



MINUTES OF PUBLIC MEETING OF THE PLANNING & ZONING COMMISSION FOR THE TOWN OF TAYLOR, DECEMBER 4, 2018

A PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION WAS HELD ON TUESDAY, DECEMBER 4, 2018 AT 7:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT THE TAYLOR TOWN HALL 425 PAPERMILL ROAD TAYLOR, ARIZONA 85939

PURSUANT TO ARS 38-431.02(A) notice is hereby given that the following agenda will be considered by the Planning & Zoning Commission at the public meeting scheduled on Tuesday December 4, 2018 at 7:00 p.m. in the Council Chambers located at Taylor Town Hall, 425 Paper Mill Road, Taylor, Arizona. Pursuant to the Americans with Disabilities Act (ADA), the Town of Taylor endeavors to make its meetings accessible to persons with disabilities. If you need an accommodation, please advise the Town Clerk's Office at 928-536-7366 at least 48 hours prior to the meeting.

Allen Davis CBO, Planning & Zoning Administrator Members Jack Babb, Chairman, Doug Nichols, Vice-Chairman, Commissioners, Don Shumway, Wayne Jones, Steve Foster

- 1. Call to Order:** Meeting called to order by Chairman Jack Babb at 7:00 p.m. all Commissioners are present.
- 2. Flag Salute:** Given by Doug Nichols
- 3. Invocation:** Given by Wayne Jones
- 4. Open Call to the Public:** Any items of concern by citizens can be discussed at this time though no action can be taken, as they are not agenda items nor may the Planning Commission or staff, respond to any comments. Planning Commission may direct staff to place this issue on a future Planning Commission meeting for discussion. Please limit your remarks to 2 minutes. NOTE: A call to the public request form must be submitted before the meeting. **None.**
- 5. Minutes:** Consideration of approval of the minutes for the November 6, 2018 Planning & Zoning Commissioner's meeting. Motion made by Wayne Jones, seconded by Steve Foster, approved unanimously
- 6. Public Hearing: To take public comment on a request by the owners of parcel #205-06-038 at 201 W. Center Street. The applicant wishes to develop a series of 4-Plexes.** Allen presents the proposed site plan given by the applicant, Paul Stratton. Discussion on the proposed area and the survey discrepancies from the county website. James Owens who came to the meeting representing Sharon Owens, the Webb and the Hensely families asked questions concerning property lines and infringement. Norman Baldwin has concerns over property lines, rental properties in a residential area and the ingress and egress. Vicky Baldwin has concerns over traffic and is concerned about property lines. Applicant Paul Stratton states he will work with the affected property owners on property line issues.

7. **Decision:** Motion made by Don Shumway to recommend changing the existing R1 zoning to R2 with the stipulations that there is a 50-foot easement and approved water and sewer, and survey and correct turn around radius. There was a second by Wayne Jones. The motions passes unanimously.
8. **General discussion and updates:** Discussion on state regulations.
9. **Planning & Zoning member's reports and comments:** Discussion on future development and the general plan. A discussion on open meeting laws.
10. **Adjournment:** Motion to adjourn made by Steve Foster with a second made by Doug Nichols. The meeting adjourned at 8:18 p.m...

Dated this 18th day of March 2019.

Allen Davis CBO, Planning & Zoning Administrator

APPROVED