



**MEETING OF THE
TAYLOR PLANNING & ZONING COMMISSION
ON THURSDAY MARCH 3, 2015
AT 7:00 P.M. AT
TAYLOR TOWN HALL
425 W. PAPER MILL ROAD**

Commission Members Present: Chairman David Hamblin, Vice-Chair Douglas Nichols, Wayne Jones, Don Shumway

Commission Members Absent: Bonnie Adams

Staff Present: Planning & Zoning Director Allen Davis, Administrative Assistant Kathy Hancock

Visitors: Steve Foster

Regular Meeting Called to Order: Chairman David Hamblin called the meeting to order at 7:06 p.m.

- 1. Flag Salute:** Flag salute led by Don Shumway.
- 2. Invocation:** Invocation offered by David Hamblin.
- 3. Open Call to the Public:** Mr. Foster told the Commission of his concerns with the State possibly legalizing recreational marijuana; he would like the Town to have regulations in place before that happens.
- 4. Approval of Minutes:** Approval of the minutes for the January 6, 2015 Planning & Zoning meeting.

A motion was made by Don Shumway, seconded by Doug Nichols, to approve the minutes of the January 6, 2015 Planning & Zoning meeting.

Action; Approve, Deny or Table

- 5. Discussion & possible action to set a public hearing and possible recommendation of text amendments to move permitted uses in our R-1 and R-2 Zones that include "Residential Facilities" and "Group Homes" and as defined would permit the proposed use above without requiring Town approval.** Allen Davis said our first thoughts were to move Residential Facilities and Group Homes from Permitted Uses to Conditional Uses but while reading through the Fair Housing Act, he found that this might not be possible.

Mr. Hamblin asked if Halfway Houses that are used for those coming out of incarceration fell under this code or if it could be separated and possibly excluded

from the code. He suggested that we table this item until we hear the attorney's opinion on whether we drop this issue due to the Fair Housing Act, or if there is a way to defend ourselves against Halfway Houses. Alan will relay his response from the attorney as soon as he gets one.

Motion made by Wayne Jones, seconded by Don Shumway to table this item. Voting was unanimous.

Action: Approve, Deny or Table

- 6. Discussion on possible changes to the Planning & Zoning Ordinances from Chapter 18.80.020- Definitions, Lot (pg. 104) and continue to the end of the Ordinance.** The Commission went over some typographical changes and then discussed pigs in Residential Zones. Our current code says the only pigs allowed in Residential Zones are for 4-H or FFA but they are allowed in Agricultural Zones. We should address pigs specifically in our codes and maybe lump them as the same size animal unit as horses. If a large pig operation wanted to come in they would probably have to get a Conditional Use Permit. Allen will add this in the draft code as well as Conditional Use language for dairies and pig farms. He will also make changes to the Revised Taylor Zoning Chart under animals where it says "Non-Specific" to "Farm Animal Regs" and look into where the "50 ft. buffer" under Industrial Zones in the zoning chart came from.
- 7. Planning & Zoning member's reports and comments.** Mr. Hamblin suggested that each Commissioner bring some notes on their thoughts for discussion at our next meeting concerning Nonconforming Grandfathered Uses, 18.65.101 E. which says, "Whenever a lawful nonconforming use of a building, structure or land is discontinued for a period of 365 days, any further use of the building, structure or land shall be in conformity with the provisions of this title."

Allen reported that the next election is in 2016 which will give us a little time. We can get this through the public hearing and approval and then move onto the General Plan by this summer.

- 8. Adjournment: A motion to adjourn the meeting was made by Don Shumway, seconded by Doug Nichols. Motion passed.**

Meeting adjourned at 8:15 p.m.

Certification of Minutes: I hereby certify that the foregoing minutes are a true and correct copy of the Taylor Planning/Zoning Commission Public Hearings and Meeting held March 3, 2015. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 3rd day of March, 2015

Kathy Hancock
Administrative Assistant