



PLANNING & ZONING COMMISSION

ACTION

NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, April 6 , 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 April 6, 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, Doug Nichols, Vice-Chairman, Commissioners, Don Shumway, Wayne Jones, John Williams

1. Call to Order

2. Flag Salute: Jack Babb

3. Invocation: Don Shumway

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.**

5. Minutes: Consideration of approval of the minutes for the Feb 2, 2021 Planning & Zoning Commissioner's meeting. **5. A motion was made by Don Shumway to approve the minutes as presented; seconded by John Williams. Motion to approve carried 3-0. Jack Babb, John Williams and Don Shumway all voted in favor.**

6. Public Hearing: The hearing is being held to take public comment on a Conditional Use/Site plan by the Owners/Prospective Buyers of parcel #205-10-018 on Papermill Rd. at Highland Blvd. The applicant wishes to develop a 23 space Manufactured Housing Community. Currently zoned MU Mixed use.

Concerns addressed included: Age of Homes, Stipulations were put that the homes must not be more 20 years old. Some homes will be brand new placed by the developer for purchase. Home owners are free to move their home out of community when they want. The community will be fenced on outer perimeter. Each lot will be between 5800 – 6300sq ft. More than the required 4000sq ft. Each space will have a large back yards, however outside dogs are not permitted. Curb and gutter will need to be upgraded in some areas when utilities are placed to individual spaces. The road is a Town maintained road already and will continue. Retention water will be run through gutter under Papermill Rd to new drainage put in by the town. Fire hydrant is already present. Rules and regulations similar to CCR's will be enforced

A motion was made by John Williams to approve the variance request; seconded by Don Shumway. Motion Carried 3-0, Don Shumway, John Williams 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: 7:31

Dated this 6th day of April 2021

Allen Davis CBO, Planning & Zoning Administrator