



PLANNING & ZONING COMMISSION

ACTION

**NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION
ON TUESDAY, NOVEMBER 2, 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 November 2, 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, , Commissioners, Don Shumway, Kristin Hargrave, Wayne Jones, John Williams

1. Call to Order 7:00

2. Flag Salute: John Williams

3. Invocation: Kristin Hargrave

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 July 6 , 2021 Planning & Zoning Commissioner's meeting. **5.**

**A motion was made by Don Shumway to approve the minutes as presented; seconded by Kristin Hargrave
Motion to approve carried 4-0. Wayne Jones, John Williams, Kristin Hargrave and Don Shumway all voted in favor.**

6. Public Hearing: 6. Public Hearing: The hearing is being held to take public comment on a zone change request by the prospective owners of parcel #205-32-123 at 1451 W Papermill Road. The applicant wishes to have AG-1 zone for single family residential use. Lot is 1.9 acres in size. Discussion was started by Jack Babb as to if granting this would cause a spott Commercial Zoning down Papermill Rd. Directly behind is residential, and the north side of Papermill is commercial. Mr Gardner plans on placing a double wide manufactured home on the property away from the flood plain. A small portion of this parcel is in the flood plain. John Williams and Krisitn Hargrave were concerned about the looks. Taking into consideration that Mr. Gardner came into the office last week wanting water and sewer out there now for a number of RV's he has" amassed for this land", a sunset clause is a possibility. Discussion turned into how many RV's could be on the property. Town Code states that land owner can live in RV on the property while construction is ongoing, but only at that time. It does not allow for multiple. Don Shumway was concerned about putting rules on people regarding their own

property and that it should be only required to be pleasant looking. Jack Babb and Wayne Jones both pointed out that would leave a lot of room for interpretation. It should be held to current town code and enforced by Allen.

7. A motion was made by John to approve the variance request from commercial to AG1, and to move a manufactured home or build a site built as allowed by Town code with 1 year of living in RV while getting home situated. If no progress occurs within 1 year, zone will revert back to commercial. Only 1 RV allowed during the building phase. Seconded by Don Shumway. Motion Carried 4-0. Wayne Jones, Don Shumway, Kristin Hargrave and John Williams all voted in favor.

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

9. Planning & Zoning member's reports and comments: Next month Zone change from R1 to R2, for a duplex, and a conditional use permit for 2nd home for elderly family member.

10. Adjournment: 7:50

Dated this 2nd day of November 2021

Allen Davis CBO, Planning & Zoning Administrator