



**TAYLOR PLANNING & ZONING COMMISSION  
MEETING MINUTES  
TUESDAY OCTOBER 6, 2020 7:00 pm  
TAYLOR TOWN HALL  
425 PAPER MILL ROAD**

**Commission Members Present:**

**Jack Babb, Wayne Jones, Douglas Nichols (7:13), John Williams**

**Commission Members Absent:**

**Staff Present: Allen Davis, Jackie Bruderer**

**Visitors: Fawnette Baldwin, Norris Baldwin, April Williams, Elaine Baldwin, Kyle Baldwin, Dustin Jones, Traci Sherwood, Ty Sherwood, Kylane, Jones, Tanya Adams, Michelle Reidhead, Railee Fox, JR Fox**

**Call to Order: 7:05**

**Changed order to introduce John Williams due to the absence of Don Shumway and Douglas Nichols.**

- 1. Flag Salute: Wayne Jones**
- 2. Invocation: John Williams**
- 3. Open Call to the Public: No other concerns at this time**
- 4. Minutes of September 1, 2020 Meeting**
- 5. A motion was made by Wayne Jones to approve the minutes as presented; seconded by John Williams. Motion to approve carried 3-0. Jack Babb, Wayne Jones, and John Williams all voted in favor.**
- 6. Public hearing: Zone request from AG2 to R2. The applicant wishes to build 2 duplexes on parcel # 202-23-020K on Baldwin Ln. Just east of Kirk Brimhall's Walmart shops. Requested zone change to R2 for the south portion. Proposed duplex has been changed from what was originally submitted. Allen showed a picture showing previous plans. They have a drawing they have done, showing access on opposite side and they have rearranged the position of the buildings. The Baldwin's have not yet split the land. They are waiting to see if this will pass before putting money into the split. Jack Babb asked if P&Z is responsible for digress and egress.**

They would be responsible to verify before. The Baldwin's have decided to do 2 duplexes. Mr. Norris Baldwin addresses a prior concern of sufficient easement. Kyle Baldwin was asked if it will suit his needs. Kyle stated he can make this work. Mr. Dustin Jones is concerned about not seeing new plans before tonight. The commission stated that all agreements tonight will be on contingency of meeting zoning regulations. A septic system will require a grinder and pumping station to push it up hill. An agreement to allow the sewer to go through the land belonging to Ari Shevat. A backflow will be needed on each end. The Baldwins' will be responsible for all of this including all upkeep. Commission suggest a few minutes for all visitors to take the time to look at the new drawings. After 10 minutes of looking and talking among themselves meeting was called back to order. There is still a lot of concern regarding excessive traffic and varying people coming and going into their neighborhood. The size of acreage is brought into question, but it was addressed and straightened by Allen Davis citing code. This has been Kyle Baldwins' access for many years. Bringing in both long and wide trailers. He is still concerned about how tight the turn will be. Commissioner Douglas Nichols asked what he meant by how tight. Kyle states the pictures are deceiving because there will be build up needed, and the road is only actually 20 ft. there is an angle. Kyle says the entire project will be tight. A good portion is a drop off. Next speaker is Dustin Jones, neighbor to the north. He is involved in commercial banking and reality. Very concerned with location. He states he has been looking and cannot find any past changes in The AG2 zoning for duplexes, and states that it presents a liability to the town if we pass this because of children getting into neighbor's property where they might fall into trouble. Also due to silage pits so close. It was pointed out that Mr. Jones also has a pit on his land. There is also equipment throughout neighboring properties that he worries that children not raised around, will draw then to play on it. Mr. Jones asked if the commissioners would like to have this change next to their property. He wants to keep the farming environment. Jack Babb, stated that the present zoning was accepted as previous from the county. Douglas Nichols asked regarding safety. The Baldwin's have a family member who lost a leg to farming. This does not seem to be an issue. Elaine Baldwin moved in 25 years ago to be on or near a farm. She is very concerned about multifamily housing, and how far it will go. She is also concerned about a retainage basin for the duplexes. If we get a hard or fast rain it will wash all trash into her husbands' crops. Allen described the rule of detention areas. She is adamant she moved there for the farming and is against the infringement of multi-families into this area. Douglas Nichols asked for her to specify her concern. Jack Babb asked about the possibility of future multifamily housing. Looking at a map, this would only be possible if Kyle sells part of his land. Vote will be taken with contingent of, site plan approval, fencing, and surveyed parcel split.

- 7 A motion was made by Wayne Jones to approve the zoning change request; seconded by John Williams. Motion Carried 4-0. Wayne Jones, Douglas Nichols, Jack Babb, and John Williams all voted in favor. Contingent on all stipulations being met. Conditions include site plans meeting all code standards, lot survey and split along with fencing along access way. To be followed up on November 5th at Town Council meeting.**  
  
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- 8 Planning & Zoning member's reports and comments: During next meeting, we will likely have townhouses request for across the street from post office so they will need zoning change. Currently fields. Next meeting will be second Tuesday due to election.**
  
- 9 Adjournment: There being no further business the meeting was adjourned at 8:07**

Dated this 6th day of October, 2020

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Jackie Bruderer  
Administrative Assistant