



## PLANNING & ZONING COMMISSION

### ACTION

#### **NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, APRIL 4, 2023 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 4, 2023 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, John Williams, Brian Neff**

**1. Call to Order 7:00**

**2. Flag Salute:** John Williams

**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 March 7, 2023 Planning & Zoning Commissioner's meeting.

**A motion was made by Brian Neff to approve the minutes as presented; seconded by John Williams. Motion to approve carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Brian Neff all voted in favor.**

**6. Public Hearing:** The hearing is being held to take public comment on a request by the owners of parcel #202-23-051E, 90 W Vista Dr. to reduce the setback requirement on their lot to make a room addition 8' from rear property line legal for a pre-existing addition. The owner of parcel and manufactured home permitted in 1999 would also be splitting a 100'x160' lot with the home off the 2.8 acre lot including a legal access. This would make the lot, currently with two homes compliant with current R-1 zoning.

The home was built before 1999, the trailer was placed in 2000. At the time owner was not told this was not in compliance. Permits were received for both homes, and for shops. An addition was added to trailer approx. 15 years ago without permit.

**A motion was made by John Williams to approve the variance request; seconded by Kristin Hargrave. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams, and Brian Neff all voted in favor.**

7. Public Hearing: The hearing is being held to take public comment on a conditional use permit request by the Owner of parcel #205-43-024 at 5200 Wildflower Way. Currently zoned AG-2. The applicant wishes to have a 2nd home on the lot. Mr. Richard Nelson's interested in placing a 2nd home to help an elderly lady he helps out by giving her a place to live closer to him. She has no family. Pamela Rodriguez, who lives to the north, just wants to be sure that this will not be a zoning change making the lots smaller. Allen clarified that this is a conditional use permit, not a land split or zoning change.

A motion was made by John Williams to approve the variance request; seconded by Don Shumway. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams, and Brian Neff all voted in favor.

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

**9. Planning & Zoning member's reports and comments:** A meeting will be held on May 2<sup>nd</sup>, Mr. Gurr is asking for a zoning change to AG1

**10. Adjournment: 7:26**

Dated this 4<sup>th</sup> day of April 2023

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Allen Davis CBO, Planning & Zoning Administrator