

Torrey Town  
General Plan

Date Created  
Revised – May 2019

Torrey Town Planning and Zoning Commission

## **Acknowledgements**

<b>Mayor</b>	Scott Chesnut
<b>Town Council</b>	Pat Kearney Bronson Oyler Doug Robinson Pearl Thorndal-Stewart
<b>Town Staff</b>	Colleen Dudleston Paula Pace Dustin Oyler
<b>Planning Commission</b>	Mary Bedingfieldsmith Amanda Brown Mike Clark Don Gomes Aaron Jensen Richard Jensen Donita Pace Tracy Potter
<b>Ad hoc Survey Committee</b>	Mary Bedingfieldsmith Don Gomes Chip Ward Ted Winder
<b>Ad hoc Draft Committee</b>	Mary Bedingfieldsmith Steve Bradley Don Gomes Dan Jensen Pearl Thorndal-Stewart Ann Torrence Aaron Torrey Linda Townsend
<b>Utah League of Cities and Towns</b>	Meg Ryan
<b>Six Counties Government</b>	Zach Leavitt
<b>Utah Community Development Office</b>	Paul Moberly
<b>Plan Adopted</b>	March 14, 2019

## TABLE OF CONTENTS

Role of the General Plan .....	4
Planning Background .....	5
Update Process .....	6
Community Profile .....	7
<b>Land Use</b>	
Land Use Overview .....	8
Municipal Property .....	9
Public Land .....	10
Critical and Sensitive Lands and Features .....	11
Zoning .....	12
<b>Transportation</b>	
Transportation Overview .....	14
Motorized Transportation .....	15
Non-Motorized and Pedestrian Transportation .....	16
Parking .....	17
<b>Other Elements</b>	
Aesthetic Values, Noise, Light .....	18
Agriculture and Food .....	19
Annexation .....	21
Arts and Culture .....	22
Economic Development .....	23
Housing .....	25
Public Health and Safety .....	26
Trees .....	28
Water .....	29
<b>Appendix</b>	
Torrey Town Map .....	31
Water Service District Map .....	32
Annexation policy .....	33
Survey results .....	35
Notes .....	36

## **Role of the General Plan**

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is a community’s general guide for making land use decisions and is a reflection of the community’s values.

At the large-scale level, the General Plan describes how the community wants to grow, i.e. where the community wishes various land uses to take place and what the community wants to look like. The plan covers the area within the town limits as well as land that may request annexation in the future.

At a more detailed level, the General Plan provides direction for the many decisions made every week concerning street maintenance and improvement, water management and development, municipal properties, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the residents’ quality of life.

This General Plan contains goals, objectives and strategies intended to help the town protect and promote its unique character and atmosphere. This Plan is forward looking. It recognizes the reality of continued growth and development and also establishes a framework that will guide and manage that growth according to the town’s core values from the present to five to ten years in the future.

The General Plan is a vital document because it serves as the town’s official policy document for the Town Council and Planning Commission relative to land use and development. This plan is designed to provide a general philosophy regarding the future pattern of land uses in Torrey. The plan should be used on a continual basis in decision-making development decisions, capital improvement planning, budgeting, and work programs.

## Planning Background

The Utah Code defines the General Plan as “a document that a municipality adopts that sets forth general guidelines for proposed future development of land within the municipality.” State law directs the municipality “to prepare and adopt” a general plan that addresses (a) present and future needs of the municipality and (b) growth and development of the land within the municipality.

Utah State Law requires two elements in a general plan: Land Use and Transportation. Communities over 5,000 population also need to include a Moderate Income Housing Element.

Other elements that are considered important to a community can be added. The following elements are deemed significant in planning for Torrey’s future:

- Aesthetic Values, Noise, and Light
- Agriculture and Food
- Arts and Culture
- Economic Development
- Housing
- Public Health and Safety
- Trees
- Water

Torrey’s town council, staff and volunteers have worked diligently to attend to the issues concerning Town. These include topics from the general plan as well as addressing emergencies such as breaks in the water system and toxic spills in the town hall.

These things have been accomplished since the last general plan update.

- 1) Torrey has annexed two neighborhoods: one west of town (the Sand Creek Road area) and one north of town (Sleeping Rainbow).
- 2) Torrey has undertaken a major water development project to increase the water supply to town. This project will also provide for a more reliable water supply.
- 3) A walking / biking path now runs from the east boundary of town to the junction of Highway 12 and Highway 24.
- 4) Several cottonwood trees along Highway 12 have been removed and replaced with young trees.
- 5) A short-term rental ordinance has been enacted.
- 6) Torrey has been designated Utah’s first International Dark Sky Community.

This document is an update to the Torrey Town General Plan that was developed, following Utah Code, in 2013 and will be a continuation of the vision of that plan.

## **Update Process**

Torrey's general plan requires a review and revision every five years. The last Torrey Town General Plan was adopted in December 2013.

In order to meet the five-year requirement, Torrey Town's Planning and Zoning Commission has been working since July 2018 to gather input for a new General Plan. Work by commission members has been enhanced by two ad hoc groups, an August on-line and paper survey of property owners in the water district, a September Main Street planning session, and input from two open house gatherings. The open house gatherings were held Nov 14, 5:30 - 7:30 pm, and December 6 from noon to 2 pm at the Town Pavilion. To date, over 180 people have participated in one or more of these activities.

The current general plan includes sixteen elements: Aesthetic Values, Noise, Light; Public Land; Annexation; Critical and Sensitive Lands and Features; Municipal Property; Zoning and Town Appearance; Motorized Transportation; Non-Motorized and Pedestrian Transportation; Parking; Agriculture and Food; Arts and Culture; Economic Development; Housing; Public Health and Safety; Trees; and Water.

At the Open House, each element had a "station" with a worksheet available. Each attendee was given five orange stickers. Attendees indicated their priorities by placing stickers on their top 5 elements or by placing several stickers on one or more elements in order to emphasize their concern and/or support. Planning and zoning commissioners were available for discussion and questions. Several attendees distributed their stickers and then took their worksheets home for more focused attention. These worksheets were turned in to the town hall prior to the December 19, 2018 regular commission meeting.

## COMMUNITY PROFILE

Torrey, located in Wayne County in south central Utah, is an idyllic tree-lined town surrounded by rose-colored cliffs and green meadows. At an elevation of 6,830 feet, summer temperatures tend to be quite pleasant, ranging from 50 to 90 degrees F. Winter temperatures range from 0 to 60 degrees F.

Originally established in the 1880s by Mormon immigrants and incorporated in 1934, Torrey was initially known as Youngtown, after John Willard Young. It is generally thought to be named after Jay L. Torrey from Pittsfield, Illinois. Torrey was a member of the Wyoming legislature who, upon the advent of the Spanish-American War, achieved national attention by proposing the creation of what became three volunteer cavalry regiments made up of cowboys and stockmen. Torrey was commissioned Colonel of the 2nd Regiment, the “Rocky Mountain Riders.” (Theodore Roosevelt's Rough Riders was the 1<sup>st</sup> regiment.)

Torrey has had visits from the famous, the feisty, dreamers and doers. Some stayed. Some moved on. Torrey is currently home to an eclectic group of people. There is a mixture of the descendants of the pioneers and a variety of newcomers.

With its location adjacent to Capitol Reef National Park to its east, the Grand Staircase Escalante National Monument to the south and the surrounding Fish Lake and Dixie National Forests, Torrey will continue to draw tourists and outdoor enthusiasts as visitors and new residents. Utah Highway 12 is considered one of the top scenic corridors in the United States.

Several communications companies provide Torrey and much of the surrounding area with high-speed internet and local/long distance voice services. This makes the possibility of remote work feasible. However, due to the small population, much of which consists of retired people, the pool of workers is limited. For businesses that advertise for employees out of the area, limited affordable housing also poses a challenge.

## **LAND USE OVERVIEW**

### **General Goal**

Land Use is a required element of the Torrey General Plan (State of Utah Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. seq. Utah Code Annotated, 1953, as amended).

This section describes the current use of lands in and surrounding Torrey town.

The Land Use element explores, among other things...

- How will the development of land within Torrey Town limits and adjacent lands affect residents and business owners?
- Is it possible for Torrey to investigate the potential for the development of a recycling center?
- In what ways can Torrey Town protect and preserve its historic cottonwoods?
- Does the current zoning plan accommodate the various uses of land within Torrey Town?

Objectives and implementation strategies for the Land Use section are grouped into the following categories:

- 1) Municipal Property
- 2) Public Land
- 3) Critical and Sensitive Lands and Features
- 4) Zoning



## **MUNICIPAL PROPERTY**

### **Current Conditions**

Torrey Town owns and operates a Town Hall/Fire Station, park grounds and park pavilion within its town boundaries. Torrey Town infrastructure for which it is responsible for maintenance includes all town roads and frontages within its boundaries, water district infrastructure both within and outside town boundaries, and the cemetery outside of town limits but within the water district. Torrey Town also has responsibility for the maintenance of Torrey's original cemetery, which is north of the Red Ridge subdivision. This historic cemetery is on private land.

Torrey Town has acquired a house and three lots east of the existing municipal property for future expansion of town services. The residence on this property is currently leased as a private residence. Torrey Town currently leases from private owners the area known as "The Big Apple," which is available for public events. Torrey Town also maintains a restroom at the town park as well as portable toilets outside town hall and The Big Apple on a seasonal basis.

Town maintains non-physical infrastructure such as a town webpage and a presence on Facebook. These assets provide communication with town residents and to visitors. While not physical assets, these are valuable town resources that must be managed.

### **Planning Assumptions**

- Torrey Town will consider dispersing future municipal development around the expanded boundaries of town as more land is annexed.
- Torrey Town will rely on outside grants and fundraising rather than taxation increases to catalyze future improvements of its municipal resources.
- Torrey Town's infrastructure should reflect the needs of the town's demographics.
- Torrey Town infrastructure will continue to be supported by hard-working and dedicated, but limited, staffing. Infrastructure investments that encourage efficiency will benefit the town; decaying infrastructure or poorly planned expansion has potentially unaffordable costs in terms of staff support.
- Digital infrastructure will become increasingly more important to conducting Town business and outreach.

### **Goals**

- Explore what infrastructure improvements would best serve its population.
- Investigate ways to support young residents and to encourage more young people to reside in Torrey.
- Identify future funding opportunities and develop a response team of town officials and/or volunteers to submit grant applications.
- Develop a new Fire Station.
- Redevelop the Town Hall or include a Town Hall element with the new firehouse design.
- Upgrade Town digital infrastructure services as needed to respond to changes in technology.

### **Policy Recommendations**

- Torrey Town will create a plan to develop the east side of Town's cemetery.
- Torrey Town will promote increased use of The Big Apple.
- Review and update the town website.

## **PUBLIC LAND**

### **Current Condition**

Torrey Town proper has a small footprint within its own water district. The rest of the water district is Wayne County land, much of which abuts public lands administered by the Bureau of Land Management (BLM), Capitol Reef National Park, and the Dixie and Fish Lake National Forests.

There is, however, one eleven-acre parcel of BLM land just outside Torrey's town limits. It is located less than one mile south of town to the east of 300 east. Until 1991, Torrey leased this land from the BLM for a community landfill. In the mid-1990s, community landfills in the county were closed and consolidated into a county facility near the county seat of Loa. As a result, since the BLM land near Torrey was no longer needed for landfill purposes, the lease was allowed to expire. Torrey Town is currently investigating the renewal of that lease.

Adjacent to the water district and impacting the Sand Creek, Sulphur Creek and ultimately the Fremont River watershed are public lands, which are rapidly developing as dispersed, unofficial campgrounds.

### **Planning Assumptions**

- Torrey Town will continue to feel the impact of public lands administered by outside state and federal agencies.
- Public lands require an additional layer of interagency coordination.
- Development of Torrey Town's water district will rely on cooperation with outside agencies.
- As Town acquires new equipment and building/maintenance materials, it will require additional storage capacity.
- Growth of tourism will put increasing pressure on surrounding public lands.

### **Goals**

- Renew the BLM lease on the land formerly used as Torrey Town's landfill.
- Continue maintaining a cooperative relationship with federal and state agencies that administer lands adjacent to Torrey Town.
- Provide federal and state agencies with timely reports on dispersed, unofficial campgrounds.
- Work with those agencies closely to reduce adverse effects.
- Work with nonprofit organizations, Torrey area residents, and local businesses to establish options for recycling services.

### **Policy Recommendations**

- Acknowledge public land relationships on Torrey Town's website.
- Hold periodic but regular public discussion with various state and federal land agencies.
- Assign a council member and/or staff to monitor leases and other contractual arrangements related to public land.
- Work with public land agencies to address the need for official disbursed camping with sanitation facilities.

## **CRITICAL AND SENSITIVE LANDS AND FEATURES**

### **Current Conditions**

Torrey's two irrigation systems, the Sand Creek Irrigation Company and the Torrey Canal Company, are crucial assets that provide irrigation water to Torrey Town and water district property owners. They also provide water for the town trees, which are central to Torrey's identity.

There are wetlands within the water district and potential annexation areas.

Torrey Town's municipal trees, particularly the cottonwoods along the canal, are a major part of Torrey's identity as are the historic buildings located throughout town.

Because Torrey periodically experiences heavy rainfall, areas where there might be runoff during flash flooding are of concern.

### **Planning Assumptions**

- The canals are susceptible to impacts from commercial, pedestrian, and traffic activities. These hazards may include chemical contamination from various sources, impacts from weather events and bacteria or other infestations, and construction or development along the waterways.
- The cottonwood trees are aging. They will continue to need maintenance and plans for replacement. Strategies are needed to extend the municipal forest along Highway 24 and throughout town.
- Wetland areas will continue to be affected by adjacent and upstream activities.
- Owners of historic structures may need encouragement and incentives to maintain and preserve the structures.
- Periods of heavy rain will occur. A plan is needed to anticipate and address potential negative impacts to town roads, waterways, and historic structures.

### **Goals**

- Preserve Torrey's sensitive features by working with businesses, residents, contractors, and visitors.

### **Policy Recommendations**

- Torrey Town will cooperate with irrigation companies to develop infrastructure requirements to protect Torrey's canals.
- Torrey Town, with its residents and local business partners, will explore options to maintain and expand the municipal forest.
- Torrey Town will investigate ways to educate local property owners, visitors, and residents about their roles in preservation efforts.
- Torrey Town will create a plan to investigate and mitigate potential harm from heavy rainfall.

## **Zoning**

### **Current Conditions**

Torrey Town's current Town Code designate two zones: rural residential and commercial. The commercial zone is considered to be the area within Town limits on Highway 24 on the north and south sides of the street. It also includes Center Street to 200 North. All other areas of Town are zoned rural residential.

As stated in the Town Code, the purpose of the rural residential zone is to promote and preserve, in appropriate areas, conditions favorable to large lot family life, the keeping of limited numbers of animals and fowl, and commercial uses on a limited basis when conditions permit. This zone is intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Permitted use is confined to single-family dwellings, a minimum of eight hundred (800) square feet of ground floor living space; and accessory buildings and uses customarily incidental to them.

Conditional uses in residential areas are agricultural uses and accessory uses and buildings customarily incidental to agricultural uses, home occupations, neighborhood commercial, such as retail, motel and small shops and stores, and public buildings and uses such as churches and public schools. The minimum lot size is ½ acre.

Torrey has no policies or ordinances related to building design.

### **Planning Assumptions**

- Residential and commercial growth will apply pressure to existing town resources.
- As a result of its favorable location, population will continue to grow. Current and future residents will require guidance from town regarding plans for building.
- Potential annexation areas will fall into residential or commercial districts, which may determine development of those lands.
- In order to preserve the atmosphere of Torrey Town, zoning district definitions will require modification.
- Transportation improvements and facilities will affect Town's appearance.
- Population growth in Torrey will happen by three means: annexation, immigration, and natural growth (births v. deaths). With Torrey's median age at 57, the latter is a less-likely occurrence.

### **Goals**

- Manage growth within the limitations of available water and to preserve the unique atmosphere of Torrey Town.
- Preserve the quality of life enjoyed by residents.
- Maintain the pattern of existing land uses, preserve existing residential neighborhoods, separate commercial districts from residential neighborhoods, and consider mixed use of residential uses in the commercial zones.
- Provide natural open space within the Torrey Town.
- Provide opportunity for the establishment of appropriate commercial activities to meet the needs of Town residents and others.
- Encourage pride in the appearance and quality of Town and to provide necessary public facilities and amenities.
- Protect all landowners from potential adverse impacts from adjoining uses.
- Encourage the design of buildings, which reflects the atmosphere of Torrey and fits the natural surroundings.

## Policy Recommendations

- The planning and zoning commission will review and revise the zoning districts for Torrey Town.
- When revising the zoning plan, the planning and zoning commission may consider the zones listed below or others deemed to be appropriate to Torrey Town:
  - Greenbelt - Multiple Use District which provides areas for agricultural activities and allows other uses determined to be compatible with agricultural uses and activities
  - Low Density Residential District (LDR) which provides for a single-family large lot, low-density residential living environment with a density of one (1) dwelling unit for each x acres and other uses that do not require additional public facilities and services other than those provided to a low-density residential area. Additionally, this district may be established to allow limited development on areas that may possess certain constraints for development
  - Medium Density Residential District (MDR) which provides a maximum density of one (1) dwelling unit per x\* acres
  - High Density Residential District (HDR) which provides higher density residential areas and allows a variety of other uses and services to meet the needs of residents of the Town
  - Commercial District which allows a variety of retail commercial, office, and light industrial activities within the Town to meet the needs of residents and visitors, to provide employment opportunities for residents, and to strengthen and provide diversity to the local economy
  - Historic District, which preserves and or restores viable structures and maintains the history center of Torrey Town
- Create policies and/or ordinances related to preservation of open space.
- Ensure future transportation flows and facilities contribute to rather than detract from Town's atmosphere.

\* Density per acre to be determined by future zoning ordinance revision.

## **TRANSPORTATION OVERVIEW**

### **General Goal**

Transportation is a required element of the Torrey General Plan (State of Utah Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. seq. Utah Code Annotated, 1953, as amended).

This section describes current transportation systems, routes, corridors, and road conditions. Main Street Torrey is also State Highway 24, a unique feature with unique issues and challenges.

The Transportation element explores, among other things:

- Future developments, possible annexation, and building: will they create or alleviate traffic congestion? How will Torrey address that?
- What forms of transportation should we encourage or discourage?
- Is our transportation system safe for vehicles and pedestrians?
- Do we know when to and how we will maintain the transportation system?
- How does our transportation element work with our housing and land-use plan elements?

Objectives and implementation strategies for the Transportation section are grouped into the following categories:

1. Motorized
2. Non-Motorized and Pedestrian
3. Parking

## **MOTORIZED TRANSPORTATION**

### **Current Conditions**

Torrey's Main Street is Utah State Highway 24. This requires an added layer of coordination with the Utah Department of Transportation for any issues in that corridor. Traffic along the Main Street corridor has increased. Visitors (including up to bus-sized RV's), local residents, and various large contractor and outfitter vehicles frequent the road. The speed limit within a portion of Torrey Town limits was reduced to 30 mph.

Torrey Town has both paved and unpaved streets. Paved streets in Torrey need upgrading.

Torrey is the venue for many events throughout the year. As a result, more traffic, including bicyclists and pedestrians, use town pathways. Since many of these events extend into the evening and since there is only one crosswalk and limited illumination throughout town, there is potential for accidents.

### **Planning Assumptions**

Highway 24 will continue to be the east-west corridor for all traffic. Traffic will increase as long as tourism continues to be marketed and also as new residents move to the area.

### **Goals**

- Encourage the safe operation of motorized and non-motorized traffic on Highway 24 and throughout the Torrey road system.
- Place speed limit signs moved to or added at the Torrey Town limits.
- Encourage safe driving within speed limits and proper certification and the use of safety equipment for ATV/OHV riders.

### **Policy Recommendations**

- Discuss enforcement of speed limits with the Wayne County Sheriff and the Highway Patrol.
- Continue discussions with the Utah Department of Transportation regarding appropriate crosswalks, signage, and street markings.
- Investigate possible options to fund employment of a justice of the peace.
- Discuss town speed limits with large vehicle operators in the area.
- Develop a schedule for road maintenance and paving.
- Review, prioritize, and develop a plan for needed infrastructure related to transportation.
- Install ATV speed limit signs in appropriate areas.
- Consider designating an ATV alternate route in order to provide safe travel routes off of Highway 24.
- Investigate ways to create "forced" alerts in order to slow down traffic. Examples include lines painted on the road, appropriate placement of planters, or similar devices.

## **NON-MOTORIZED AND PEDESTRIAN TRANSPORTATION**

### **Current Conditions**

A walking/biking path was constructed east of Torrey, on the south side of Highway 24, from 300 East to the junction of Highways 24 and 12. A pedestrian crosswalk was installed at the intersection of Highway 24 and Center Street. There is a de facto pedestrian walkway along the north side of the canal from 100 east to 200 west. There are two sidewalks in Torrey: 1) the covered boardwalk in front of the Chuckwagon and 2) the sidewalk on the south side of the Torrey Ward of the Church of Jesus Christ of Latter-Day Saints. The Chuckwagon boardwalk was constructed and is maintained by the Chuckwagon owners.

Non-motorized transportation, including bicyclists and pedestrians, is increasing.

### **Planning Assumptions**

- Non-motorized transportation is non-polluting.
- Non-motorized transportation may help facilitate neighborhood-friendly travel on a potential historic path/tour.
- Pedestrian traffic provides low impact access to businesses and services on Main Street.

### **Goals**

- Develop an official bike path.
- Develop an official walking path.
- Link future paths to the existing path east of Torrey.
- Encourage extension of paths beyond Torrey Town limits.

### **Policy Recommendations**

- Invite interested parties to plan, fund, and install bike and pedestrian paths through town. This may include the following:
  - Providing attractive and practical bicycle parking racks.
  - Strategies to encourage walking and bicycles as an alternate form of transportation.
  - Linking future paths to the existing path east of Torrey.
  - Encouraging the extension of paths beyond Torrey Town's limit.
  - Painting an effective separation between new walking path and highway.



## **PARKING**

### **Current Conditions**

Torrey Town itself has no designated public parking spaces. Throughout town and on State Highway 24 (Main Street), visitors and residents alike park on town and state road right of ways. There seems to be plenty of parking during most times of the year. When major events occur, parking is limited. Attendees park along State Highway 24 and often impinge on residential parking areas as well. There may not be a parking problem currently. However, as Torrey Town population grows and visitation increases, parking will become problematic.

### **Planning Assumptions**

- Torrey residents and visitors value Torrey's small town atmosphere. Parking "lots" seem to be the antithesis of the small town feel.
- Since tourism is the primary economic base in Town, and since visitation is increasing, parking needs will also increase.
- Large vehicles, both commercial and recreational, require larger parking areas than do cars. The parking requirements for these types of vehicles must be considered.
- Torrey may need to consider ways to facilitate future parking needs by considering options for designated public parking spaces.
- Making parking convenient for residents, visitors and businesses must be considered.
- Safe pedestrian travel will increase and therefore shall be part of the overall parking and transportation plan.
- A future parking plan should also include strategies to reduce congestion along Torrey's major throughways.

### **Goals**

- Survey residents, visitors, and businesses to ascertain parking needs.
- Consider strategies to safely accommodate parking needs of larger vehicles.
- All parking solutions will incorporate convenience consideration in future parking plans.
- Consider pedestrian traffic in any future parking plans.
- Consider congestion created by large events in future parking plans.

### **Policy Recommendations**

- Create a group of interested parties to consider future parking needs, which may include non-motorized/alternative forms public parking considerations.
- Appoint a councilperson, staff member or volunteer to develop strategies to fund the hire of a justice of the peace.

## **AESTHETIC VALUES, NOISE, LIGHT**

### **Current Conditions**

Torrey is widely described as small, quiet, rural town with “charm.” Its cottonwood-lined Main Street and the rustic business facades create this “feel.” An August 2018 planning commission survey revealed residents and property owner’s value this aesthetic, which they want to preserve.

Torrey received International Dark Sky Community designation on January 12, 2018. It is also a Tree City USA community.

### **Planning Assumptions**

- Continued construction of residential and business structures is a given.
- To retain Tree City USA and Dark Sky designations, specific standards must be maintained.
- Education concerning aesthetic issues is paramount.
- Preserving these aesthetic values is good for town and individual residents.

### **Goals**

- Because its residents value it, Torrey needs a plan to preserve and further town character. This requires articulation of what that means.
- Without an official plan containing building design recommendations addressing maximum height, landscaping, and other direction, it will be impossible to preserve and further the “charming feel” of Torrey.
- Education should include the importance/significance of above designations, what they mean for residents and economy, how residents can help, and that preservation is not the same as change.

### **Policy Recommendations**

- Create a citizen committee to gather information to be used to develop a plan to define, preserve, and enhance Torrey Town’s character.
- Create a citizen committee to investigate design recommendations for new commercial and residential construction and landscaping.
- Assign the tree committee to review their role.
- Assign a town employee or volunteer to add information to the Town website regarding Dark Sky and Tree City designation information.
- Consider creating and implementing a noise ordinance.
- Assign a town employee or volunteer to update the Town website with all future building and landscaping guidelines.
- Enforce the nuisance ordinance in order to create and maintain an attractive town appearance.
- Tools with which Torrey should undertake to implement the Land Use Element of the General Plan may include:
  - Comprehensive zoning ordinance and accompanying map,
  - Subdivision ordinance,
  - Capital facilities improvements program,
  - Commercial and residential construction specifications,
  - Supporting annexation requests by answering annexation questions, providing contacts, and welcoming annexation requests,
  - Impact fees.

## **AGRICULTURE AND FOOD**

### **Current Conditions**

Settlers of Torrey Town initially established an economy based on subsistence farming and mixed agricultural uses, although, even by the 1920s, agriculture was augmented by tourism. Unlike the other gateway towns to Utah's "Mighty Five" National Parks, Torrey retains much of its agricultural heritage, which proves attractive to many of its visitors. The town is built around two historic critical irrigation infrastructure systems: The Torrey Irrigation Company and Sand Creek Irrigation Company. These provide irrigation water to much of the historic district as well orchards and hay fields.

Current agricultural uses range from large-scale hay and livestock grazing, subsistence gardening, small-scale dairy, egg and meat production for personal use, to beekeeping, private, and commercial orcharding. Many residents generate their primary or secondary income from sales of primary and value-added agricultural products. Others rely on their gardens to meet basic household needs. Utah law (17-41-403) establishes certain "right to farm" provisions that require any contemplated town nuisance ordinances to also establish an agriculture protection zone to protect existing uses. Most recent residential development within Torrey Town and the Torrey Water District has occurred in drylands (unirrigated grazing lands).

The intersection of tourism and agriculture creates important visitor experiences. One of the last traditional cattle drives through a national park originates in town. Torrey hosts the county's weekly farmers' market, which serves both residents and visitors. Torrey's businesses have established a reputation for the town as a destination for quality dining for visitors. Torrey's food-related businesses are a major and growing segment of its economy. Torrey Town's major public event, Apple Days, itself celebrates the area's signature food and agricultural heritage.

### **Planning Assumptions**

- Farmlands at the national and regional level will continue to be at risk, reducing the capacity for food production and resiliency.
- Torrey Town wishes to retain its agricultural heritage, including the presence of its canal system, which is a hallmark of the Main Street corridor. Agricultural fields are considered valuable open-space contributions to the character of the town.
- Torrey Town wishes to support its citizenry in their efforts to use their property to provide small-scale food and sustenance for themselves.
- Conflicts over agricultural land use cannot be completely eliminated in an environment where newly arriving residents from urban areas are reluctant to adapt to local norms. However, these conflicts can be managed with transparent disclosures and good communications.
- Trends favoring local food choices and sustainable, "know your farmer" purchases will continue to create opportunities for Torrey businesses.

### **Goals**

- Torrey Town's rezoning codification will reflect support of local agriculture.
- Torrey Town will take a leadership role in developing "right to homestead" policies that protect small-scale farmers and homeowners from unnecessary regulations on agricultural production.
- Torrey Town will promote the preservation of irrigable agriculture lands in order to preserve food production capacity and open space.
- Torrey Town will continue to support niche food entrepreneurship that benefits its citizens and promotes the region's specialties to its visitors

### **Policy Recommendations**

- Torrey Town will review its existing ordinances against food trucks and pop-up food businesses for compatibility with its goals.

- Torrey Town will support private enterprises, partnerships and public events that celebrate its local food resources including its farmers' market.
- Adopt policies that prioritize preservation of irrigable lands served by either of the irrigation districts.

## **ANNEXATION**

### **Current Situation**

In 2012, Torrey Town adopted an annexation policy (Appendix xx) that clarified expansion areas as those properties currently included in the Torrey Water Service District (Map xx). The district includes areas currently being provided with culinary water as well as other properties that could possibly be served with water.

In 2016, Torrey accepted applications for annexation from Sand Creek Road area and Sleeping Rainbow. An effort to annex areas east of Torrey began in 2017. That work is on hold as of August 2018. Some residents in that area may have concerns about Torrey Town policies and need clarification of their effect on their businesses. Annexation discussion has begun for properties south and west of Torrey Town limits.

In general, annexation gives Torrey Town residents voting rights and opportunities to participate in Torrey Town government.

### **Planning Assumptions**

- Planning and zoning decisions for areas outside Torrey Town limits but within the water service district are made by Wayne County. This was a major factor in the annexation of the Sand Creek Road area and Sleeping Rainbow in 2016
- When appropriately presented, Torrey Town Council will accept petitions to annex into Torrey Town.
- Businesses on the east end of the water service district may be hesitant to annex due to perceived minimal benefits. Annexing businesses east of Torrey would be beneficial to Torrey Town.

### **Goals**

- Public forums and private discussions should be held to allow residents and businesses to access, discuss, and understand ordinances and policies.

### **Policy Recommendations**

In order to provide an informed choice, Torrey Town should explore and identify elements that might help residents in potential annexation areas:

- Restate and reinforce the priority to preserve rural atmosphere
- Identify how Torrey Town can proceed with land preservation while preserving landowner rights.
- Be as specific as possible with goals regarding land use.
- Review Torrey Town property tax rates at least every five years.
- Update an inventory of property ownership and other pertinent information about the proposed annexation areas at least every five years.
- At the direction of the Torrey Town Council, the Planning and Zoning Commission will review and recommend land use ordinances and create a template for a business/commercial zone.
- Consider creating a subdivision ordinance.

## **ARTS AND CULTURE ELEMENT**

### **Current Conditions/Situation**

Historically, Torrey has developed and hosted a variety of events and activities. It also has been a welcome locale for a variety of visual, literary, and performing artists. The expectations of new residents as well as visitors are that infrastructure (water, roads, lights, etc.) be in place and maintained for the health and safety of all. Unexpected pleasure comes from a lively and rich arts and culture atmosphere.

Torrey hosts a multitude and wide variety of events that involve the community as well as visitors. (See appendix notes for events, local organizations, businesses, and venues.)

Torrey is a Tree City USA town and has been designated as an International Dark Sky Community.

### **Planning Assumptions**

- Across America, communities that foster, support, and generate arts and culture see economic benefits, have a greater sense of community, and have more fun. Annual or seasonal events such as Apple Days and the Wayne County Farmers' Market are especially effective in bringing together social, ethnic, and economic diversity. The processes used to plan and carry out these events are at least as important as the events themselves.
- Arts and Culture help drive tourism. Related events and businesses can become destinations.
- Arts and Culture are generally low impact endeavors.
- Torrey provides positive conditions for artists, crafters, authors, and scientists to work, garner recognition, and develop income.
- Partnerships create good will and venues for artists to work and sell their work.
- Public and private funds are available to help build and promote programs and facilities.
- Arts and Culture create opportunities for community building including a chance to volunteer.

### **Goals**

- Recognize Arts and Culture as a major attraction in Torrey.
- Provide financial support in the form of grants and abatements.
- Promote Torrey's Arts and Culture.
- Public Art: Where public spaces and projects are developed, include art as a component. Encourage private projects to do the same.

### **Policy Recommendations**

- Encourage builders to add "1% for Art" on projects.
- Include public art in Town projects.
- Develop a Torrey Town Arts and Culture Fund.
- Encourage local residents, businesses, and visitors to consider contributing to a Torrey Town Arts and Culture Fund.
- Develop a process for distribution of Arts Fund money.
- Encourage local businesses and associates to develop brochures and other promotional materials, including digital, to promote arts and culture in Torrey.

## **ECONOMIC DEVELOPMENT**

### **Current Conditions**

The economy of Torrey and the community directly surrounding it is based primarily on tourism, recreation, retirement, and heritage farming. Driven by the attraction of the beauty of the surrounding public lands, national monuments and national parks, the area is economically healthy and growing. City-data.com\* estimates median household income has grown to \$44,029 by 2015 from \$25,859 in 2000 while median house value has increased to \$256,767 from \$87,500.

As of August of 2018, the Demographic Statistical Atlas\* estimates Torrey's population to be 328. The median age in Torrey is 57. Seventy-nine percent of the population over 15 years of age is married; 87% speak English; and 7% speak Spanish. Fifty-eight percent of Torrey residents were born in Utah, 41% were born out of state, and 1% was born outside of the United States.

Workers in Torrey are drawn from throughout Wayne County, with some seasonal jobs filled by people from across the country and some foreign countries. Many employers have a difficult time finding employees. A common concern is that workers will jump from one job to another for a small increase in pay.

Much employment in the Torrey area is seasonal, but the lack of rental and affordable housing is considered a deterrent to recruiting workers.

Proximity to Capitol Reef National Park and other national parks and monuments makes Torrey a hub for travelers. Visitation to Capitol Reef National Park has increased year after year to 1.3 million in 2017. The vast majority of these visitors travel through and/or stay in Torrey.

### **Planning Assumptions**

- Business development, like housing, is limited by the availability of water.
- Torrey Town ordinances and policies are generally business-friendly and are perceived as such by 82% of respondents to the 2018 Planning and Zoning Survey.
- Tourism will continue to be a major economic driver in Torrey and surrounding areas.
- Availability of affordable housing and employment go hand in hand.
- Economic development efforts at the county and state levels can be a valuable resource.
- Infusion of capital is essential to successful economic development.

### **Goals**

- Maintain a business-friendly atmosphere.
- Work with the Torrey business community to conduct a needs assessment of gaps in service.
- Where appropriate, provide incentives and abatements to encourage business development in Torrey.
- Encourage private sector capital investment, including a fund for startups.
- Appoint a town representative to act as a liaison for new business owners.
- Encourage non-tourist related businesses.

### **Policy Recommendations**

- Review and revise ordinances and policies to ensure they remain business friendly.
- Convene a representative group of interested citizens, in conjunction with existing economic development resources, to develop a Torrey Economic Development Plan.
- Continue to explore additional options to establish tourist services, such as public restrooms, benches, resting areas and signage. Such services should encourage longer visitation, more tourism expenditure and additional sales tax revenues.

- Continue to explore options to establish non-tourist related services.

\* Statistics quoted in this website are taken from the U.S. Census Bureau.



## **HOUSING**

### **Current Conditions**

According to usa.com, Torrey has 189 housing units. Of those, 111 units are occupied with an average of 2.6 people per household. Of those, 92 are owner-occupied and 19 are renter occupied. All homes are unattached single-family dwellings set on large lots. Homes range in character from modest homes, to restored historic homes, to high-end custom homes. These serve the community as primary or secondary residences. The number of full-time rentals available is limited.

There is a shortage of affordable housing and housing that can accommodate moderate-income residents. Many employees must commute from nearby towns. This shortage has been exacerbated in recent years as some properties have been converted from residential to commercial uses such as vacation rentals. Current development trends, if continued without alteration, will further decrease the proportion of low and moderate-income housing. This affects the ability of local businesses to house employees.

Town's ordinances stipulate all housing must be for single families. The required square footage of any newly constructed home must be at least 800 square feet.

### **Planning Assumptions**

- Torrey faces distinct challenges in meeting the needs of its population given its geographic and capacity limitations.
- Property values will continue to increase as Torrey becomes an ever increasingly popular second and primary home option for retirees.
- Businesses will continue to face challenges in housing employees.
- Young families will have difficulty finding affordable land or homes to purchase in Torrey, thus raising the average age of residents.
- Lack of affordable housing requires service providers to live outside the area.
- An 800 square foot minimum house size increases the cost of home construction for future residents of modest income.
- Multi-family housing such as duplexes should be considered as an option to provide affordable housing.
- Torrey will need to consider changes to its zoning regulations to accommodate current and future housing needs and options.

### **Goals**

- To promote a housing strategy that meets the needs of current residents, anticipates growth in housing needs and promotes Torrey's cohesive small town environment.
- To integrate housing needs with the historic character of the Torrey community.
- To enable the construction of housing that is affordable for households with diverse income levels, including households working in the Town's service industry.
- To enable the construction of quality housing for employees of Torrey's businesses.

### **Policy Recommendations**

- Revise ordinances to allow for multiple family / affordable dwellings in residential zones in areas carefully analyzed and approved by the Planning Commission and Town Council.
- Reconsider the 800 square foot minimum construction requirement.
- Encourage rehabilitation and re-use of existing buildings (garages, workshops, abandoned buildings) into residential units.
- Encourage the development of long-term rental units.
- Create incentives to preserve and restore deteriorating historic homes.

## **PUBLIC HEALTH & SAFETY**

### **Current Conditions**

Most Public Health and Safety activities that affect Torrey are a function of Wayne County or the State of Utah. Torrey Town communicates and coordinates with Wayne County Emergency Services, Wayne County EMTs, Wayne County Sheriff, and the county-wide Code Red Alert system.

The Fire Department has 10 volunteers most of whom have jobs outside the Torrey area. Only two of the ten are under age 40. Department equipment includes the following:

- 1 Fire Truck
- 1 2000-gallon Tanker
- 1 Small Brush Fire Truck
- Turnout gear for all volunteers

The Torrey Volunteer Fire Department is part of the newly formed Wayne County Special Fire District. Each local Department reports to the County Fire Chief and County Fire Marshall.

The Insurance Services Office (ISO) creates ratings for fire departments and their surrounding communities. The ratings indicate how well-equipped fire departments are to put out fires in their communities. The ISO provides this score, often called the "ISO fire score," to homeowners' insurance companies. The insurers then use it to help set homeowners' insurance rates.

The Fire Marshall notes the Wayne County ISO rating is low. Plans are underway to provide added training, including hands-on activities, and improved records management. Focused recruitment is also a goal.

Torrey's current firehouse is located in the same building as the Torrey Town Hall. The firehouse is considered inadequate for any additional or upgraded equipment. Plans are developing to build a new firehouse.

Outside of the fire department, the other public safety concern is the deer herd in Torrey and loose cattle.

### **Planning Assumptions**

Torrey's volunteer fire department responds to local calls as well as adjacent areas extending beyond potential annexation areas.

A variety of potential hazards pose threats to health and safety of Torrey residents. Most are beyond local control but do warrant preparation and readiness. These hazards include the following:

- Natural – Earthquake, fire, flood, winter storms, drought, extreme heat.
- Technological – Hazardous materials, energy disruption
- Human – Terrorism, civil disturbance, security

### **Goals**

- Minimize potential for loss of life, injury, and property damage.
- Create a sense of security.
- Build a new fire station and equipment.
- Further develop emergency planning and communications plans.

## **Policy Recommendations**

- Maintain quality interagency coordination.
- Develop and publicize emergency routes
- Encourage residents to...
  - Create defensible space around houses,
  - Have a generator for extended power outages,
  - Assemble an emergency travel pack, and
  - Sign up for Code Red with Wayne County Emergency Services.
- Investigate options for a Torrey Town public RV dump station.
- Encourage full-time residents to join the fire department.

## **TREES**

### **Current Conditions**

Torrey's visual character is defined by its historic row of cottonwoods, which lines both sides of Main Street. When asked in surveys, what is your favorite thing about Torrey, most respondents list the cottonwoods. Without them, Torrey would be like any other town in the county. The trees are aging. Many are sick and coming to the end of their lives. The Town makes concerted efforts to maintain the trees each year. However, in the last few years, some trees have required removal, and that is certain to happen to others in the near future.

Each historic cottonwood tree has been evaluated and numbered. They will require continual monitoring and upkeep. Torrey Town has planted new cottonwoods, plans to continue doing so, and is extending the cottonwood line to the east and west. The canal is crucial to the health of Main Street's cottonwoods, and drip irrigation is also added along with new plantings. As trees are planted, typically on Arbor Day, Torrey's community forest reaches farther along Main Street and in the town easement throughout town.

Torrey also boasts a forest of trees on private property. Some are in good health and are well maintained. Others are not.

Torrey's tree commission meets annually. Members consist of town residents and a town council liaison. They discuss the condition of town trees and apply for grants to maintain existing trees and to plant new ones.

### **Planning Assumptions**

- Torrey is known for its cottonwood trees.
- They are aging and expensive to maintain.
- There are hazards for all of Town's trees. Wind, drought, disease and pests are natural threats.
- Climate change may force Town to alter its tree plan.
- Changes in the canal could significantly affect tree health and welfare.
- The tree commission plays a large role in maintaining the Town's community forest.

### **Goals**

- Torrey must continue maintaining its existing trees and carry out new plantings.
- Health of the community forest needs to be monitored on a schedule.
- The Tree Commission must create short and long-range plans for the community forest.
- Torrey residents, businesses, and visitors should be educated about the need for care of the current forest.
- Torrey residents, businesses, and visitors should be encouraged to assist in tree health, maintenance, and plantings throughout Town.
- Local residents need to learn about appropriate plantings and maintenance.
- More community involvement in Arbor Day activities should be encouraged.
- Funding is needed to maintain and expand the community forest.

### **Policy Recommendations**

- Torrey needs to update its tree plan. The tree committee should survey residents, businesses, and visitors in order to gather information to be used to update the Town tree plan.
- Torrey should increase the responsibility of its Tree Committee to go beyond applying for grants.
- Assign a town staff person, town council member and/or a designated person to update the Town website to include information about Torrey's current and future community forest issues. This should include the tree plan, a list of trees appropriate for our area, and appeals for volunteer opportunities and funding.
- Following tree pruning, the remaining debris should be disposed of.

## **WATER**

### **Current Conditions**

The Torrey Water District serves Torrey Town and also areas to the north, south, east and west. District water comes from four developed springs on Thousand Lake Mountain. Torrey residents and property owners also receive irrigation water via two canal systems: Sand Creek Irrigation Company and Torrey Irrigation Company.

In 2017, due to a break in the culinary water line caused by a flash flood, Torrey experienced a 10-day period during which culinary water was unavailable. This created much inconvenience to residents and visitors. Businesses lost a great deal of revenue.

A new feeder system is currently being installed. Funding is through a grant and a bond. The upgraded system will provide a more robust water delivery service to the area.

The Town maintenance employee, a town council member, and the mayor oversee the care and development of the water system and district.

Most Town businesses and residents have landscaping. Current landscaping is based on personal preference. With few exceptions, accommodations using little or no water have not been incorporated into landscape design and have not been encouraged by Town.

A Planning and Zoning Commission survey revealed residents are concerned about the current and future water situation. Many survey respondents indicated a belief that many businesses, particularly hotels in the water district, use more than their share of water. Residents believe they are asked to accept a disproportionate share of responsibility for water conservation. 71% of respondents indicated support for the implementation of water conservation measures.

### **Planning Assumptions**

- Water is vital to Torrey's residents, businesses, and environment.
- Climate change will affect the entire area.
- Residential and business growth within the District will continue, creating increased demands for water.
- Torrey's water district could conserve water by asking residents, businesses, and visitors to implement conservation measures.

### **Goals**

- The Torrey Water District must be able to supply sufficient, dependable, clean water to residents, businesses, and visitors.
- Torrey needs a written record of the water system's history, maintenance plan, and operations.
- Torrey's Water District should find ways to encourage / require water conservation. This could be accomplished through landscaping recommendations, roof water collection, and other strategies.

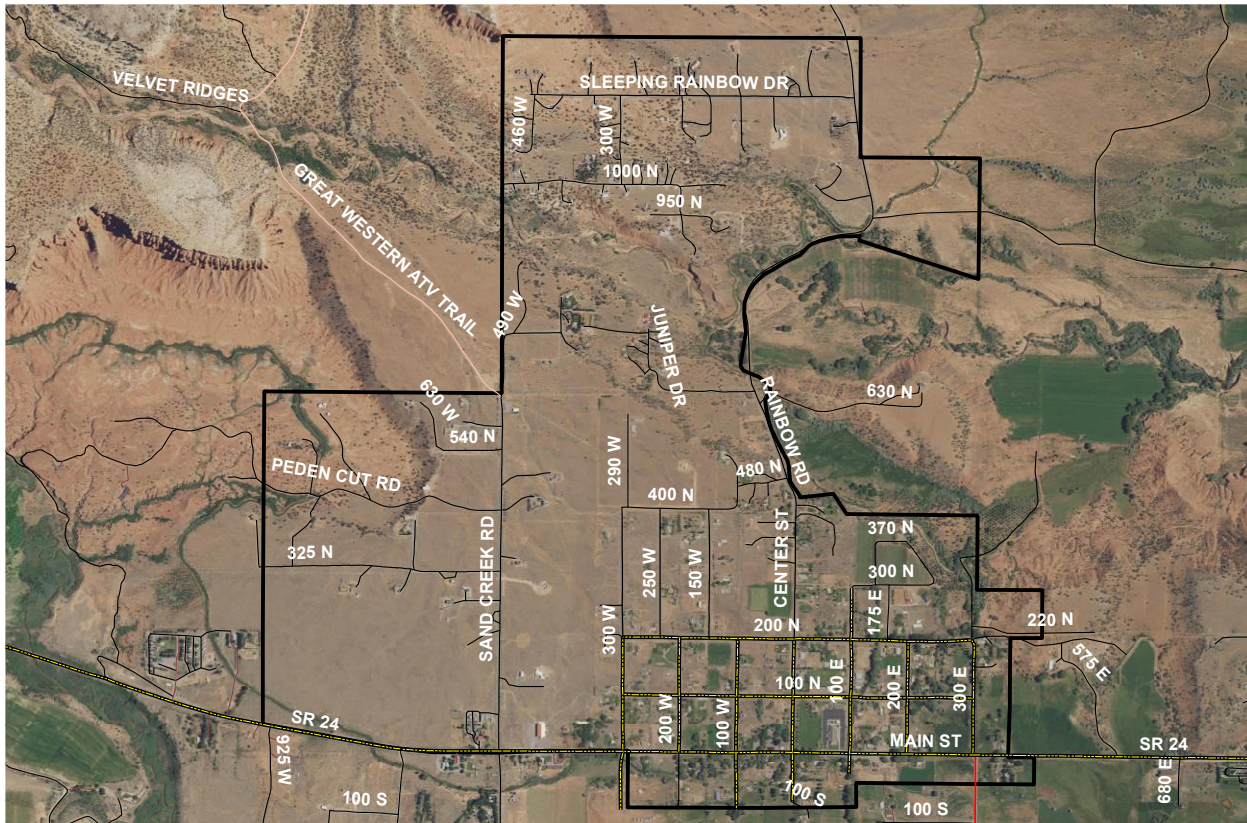
### **Policy Recommendations**

- Develop plans to continue to increase capacity of the system.
- Prepare a water system operations manual.
- When water conditions warrant it, create a volunteer water patrol group.
- Post water information on the Town website.
- Post current water conservation document on town website on the town website, distribute it in Torrey's welcome packet and in the water bill.
- Periodically, write articles about Torrey's water issues for *The Insider* and the town website.

- Periodically review the water rate tiers.
- Require future business to provide water conservation plans prior to approving and issuing business licenses and require the implementation of those plans.
- Set a date for current businesses to provide and implement water conservation plans.

# Appendix

## Torrey Town Map



## Water Service District Map



## **Annexation Policy (2012)**

### **Character of Community:**

Torrey is located within Wayne County, State of Utah, and has a current population of approximately 179. Torrey's population is limited by the availability of water. Torrey's General Plan recognizes the rural quality of the life enjoyed by residents and the intent to preserve the town's rural character. The character of the community consists primarily of single-family residential homes, agricultural areas, and some retail/commercial development mostly related to seasonal tourism. Areas to be annexed should be compatible with the current land uses and character.

The Town has historically allowed connections to its municipal water system by property owners outside the corporate limits of the Town. Because of such, a water service area has been created with the boundaries thereof specifically identified. The water resources available to the Town for its culinary water system are of a very limited nature and the ability of the Town to provide culinary water to all the potential developments within the water service area is doubtful.

It is the desire and the intent of the Town to be open to annexation along existing culinary water lines and to allow culinary water connections to the extent the Town's water resources are available. Annexation and future development within the expansion area is anticipated to be limited by the water resources currently available to the Town; and the Town may be required to condition future development upon the delivery of additional water to the Town by the property developer/owners themselves.

Map of Proposed Expansion Area: The Town has historically provided municipal water services outside the Town corporate boundaries and because of such service, the Town has created a water service area, the boundary of which is identified on the Torrey Water Map attached hereto and by reference incorporated herein.

The Town hereby establishes the boundaries of the annexation expansion area to be the same as said water service area boundary. Notwithstanding the above, the extension of culinary water infrastructure shall be subject to approval and supervision by the Town and consistent with the then existing and applicable Town ordinances. The cost of extending existing culinary water infrastructure shall be borne by the property owner or developer requesting that service.

### **Criteria for Future Annexation:**

The Need for Municipal Services: The Town currently does not provide police service, emergency service, or trash removal services. These services are provided by Wayne County and are currently paid for by tax assessments on Torrey Town residents. The town does not favor the annexation of areas for which it does not have the financial capability to provide additional municipal services or upgrades to the current one being provided. It is not anticipated that the Town will have the ability to provide any additional municipal services besides culinary water.

Extension of Municipal Services: Any extension or upgrade of the Town's water system would be at the cost and expense of the property owner or developer seeking additional service or upgrade. Any improvements to the system benefitting all users would be financed through government grants and loans, which may necessitate an increase in user fees.

All proposed annexation area roads must meet all of Wayne County's minimum specifications for county roads, including a minimum 66-foot-wide right-of-way; otherwise, the roads will be declared "private" and the town will not maintain them or provide snow removal on them.

Estimated Tax Consequences: Property taxes and sales taxes contribute to the general fund, which can help defray the costs, the town may incur by annexing these properties. However, it is anticipated that the existing residents of proposed annexation areas may be asked to finance the extension of needed municipal services such as new utilities, streets, curb and gutters, sidewalks and other capital improvements as desired by those residents.

It is to be expected that as new areas are annexed in, both county taxes and Torrey Town taxes will increase for new and current town residents. Based on current property tax rates applicable to property within Torrey Town as compared to the rates in the unincorporated county, a residential home having a value of \$100,000 would currently receive an annual property tax increase of approximately \$17.20 if said home was annexed to Torrey Town. This increase is likely to rise over time, based upon the needs of the town and/or the county.

Exclusion of any Area from Expansion Area: It is not anticipated that any area within one-half mile of the municipal boundaries would be excluded from the expansion area.

**Matters Affecting this Annexation Policy Plan:**

In preparing this Annexation Policy Plan, the Torrey Town Planning Commission has taken into consideration the need and desire to avoid gaps between or overlaps with the expansion areas of any other municipalities, noting that this time there are no competing municipalities.

The Planning Commission has taken into consideration the projected growth of the area within at least the next twenty (20) years. The Planning Commission has taken into consideration existing water system infrastructure and the possible need for any additional infrastructure and the cost thereof.

The Planning Commission has taken into consideration the need over the next twenty (20) years for land suitable for residential, commercial and industrial development and the need or desire to include or exclude agricultural property, recreational areas, wildlife management areas and any publicly owned property.

## Survey and Open House Results

### Torrey Town General Plan 5-Year Review (Survey Monkey Results– July 2018)

#### Demographics of participants \*

Place of residence: 58% are full-time residents in Torrey Town limits or in the Torrey Water District  
42% own property in town or the water district but are not full-time residents.

Length of residence: 2% Less than one year      20% 1-5 years      17% 6-10 years      29% 11-20 years      17% over 30 years

Rent or own: 98% Own      2% Rent

Gender: 53% Female      54% Male

Age: 1% 18-24 years      2% 25-34 years      11% 35-50 years      40% 51-65 years      47% over 65 years

Work status: 37% Full-time employed      13% Part time or seasonally employed      52% Retired

Vote in Wayne County 59% Yes      40% No

#### Survey Questions

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
Torrey needs more multi-family housing.	20%	23%	38%	19%
Torrey's codes and ordinances could be more thoroughly enforced	34%	38%	20%	8%
Torrey is business friendly.	14%	68%	16%	2%
Torrey should provide a recycling center.	40%	31%	18%	11%
Torrey has too many vacant lots and abandoned buildings.	15%	24%	33%	28%
I am concerned about increased traffic.	21%	43%	28%	8%
I am concerned about safety.	11%	40%	35%	14%

Torrey needs to move forward to create a walking path along Main Street.	46%	30%	14%	10%
Torrey needs to move forward to create a bike path through town.	37%	34%	19%	10%
Torrey could do more to promote water conservation.	41%	36%	19%	4%

*\*Where percentage totals do not equal 100%, respondents did not answer the question or more than one person responded on one survey.*

### **Open House Results (Fall 2018)**

Attendees were asked to indicate which general plan areas should be town priorities. They are ranked in order of high priority to low priority.

1. Water
2. Zoning and Town Appearance
3. Aesthetic Values, Noise, Light
3. Annexation
5. Trees
6. Economic Development
7. Public Health and Safety
8. Agriculture and Food
8. Housing
10. Critical and Sensitive Lands and Features
11. Non-motorized and Pedestrian Transportation
12. Public Land
13. Arts and Culture
14. Municipal Property
14. Motorized Transportation
16. Parking

## Notes

- Events include Apple Days, Arbor Day Tree Planting, Citizen Science, Entrada Sunset Series, Heritage Scarecrow Festival, Heritage Starfest , Holiday Hoedown and Tree Lighting, Interfaith Christmas Program, Pioneer Day Celebration, Sparking Humanities Discussions Program, Wayne County Farmers' Market, and the Bicknell International Film Festival (BIFF) the majority of which takes place in Torrey.
- Local organizations include Entrada Institute (Arts Council for Torrey and Wayne County), the Torrey Interfaith Council and the bookmobile.
- Torrey has a number of suitable venues and facilities used for arts and cultural activities: Big Apple Pavilion, Boulder Mountain Zendo, Daughter of the Utah Pioneers Building, Entrada Amphitheater, Grace Christian Church, Robbers Roost, Saddlery, Saint Anthony of the Desert Catholic Church, Torrey Town Pavilion and Park, and Church of Jesus Christ of Latter Day Saints Ward.

---

Signature / Title

---

Date

---

Signature / Title

---

Date

---

Signature / Title

---

Date

---

Signature / Title

---

Date

---

Signature / Title

---

Date

---

Signature / Title

---

Date