



Torrey Planning & Zoning Commission

Draft Meeting Minutes - Thursday, May 21, 2026

Present: Chair Bill Barrett, Jack Kelly, Nan Groves Anderson, Kate Chappell. Also present – Mary Beddingsfield-Smith.

After roll call, Bill opened the meeting, and asked for any conflicts of interest. There were none. He then asked if there were any corrections to the minutes of the prior meeting. There were none. Nan moved to approve, Bill seconded, and the motion passed unanimously.

Bill reported that the Torrey Town Council adopted the revised Ordinances 9 & 10. However, they need to be in a resolution format, so it was passed again on May 14 as resolutions.

Kate reviewed the synopsis of the recent subdivision ordinance, noting that the minimum size for a town lot is still ½ acre, so the minimum size of the lot to be subdivided is 1 acre. Utilities for any new lots must comply with current ordinances. Streets must have a 66' right of way. A preliminary review is made by Planning & Zoning, and final approval comes from the designated Land Use Authority.

The Commission reviewed the application for a storage from Ron Moosman. It all seemed in order and there were no questions. Nan moved to approve, Bill seconded, and the motion passed unanimously.

There was discussion of a request from the Utah Housing Corporation, which has a funding meeting in June for its Torrey project. UHC has asked for a letter stating the town endorses the project and that it meets current zoning regulations. Bill moved to provide the letter, Kate seconded, and the motion passed unanimously.

Bill reported on lighting violations at two recently constructed houses. Both owners are cooperating and the issues should be resolved soon. He also reported that three owners appear to have added to their homes without an approved building. The Building Inspector has contacted the owners, although only one has responded and is resolving the problem.

There followed an extended discussion of revising the regulations pertaining to maximum lumens. It was agreed that the rule needed to disconnect lumens to the size of the property and instead connect to the total square feet of the buildings. The Commission also agreed that the presentation of this information in the permit application packet had to be very simple and clear. need to present the lumen measurement as simple. Kate offered to help draft a “one-pager” to assist in educating Torrey residents and businesses. Bill said he would draft more formal language regarding lumens for discussion at the June meeting.

There being no further business, Bill moved to adjourn, Kate seconded, the motion passed unanimously.