

07/14/2022
Torrey Utah
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torreyutah.gov
Torrey Town Council Minutes
APPROVED

Welcome Mayor Mickey Wright

Administrative Business

1. Welcome/ Opening Remarks

2. Roll Call:

Present: Pearl Thorndal-Stewart, Pat Kearney, Mickey Wright, Jordan Pace, Doug Robinson, Coleen Dudleston, Dave Love, Dustin Oyler.

3. Pledge of Allegiance

4. Approval of Minutes:

May 12, 2022, Town Council Meeting:

Doug made a motion to approve the minutes, Jordan seconded the motion. The motion carried unanimously.

2022 - 2023 Budget Hearing:

Doug made a motion to approve the minutes with corrections, Jordan seconded the motion, and it passed unanimously.

May 24th, 2022, Special Work Meeting:

Mayor remarked that the Minutes need to state that the council had just adjourned from a closed session.

Pat stated that on the first page, second to the last paragraph the minutes need to be reworded to make more sense. Also, a correction on the second page. Change the "we" to applicants. Additional wording changes were made.

Doug made a motion to accept the minutes as corrected. Jordan seconded the motion. Motion carried unanimously.

June 9th Town Council Meeting:

Mayor had a correction on the second page, fourth paragraph. Torrey gave Scott Faber 4 ERUs not 7. That is what has been recorded with the county.

Pat made a motion to approve the minutes with the corrections. Jordan seconded the motion. The motion carries.

June 20th, 2022, Special Work Meeting:

No changes or corrections were requested. Jordan made the motion to approve the minutes. Pat seconded the motion. The motion carried unanimously.

Mayor's Business:

New springs update:

The Forest service has signed off with a few minor items. Kelly Chapel with Ensign Engineering got the water samples and submitted them to DEQ. No results have been received at this time. The next steps are to acquire the lab results, the state performs an inspection and with their approval the valves will be turned on to begin running the water.

Water usage report:

Colleen has compiled a usage report. Colleen will begin noting the water usage amounts on the monthly water bills to raise awareness of the amount used. The report has been broken down into residential and commercial usage. The report will begin to compare year to year usage.

Water ordinance working draft update:

Mayor Wright had a conversation with Justin Wayne the water attorney and Torrey Town attorney. The first issue is that the water moratorium must be made as an ordinance not a proclamation or resolution. Wayne is presently reviewing the water ordinance to determine wording to include applicants who bring water rights to the city. In addition, Torrey cannot distinguish between residential and commercial applicants in the moratorium. Wayne also went over the issues of limiting growth due to water supply. The State requires that limiting measures be imposed only if the circumstances be both compelling. An example of a compelling issue would be if the water was needed for fire suppression. Courts have upheld the interest of the community may out way the individual homeowner interest.

Discussion continued regarding the use of wells and their impact on the water table and springs.

Mayor Wright will begin working on a draft for Torrey Town Water Ordinance updates.

Eccles Grant results:

This is a "last dollar grant" which means that Torrey raises the funds needed and Eccles will then provide the grant contribution. Torrey will need to raise \$110,000 and Eccles will provide \$15,000.

Can the \$110,000 include the CDBG grant. CDBG contributed \$37,000 and Torrey contributed \$14,000. To get to the \$110,000 Torrey needs to raise an additional \$60,000. The application will be completed and submitted by Mayor Wright with the hope of success.

Office remodel:

The office remodel is estimated to cost \$300,000. Ensign Engineering will have their resident city office designer stop by to give some advice about what and how to remodel building. Other options include a total rebuild and selling the existing building.

Torrey staff will begin the process of getting grant working with CIB

Commissioners and mayors meeting report:

Mayor Wright and Pat attended the meeting. Discussion focused on EMS support in the county. The budget annually is \$300,000. The County is having problems maintaining EMS staffing. There is legislation stating that all cities and towns must have a contract outlining the level of service and cost imposed for services. There was discussion regarding enforcement of the contract and it is not currently being enforced.

A breakdown shows for 2019 that Torrey was number one in EMS response with 42 EMS runs. In 2020 Torrey had 30. In 2021 the county had 52 and Torrey had 49 EMS response. Discussion continued about the formular used to determine the amount Towns were charged for the service. The discussion also included Law Enforcement and Justice Court possibilities.

The meetings will occur monthly.

Vince Hansen water line install status:

Mr. Hansen is building a garage and later his home. Garkane has a powerline on the property which may serve as an easement to continue the water line to the Hansen's property. Mayor will clarify the easement question with Garkane and the property owners.

Discussion about Juniper Drive maintenance and easements:

Discussing both above items together, the homeowners on Juniper drive have a prescriptive easement to access their property since it has been 20 years. The road base is owned by the property owners and the dirt under it belongs to the parcel owner. It is a private road. It only accesses the home; not Forest Service, BLM etc. The conclusion is that Torrey should not be doing any maintenance on the road. However, that is an issue to address since the County and Torrey has been doing that. Road maintenance should be the responsibility of the homeowners.

No easement records have been found in Torrey Town records. Torrey can service the water lines but not maintain the road.

Mayor Wright will write a letter to clarify the standing of Juniper Dr as a private road along with the clarification of the easement. He will also have a conversation with some people.

Mayor Wright also discussed questions regarding future annexation and sewer system. If Torrey decides to have a sewer system the State will assist with engineering. The thought is that in the long run a sewer system is much safer with the big hotels and the potential for septic system problems.

IT Report- Nothing to Report:

Mayor Wright removed the firewall to accommodate remote workers and will reinstall the firewall with modifications.

Clerk Report- April Morrison:

The Dudleston Grama Request was completed. Then a request for discovery from the courts was received.

New approved business licenses were printed and sent. Pat recommended that the owners of two new business in Torrey be contacted about their city business license. The two companies are Capitol Reef Photography and Capitol Reef Outfitters.

Building Construction permit Data sent to state for May & June.

Scott Faylor's water information was sent to the County.

Financial Report - Colleen Dudleston:

The packet includes the operational report which shows the closing of our budget for the year, ending in June 2022. We ended the year above the projected revenue for the year. An audit for the year 2022 has been rescheduled for the 15th of August.

Colleen explained the Cemetery expenses for perpetual care. A discussion was held regarding other projects and payments made.

A motion was made by Pat to accept the financial report and pay the bills. The motion was seconded by Pearl and passed unanimously.

Council Reports

1. Pat Kearney: Cemetery, Trees & Office

Everything is going well.

2. Doug Robinson: Water

Nothing to report.

3. Jordan Pace: Water & Roads

Residents in an area of Torrey have placed their own speed limit of 15 mph. The actual speed limit for the area is 25mph. Complaints have been received regarding the 15mph homeowner signs.

Complaints and concerns should be brought to the Town Council.

The speed bumps are still needed for Center St due to excessive speeding. Costs were discussed about the ordering of speed bumps, hardware pieces and signs. Other area of speeding in town were also discussed, including ATVs speeding.

A Discussion of the Farmers Market location occurred.

4. Pearl Thorndal-Stewart: Park, Pavilion, Post Office, and Town Events

Apple Days was celebrated and was very successful. Doug suggested that thank you cards be sent, and all concurred. Pearl is still tabulating the expenses related to Apple Days.

Pearl mentioned that the post office still needs to be painted. Volunteers are welcome to participate.

The efforts for a full-service post office are still being pursued; however there has not been any success to date.

Maintenance Report - Dustin Oyler

Has a meeting with the Forest Service in Richfield next Wednesday, to discuss the water tank project.

P&Z Report – Dave Love

No building permits were approved, just discussed upcoming projects.

Upcoming projects include The Mercantile to follow Torrey ordinances.

Also, the Entrada addition to the house project. Dave recommended they apply for a Mixed-Use Zone change.

2. P & Z approved a questionnaire to be sent to Town Council. Pat recommended a word change to the town questionnaire. Other minor changes were recommended by the council. The questionnaire will be sent to the residents in the water bill. The mayor had an additional question about residents being willing to pay for additional city services.

3. Approved Splat LLC over the counter permit. Property owner is doing a major remodeling.

4. The church on Main St began an addition to the church building. They were reminded to apply for a building permit, which they have.

Agenda Requests

1. Tyler Torgerson to Subdivide lot:

Tyler Torgerson purchased the property at 100 N 200 W. It will be divided into three ½ acre lots. A survey is needed of the 1.6 acres. A perk test is completed. The initial plan is to build two Fourplexes. The first steps are to remove existing buildings (except for the house), clean up the property, and repair fences. To have the survey done Tyler need a letter from the mayor giving initial permission for the property to be divided.

2. Entrada Zone change to mixed:

Mayor Wright presented a map of the Entrada property indicating current buildings and proposed mixed use areas including the addition of an inside and outside amphitheater.

Proposed changes require a public hearing prior to the August Council meeting. The meeting is be scheduled for 30 minutes prior to the next council meeting.

Pearl made a motion to hold a public hearing to discuss zoning changes 30 minutes prior to the next Town Council Meeting. The motion was seconded by Doug. The motion was passed.

Old business

Condition of the rental house:

Pat would like to work with the current renter to maintain the lawn in front of the property. At least mow the front.

Also, Pat requested a special meeting to discuss annexation, water ordinance and the moratorium. Thursday July 21st at 6:00.

Scott Faylor's water meter

General Complaints, Concerns or Comments

No Public comments

Adjourn:

Motion was made by Pat to adjourn the meeting at 8:40PM. The motion was seconded by Doug and the motion passed.