there are three capital projects accounts. Each account has \$70,000. Colleen suggested adding the payoff to the capital projects out of the park account.

Resort Community Tax Resolution: Take appropriate action.

Nan explained that there is a sense of urgency to notify the state tax commission by October first to enact the Resort Community Tax. Nan presented a PowerPoint explaining items which are taxed. Prepared foods are taxed and all lodging. Exempt Large items such as cars, motorhomes, modular homes etc. are not taxed. Tax amount could be 1.1% without a public election. A total potential tax income to Torrey could be \$94,142 annually. The Presentation is attached to the minutes.

Melinda expressed her concern over the amount of work which would have an impact on the Treasurer department; perhaps the town could take more time to decide. A discussion continued.

There is no statute requiring a public hearing.

Pat Kearney made a motion to pass the Resort Community Tax Ordinance as an addition to the Torrey Town Ordinance, Title 3, Chapter 3A-4. Jordan Pace seconded the motion, and all voted in favor.

Roll call vote: Richard Braaten YES, Renee Reel YES, Pat Kearney YES, Jordan Pace YES, Mayor Wright YES, Mayor Wright signed the ordinance.

Brock Jackson: Annexation Coordination

Loa and Wayne County worked on a process for annexation coordination between cities and Wayne County.

Brock is asking for feedback on this new process. This process is modeled after the Sevier County policy where each city has a 600 feet buffer zone around the cities. This requires anyone who

wants to build in the buffer zone to ask to be annexed. Town has right to refuse to annex the property. Gives the town the right of refusal.

The intent is to find a streamlined solution that works for smaller towns. With proposed development. The state legislature is also looking at simplifying the annexation process.

Clerk Report: Karen Mayne

Building Permits: A permit application to install a Generator Switch (came from Daniel Rodier. The Entrada Institute is preparing to submit a building permit for an Observatory,

GRAMA: No requests were submitted.

Election Timeline: The last Financial disclosures due are by October 7th.

Canceled Torrey Election: September 11

Financial Report: Colleen Dudleston/ Melinda;

Melinda presented the August 2025 financial reports. A discussion was held.

The Torrey audit was conducted by the state auditor last month. They have not heard back from the auditors yet.

Jordan made a motion to approve the budget report and pay the bills. Richard Braaten seconded the motion and all council members voted to approve.

Council Reports:

Pat Kearney: Pioneer Cemetery, Cemetery, Trees & Office:

Nothing new to report.

Richard Braaten: Roads.

The last speed limit sign is being installed. Alos there rea a few pot holes to be repaired.

Jordan Pace: Water.

Nothing new to report.

Renee Reel : Park, Pavilion, Post Office, & Town Events.

Dustin has purchased the supplies to build the wind break structure.

Renee proposed that there be a park safety and rules sign installed in the park. Mostly playground safety. Mickey stated that we should contact the insurance company for their recommendation. Renee will talk to the insurance people.

Renee recommended that the council review the Towns events and discuss if they meet our goals. Are we reaching all demographics. **Renee recommended a committee be convened to address the events. This discussion will be held in the future**

Melinda reported on how the Walking Path efforts are moving ahead. Renee remarked that she would like to see the walking path become a historical walk also. In the Torrey title 2 of the code book it mentions the historic preservation commission. Renee would like Torrey would like to fill the Historic commission. Pat recommended that tow people in town have been working on some historic minutes. Those would be Paula Pace and Janet Hansen.

Renee will begin to contact people who may be interested in participation.

Public Works Report: Dustin Oyler,
Nothing new.

Planning and Zoning: Nan Anderson
Nothing else

Economic Development: Nan Anderson

Old Business: Not at this time.

Adjourn: Jordan made a motion to adjourn the meeting, and Richard Braaten seconded the motion. All council members voted to approve.
