



PLANNING & ZONING COMMISSION

ACTION

NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, July 6th 2021 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 July6, 2021 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, Vice-Chairman, Commissioners, Don Shumway, Kristin Hargrave ,Douglas Nichols, Wayne Jones,

1. Call to Order 7:00

2. Flag Salute: Kristen Hargrave

3. Invocation: 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. **No concerns at this time. No public present.**

5. Minutes: Consideration of approval of the minutes for the June 1, 2021 Planning & Zoning Commissioner's meeting. **5. A motion was made by Don Shumway to approve the minutes as presented; seconded by Wayne Jones. Motion to approve carried 5-0. Jack Babb, Wayne Jones, Douglas Nichols, Kristin Hargrave and Don Shumway all voted in favor.**

6. Public Hearing: The hearing is being held to take public comment on a zone change request by the Owners of parcel #205-11-002C on Papermill Rd. The applicant wishes to have AG-1 zone like neighboring properties for development subdivision of 18 1 acre lots. Subdivision standards are to be followed. Richard Gurr would like to subdivide to create a subdivision of 1 acre lots with homes approximately 1500 sq ft. Each 3 bdr 2 ba home will be built by Richard and his brother. A 48x27 RV garage will be included with each. Subdivision standards require the lots be big enough for septic. The subdivision will provide utility lines, water lines, Fire hydrants, along with a paved street. There are no CC&R's planned at this time. No empty lots will be sold.

Several concerns came from, Jim Gibson, Debbie Gibson and Mike Little, along with commission members.

Drainage was the major concern, will this project add to the already problem drainage caused by the building of Papermill Rd. Cottonwood wash borders one side of the property. Richard has bladed a drainage on the west side and there was a

previous drainage to the east. Richard and Allen have already spoke about the possibility of teaming up with the town to have it done correctly while fixing some of the offsite issues. Possibilities include town paying for the engineering and a portion of the work if, Mr. Gurr will provide a drainage easement, as this would also include drainage going under Papermill Rd and leading to the wash which would be the done by the town. The slope of the land will have to be changed. The previous owner has banked the land on one side to hold onto the water. The next time the Town's Flood Engineer is here, Allen will take him out to look and see what he thinks.

Animals are also a concern. What kinds of animals will be allowed and how many? Allen explained the town ordinance allows for only certain types of animals and the amount depends on the type of animal and the size of lot. Hogs are not allowed in the town with the exception of 4H of FFA.

Congestion of the entrance and exit of the subdivision. Nothing can be done at this time due to fact that Papermill Rd is not wide enough to add a turn lane. There will have to be adequate radius for the turns to allow for traffic to safely turn in and out.

Street lights, blowing dust and the view are some other concerns. The developer is not planning for street lights. View is something that is beyond the towns control as it is the owners right to build under the towns guidelines. The blowing dust has already caused problems with neighbors and visibility on Papermill Rd. Mr. Gurr and his brother have recently purchased a water truck and have obtained a bulk meter from the town to hopefully remove this problem. A final Concern is how many times we will change the zoning to allow for smaller parcels and even possible businesses. The neighbors would like assurance that Parcels will go no smaller and that this will not become an industrial area.

A question as to whether sewer will be ran out there anytime soon was answered by Allen, "Not probable".

Kristin Hargraves would like to see no more than 15-16 homes as shown on original drawings.

Allen said everything has been submitted to town guidelines. This hearing is for zone change. The next step will be platting of the subdivision. All Neighbors have been given a chance to speak at this hearing.

If motion is considered, water and dust control must be part of this motion.

7. A motion was made by Kristin Hargrave to approve the variance request; seconded by Don Shumway. Motion Carried 5-0. Wayne Jones, Don Shumway, Douglas Nichols, Kristin Hargrave and Jack Babb all voted in favor.

9. General discussion and updates: None at this time.

10. Planning & Zoning member's reports and comments:

11. Adjournment: 7:08

Dated this 6th day of July 2021

Allen Davis CBO, Planning & Zoning Administrator

