



**MEETING OF THE  
TAYLOR PLANNING & ZONING COMMISSION  
ON THURSDAY APRIL 7, 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, Don Shumway, Wayne Jones

**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 7:02 p.m.

1. **Flag Salute:** Flag salute led by Kathy Hancock.
2. **Invocation:** Invocation offered by Doug Nichols.
3. **Open Call to the Public:** There were no comments from the public.
4. **Approval of Minutes:** Approval of minutes for the March 3, 2015 Planning & Zoning meeting.

**Motion made by Wayne Jones, seconded by Don Shumway, to approve the minutes for the March 3, 2015 Planning & Zoning meeting.**

**Action; Approve, Deny or Table**

5. **Discussion and report on tabled item from the March 3, 2015 meeting concerning “Residential Facilities” and “Group Homes”.—Allen Davis**  
Mr. Davis reported that the Town attorney said that due to the Fair Housing Act, we are not able to deny or place any restrictions on Residential Facilities or Group Homes. It is best if we don't have any exclusion in our code that might seem like we are discriminating against someone.

6. **Discussion on possible changes to the Planning & Zoning Ordinances from Chapter 18.65.010, E. “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.—David Hamblin.** Our original concern with this Ordinance was the discontinued use for a period of 365 days. After discussion it was decided to increase the timeframe to 3 years.  
**David Hamblin made a motion to recommend that Ordinance #18.65.101.E. be altered such that “365 days/1 year” is changed to read “3 years.” Motion seconded by Doug Nichols. Voting was unanimous.**

**Action; Approve, Deny or Table**

Mr. Davis brought up a recent issue with the owner of an old grandfathered singlewide mobile home on his property. He has an opportunity to upgrade to a newer and better singlewide, but our code only allows doublewides. The question is do we want to keep people from improving their property by allowing them to replace an older grandfathered singlewide with a newer one, or consider making some modifications to the Manufactured Home Codes?

7. **Planning & Zoning members’ reports and comments.** Mr. Hamblin suggested that at our next meeting we talk about Chapter 18.25.050 in regards to a formula that shows the minimum distance for setbacks to increase as the number of animals increase. He asked Allen to work up a proposal and send the information to the Commissioners before the next meeting. He also had a note on Chapter 18.40 MU (Mixed –Use) Zoning District and the possibility of striking it completely and a question in 18.45 MUB (Mixed-Use Business) as to whether the status should expire when the original site plan expires if the development never goes anywhere. Allen will also look at other communities regulations regarding signage.

Allen reported that someone will be submitting an application for a CUP (Conditional Use Permit) to request that he be allowed to have two homes on one lot. The parcel size of the request is over 2 acres.

Everyone was encouraged look forward in their notes so we don’t miss any of the changes we want to review.

8. **Adjournment: Motion to adjourn the meeting made by Don Shumway, seconded by Wayne Jones. Motion Passed.**

**Meeting adjourned at 7:55 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 April 7, 2015. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 7th day of April, 2015

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Kathy Hancock  
Administrative Assistant

Approved