



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, JULY 6, 2021 7:00 pm
TAYLOR TOWN HALL
425 PAPER MILL ROAD**

Commission Members Present:

Jack Babb, Wayne Jones, Don Shumway, Kristin Hargrave, Douglas Nichols

Commission Members Absent: John Williams

Staff Present: Allen Davis, Jackie Bruderer

Visitors: Mr. and Mrs. Richard Gurr, Cat Thompson, Brian Neff, Mike Little, Jim Gibson and Diane Gibson

Call to Order: 7:00

1. **Flag Salute: Kristen Hargrave**
2. **Invocation: Wayne Jones**
3. **Open Call to the Public: No concerns at this time. No public present**
4. **Minutes of June 1,2021 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, Don Shumway, Douglas Nichols and Kristen Hargrave 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 or 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.

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

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

9. **Planning & Zoning member's reports and comments: Opinion on how far future commercial zonings may possibly go out Papermill Rd. Public can attend council meeting to express their opinions in regards to future zoning. Don suggested cutting in future roads now. Allen would like a green belt. Add Brian Neff's letter to next agenda.**

10. **Adjournment:** There being no further business the meeting was adjourned at 8:07

Dated this 6th day of July, 2021

Jackie Bruderer
Administrative Assistant