



Approved Minutes – Planning & Zoning Commission Meeting – August 27, 2026

Attending: Nan Anderson, Bill Barrett, Kate Chappell, Jack Kelly, Allison Moist, Jim Robinson, and Wendy Potter. Public: Brody Durfey, Nicole Durfey, Shane Durfey, Christoph Luty, Aaron Torrey, Carrie Torrey.

The meeting was called to order by Bill at 6:30 p.m. He asked if there were any conflicts. Wendy said she is related to the Durfeys and therefore she would not vote on their application. Bill then asked if there were any corrections to the July 30 meeting minutes. There being none, he moved to approve the minutes, Jack seconded, and all voted in favor.

Bill started the meeting with an update. The Town Council on August 25 approved a new Ordinance, Title 12, covering code violations and enforcement. The TC also created the position of Enforcement Officer and Hearing officer and hired individuals to fill the positions. The new hires were expected to start on October 1. After some initial administrative work the ordinance will come into effect. Title 12 will require some targeted edits to Titles 9 and 10, which the mayor and town attorney will handle.

The Commission reviewed three simple permit applications. Entrada Institute submitted plans for an entry gate and sign. Boulder Mountain Electric submitted plans to upgrade electric service at the Baker house. Cathy Bagley submitted plans for a storage building. The Commission felt there were no concerns with the permits from a P&Z perspective. Wendy moved to approve them, Kate seconded, and all voted in favor.

The Commission discussed two permit applications where construction had started without an approved permit. Aaron and Carrie Torrey submitted plans for the two bedroom, second story addition to their previously approved garage at their home. Brody Durfey submitted plans for a renovation at 119 N 100 W, which had not been permitted before. The Commission agreed there were no P&Z concerns. Bill moved to approve both permits, Jack seconded, Wendy abstained, and all others voted in favor.

The Commission then considered the Simple Lot Subdivision process in Title 11. The Durfeys are seeking to subdivide their parcel into three lots. Bill said these two sections contain some requirements that seem excessive and occasionally contradict other ordinances. These need to be corrected before P&Z can consider any applications. After discussion and general agreement among the members, Bill asked for authorization to draft revisions to Title 11. Wendy moved to approve, Jack seconded, and all voted in favor.

Bill noted that before this meeting there were four owners apparently in violation of Titles 9 and/or 10. Two (Dillenbeck and Kyababchyan) appear to have people living in RVs on their property, and two others (Thayer and Snedeger) who appear to have done construction without permits. After a discussion, Bill moved to send notification and request letters to these four owners, Wendy seconded, and all voted in favor.

The meeting ended with a discussion about people living in RVs. Wayne County says it's OK from April 1 to October 31. Jack reported that some towns OK living in RVs for short periods, while some do not permit it at all. There was a lot of back and forth about the need for and the problems with living in RVs. Bill asked members before the next meeting to think about whether Torrey should allow this or not.

Jack moved to adjourn, Wendy seconded, and all voted in favor.