



Torrey Planning & Zoning Commission Meeting Minutes

Thursday, June 25, 2026

Present: Chair Bill Barrett, Jack Kelly, Nan Groves Anderson, Kate Chappell, Jim Robinson.

Excused: Allison Moist, Wendy Potter Also present: Christoph Luty, Reda Herriott, Diane Barrett

Bill opened the meeting, asked for any conflicts of interest, there were none. Bill asked if there were any corrections to the May minutes. There were none. Bill moved to approve, Jack seconded, and the motion passed unanimously.

A discussion followed regarding the turn-around time for reviewing permit applications. Bill was concerned that the monthly meeting schedule could leave applicants with three to four weeks to receive a decision. He thought that for simple, noncontroversial permits it would be speedier if he and at least one other P&Z member could give "preliminary approvals so owners don't have their projects held up for weeks. The P&Z members agreed.

Bill provided background on the Zimmerman simple boundary adjustment, noting that it was a minor change that didn't affect the town's boundaries. Bill moved to approve the adjustment, Jack seconded, and the motion passed unanimously.

There followed a discussion of Aram Kyababchyan property at 306 West Main Street. Three RV sites with full hook-ups have appeared but the town has no evidence of a permit being issued. It was decided to seek more information from the owner and contractors before taking any action.

An application from Ted Hillman for a garage and storage building was reviewed. It all looked in order. Bill moved to approve the permit, Jim seconded, and the motion passed unanimously.

The draft of a small amendment to the town's Annexation Policy Plan was reviewed. The change had been suggested by the town's attorney, Justin Wayment, in order to bring the ordinance into compliance with a recent state law. Bill moved to approve the amendments, Jim seconded, and the motion passed unanimously.

Discussion was then held on suggested changes to Title 10, including: the definition of a structure, clarity that P&Z is the land use authority for Torrey, clarity of language in the permit section,. And new definitions for storage units, solar installations, and wind generators.. A number of changes were suggested during the discussion. Bill said he would incorporate those changes and bring the text back to the next P&Z meeting.

Bill thanked Kate for her work on the lighting ordinance and the one-pager that will help provide better information for Torrey residents. The P&Z members agreed that it is very important clearly state that the new and updated lighting ordinance is for new construction ONLY. Kate added that USU is hosting a series of summer camps that are researching how the dark sky can impact and improve mental health just by taking some time to sit still and look up. AT the end of the meeting Christoph added some helpful comments about the lighting ordinance and the application process.

There being no further business, Jack made a motion to adjourn, Bill seconded, and the motion passed unanimously.

The next P&Z meeting is July 30, 2026.