

**TORREY TOWN PLANNING & ZONING COMMISSION  
MINUTES  
December 21, 2020 – 5:30 pm Meeting held by Zoom**

P&Z Commission Chair, Mary Bedingfieldsmith, called the meeting to order at 5:34 pm

**1. Roll Call**

- Commissioners present: Mary Bedingfieldsmith, Don Gomes, Richard Jensen, Carrie Torrey
- Commissioners excused: Tracy Potter
- Commissioners Absent: Aaron Jensen, Amanda Brown
- Town Council Liaison present: Pearl Thorndal-Stewart
- Community members present: Bill Barrett

**2. Approve minutes of December 16, 2020 meeting**

- It was MSC (Don, Richard) to approve the minutes.

**3. Zoning Ordinance**

Mary led the Commission, page by page, through the comments from land use attorney Shawn Ferrin.

- Most comments referred to capitalization of specific terms.
- Ferrin added language to clarify Omissions, Fees, Vesting Rights, Minimum Development Standards, Standards for Conditional Use Decisions, and definition of Bed and Breakfast.
- It was MSC (Carrie, Don) to accept this draft with agreed upon adjustments from attorney Shawn Ferrin.
- Some housekeeping items were discussed:
  - Two schedules/scenarios leading to a Public Hearing and Recommendation to Town Council were presented.
  - It was agreed to hold two information meetings, noon and 5:30 pm, in advance of the Public Hearing.
  - Public comments can be submitted in writing.

**4. Public Comments**

- Bill Barret offered several comments: Use term “residents” rather than citizens; assure that Fees are consistent; reformat Appendix E; offer a formal invitation to Town Council for the Public Hearing; note for public what is and isn’t changing.

**5. Adjournment**

It was MSC (Carrie, Richard) to adjourn the meeting at 7:08 pm.

The next meeting of the P&Z Commission is January 13, 2021, 5:30 pm.