



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, JANUARY 3, 2023 7:00 pm
TAYLOR TOWN HALL
425 PAPER MILL ROAD**

Commission Members Present:

Jack Babb Don Shumway, Kristin Hargrave, Brian Neff,

Commission Members Absent: John Williams

Staff Present: Allen Davis, Jackie Bruderer

Visitors: None

Call to Order: 7:04

1. **Flag Salute: Don Shumway**
2. **Invocation: Kristin Hargrave**
3. **Open Call to the Public: No concerns at this time. No public present**
4. **Minutes of July 5, 2022 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. Jack Babb, Don Shumway, Kristen Hargrave and Brian Neff all voted in favor.**
6. **Public Hearing:** The hearing is being held to take public comment on a zone change request by the Town of Taylor in conjunction with owners of parcel 202-05-005G and 202-05-005D currently zoned AG-2 and Commercial.

The Town of Taylor and the Town of Snowflake will be granted a walking / bike path that will go along cottonwood wash and continue into Snowflake. The areas shown below are the requested zones. Commercial is existing, multi-family buffer and R-1 Residential.

This idea was initiated by the Town to create bike / walking path joining with the Town of Snowflake. When the town approached Aztec Land and Cattle, Aztec decided that this would be the time to solidify zone changes for the future. Future development will be based on zoning,

terrain and soils. This zoning will include the 40% green zone, and development allowed in portions of the flood zone. Concerns of heavier traffic was discussed. Traffic studies would be required before development. As in the past any studies and cost of upgrades may be required to be paid by the developer. Upgrading to a 4 lane bridge would be a benefit both the town and any future developments. Hillcrest Drive will be a main road through from Taylor to Snowflake and have roads branching off to the different subdivisions. Questions regarding whether the Town can handle this amount of infrastructure or if a designated well for this could cause current wells to go dry. No, the Town of Taylor does not have the capability to handle either the water or sewer for this size of development. Infrastructure would be up to the developer to establish. Studies would have to decide the availability of water. There will be two paths going from Taylor to Snowflake. There are plans for a park servicing the development. Plats will be required once three or more lots are developed. Lots will be a minimum of 10,000 sq ft. The biggest concern is safety with the shooting range at the training center. A buffer zone was agreed upon. The frontage along Papermill Rd being changed to Commercial for 650 ft back from Papermill, along with a buffer of 500 ft to complete the perimeter of the Training Center to the east, north and west, changed to light industrial / commercial zoning. This would not only address the safety issues but take care of future issues of night training at the center. Multi-family, R2 is approved beyond the 500 ft. No response from letters sent to nearby landowners.

7. **A motion was made by Brian Neff to approve the zone change request to 650 commercial in front but make an either /or on 3 sides 500 ft of light industrial or commercial with multi-family behind; seconded by Kristin Hargrave. Motion Carried 3-0. Jack Babb, Kristin Hargrave and Brian Neff all voted in favor. Don Shumway voted against**

8. **Planning & Zoning member's reports and comments:** Nothing in the works for the future. Recommend quarterly meeting

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

Dated this 3rd day of January, 2023

Jackie Bruderer
Administrative Assistant

