



**TAYLOR PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
ON TUESDAY, APRIL 30, 2019
AT 7:00 P.M. AT
TAYLOR TOWN HALL
425 W. PAPER MILL ROAD**

Commission Members Present: Jack Babb, Wayne Jones, Don Shumway, Steve Foster.

Commission Members Absent: Douglas Nichols.

Staff Present: Allen Davis, Rhonda Wheeler

Visitors: Stan Wheeler, David Mills, Rusty Tingey, Karen Selph, Tashayna Clark, Travis Clark.

1. **Call to Order:** Meeting called to order at 7:04 p.m...
2. **Flag Salute:** Given by Steve Foster.
3. **Invocation:** Given by Don Shumway.
4. **Open Call to the Public:** Two request forms filled out which pertained to the hearing and Chairman Jack Babb said they could speak when the Agenda Item was presented. There were no other parties wanting to speak.
5. **Minutes:** Motion to approve the Dec. 4th minutes made by Steve Foster, with a second made by Wayne Jones. The motion carried unanimously with Jack Babb, Wayne Jones, Don Shumway and Steve Foster voting in approval and no one against.
6. **Agenda Item:** Public hearing to take public comment on a zone change request by the prospective owners of parcel# 205-32-122 at the SE corner of Papermill Rd. and Foothills Blvd... Current zoning is commercial and applicant request R-2. The Planning & Zoning Commission needs to make a recommendation to Town Council on approval, denial or tabling of the rezoning request. Commissioner Jack Babb calls upon the public request forms filled out with David Mills & Rusty Tingey to speak first concerning the rezoning application. David Mills spoke about his plans for the development of a series of one story, two bedroom and one bath 4 plexes. Steve Foster asks if the water and sewer are sufficient for the 4 plexes and Allen Davis shows the current fire hydrant map and states the Public

Works Director would have to clarify. Jack Babb asks where the public access would be located and Rusty Tingey states that he would prefer Foothills. Allen Davis explains where the retention areas would be and that there would be enough room for the setback requirements and parking units with possibility for ADA requirements in the parking lot. Don Shumway asks Allen Davis if he sees any problems with the development and Allen Davis answers that he sees no problems. Allen Davis asks Rusty Tingey if there will be a wall or fence around the development and Rusty Tingey answers yes but he does not know what type of fence yet due to the soil. Don Shumway asks if there have been any calls or complaints from the public concerning the development. Allen Davis and Rhonda Wheeler answer there have been none. Wayne Jones comments his approval for the rentals planned since it is much needed in Taylor. Jack Babb asks Karen Selph if she has comments since she filled a request to the public form. Karen Selph introduces herself as the property owner, voices her approval of the development, and feels it would bring more potential business to the area if more housing is offered. Jack Babb asks if there are any issues with the property and Karen Selph states there are none and goes on to express her love for the community. There are no further questions from the Commissioner's. A motion to recommend approval to rezone parcel# 205-32-122 from Commercial to R-2 was made by Steve Foster with a second by Wayne Jones. The motion carried unanimously with Jack Babb, Wayne Jones, Don Shumway and Steve Foster voting in approval and no one against.

7. **General discussion and updates:** The Commissioner's discuss the Planning & Zoning Commission becoming the ruling authority on decisions with the Town Council being the appellate decision. Jack Babb and Allen Davis will make a presentation to the Town Council. Allen Davis explains that the Air Soft field has been dissolved and is no longer in operation.
8. **Planning & Zoning members' reports and comments:** No Commissioner's reports.
9. **Adjournment.** Motion made by Wayne Jones to adjourn the meeting with a second made by Don Shumway. The motion carried unanimously with Jack Babb, Wayne Jones, Don Shumway, and Steve Foster voting in favor of and no one against. The meeting was adjourned at 7:37 p.m...

Dated this 14th day of May, 2019

Rhonda Wheeler
Administrative Assistant