



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

Commission Members Present:

Jack Babb Don Shumway, Kristin Hargrave, John Williams, Brian Neff,

Commission Members Absent:

Staff Present: Allen Davis, Jackie Bruderer

Visitors: Please see sign in sheet

Call to Order: 7:00

1. **Flag Salute: Brian Neff**
2. **Invocation: Kristin Hargrave**
3. **Open Call to the Public: No concerns at this time.**
4. **Minutes of January 3, 2023 Meeting**
5. **A motion was made by John Williams to approve the minutes as presented; seconded by Brian Neff. Motion to approve carried 5-0. Jack Babb, Don Shumway, Kristen Hargrave, John Williams 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 Owners of parcel #205-11-002B on Papermill Rd. The applicant wishes to have R-2 zone for potential split of northern most 1 acre of said parcel for duplexes. Septic system required to facilitate all units on site. This is a request from Richard Gurr. Mr. Gurr would like to add four tiny home duplexes on the front acre of his land. He has ten years experience with rental properties. Each duplex will be small tiny homes of 400-500 sq.ft. each. These will be used as Airbnb. Cheaper and better than a motel. They have used made a trial of their M-I-L quarters and says it has really boomed. Richard Gurr is open to fencing and landscaping to conceal this project. This will be a little kitchen with bedroom, small bathroom and laundry. Jack Babb asked, How will you keep the parties away?**

Mr Gurr replied, 'These being smaller, there is not room to have many people. Also Airbnb will shut down people who abuse this and not allow then future use of services. Airbnb is also insured if any damages happen so they will be kept up. Mr Gurr was also asked about increased traffic. Owner wants to start with one or two. No more than eight individual homes, so possibly 8 vehicles. He says his approved subdivision next door will cause more of an issue, so he is not concerned. There will be precise maps to help people find how to get to place, to help avoid standstill on road. The closest R2 is the mobile park, Anville Manor. There is also multi-family zoning across the street behind the training center, so this would be considered spot zoning. Kristen expressed hesitancy of location. John Williams asked if there was adequate room for septic. In talking with his septic installer, Mr Gurr was told he would need one large system for each four tiny homes, equal to a 4 bedroom 4 bath, and the land will be able handle two of these. This idea meets town codes and standards. Randal Mejia, a neighbor is against this and brought in a petition signed by nineteen others. Another concern from neighbors is that there are tractor trailers going up the road, visitors don't know this and might not be watching for it. Diane Gibson feels this goes against the acreage properties. This area is for people with livestock. If this change is approved, it will open this area up for more growth. Jim Gibson is concerned about the additions to his buildings looking pieced together, and also about Mr. Gurr having an Airbnb that was never approved. This was supposed to be a M-I-L's quarters. Mr. Gibson wants to know what will stop him from him from changing or adding to these once approved. Questions regarding water and power. Does the town have the water capabilities to handle this, and does it have power, or will APS have to hang another line over the road? Neighbors expressed that the bought in Harvest Valley to be away from it all, not to have all these tiny homes going up like in the cities. Mike Little wants it to remain in 2 acres. He is concerned that if this change goes through, it will change for all areas. This is a rural area. With much growth the road will have to be widened causing owners to give up part of their land. He wants to protect his investment. Kelly Palmer thinks it would be irresponsible of the town to do this because of traffic. She insists that turn lanes would be needed.

Don Shumway asked Kelly Palmer, "Why is this different than the split her son asked for. She used Taylor Farms as an example. As it grew, livestock is not allowed in some areas and she is afraid the same will happen.

7. A motion was made by Brian Neff to Deny the zoning change request; seconded by John Williams. Motion Carried 3-2. Jack Babb, John Williams and Brian Neff all voted in favor to deny, Don Shumway and Kristin Hargrave voted to approve motion.
8. Public Hearing: The hearing is being held to take public comment on a zone change request by the Owners of parcel #205-09-024R on N 700 West. The applicant wishes to have R-2 zone for 2 duplexes. At this time the lots across Capps Drive is already R2. Owner wants to place 2 duplexes. Directly west is R1. There are some issues with drainage where the town will have to place either a pond or blockage to slow down water before entering the flood way. Mr. Palmer wishes to make each

3bdr, 2 bath, single story. Lot is adequate to have 2 duplexes with parking. John Williams asked about if there are already fire hydrants. Yes, they are along road per Allen. These plans meet with all Town codes and standards. James Scott is against duplexes. He is afraid the town will be filled up with duplexes. Mike Little would like an ordinance to read notices must be sent to all residents of the town to be received at least 2 weeks in advance. Mr. Little would also like more information of the plans for property as to why change is needed.

9. A motion was made by John Williams to approve the zone change request; seconded by Don Shumway. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Brian Neff all voted in favor.
10. Public Hearing: The hearing is being held to take public comment on a zone change request by the Owners of parcel #205-09-027 on N 400 West. The applicant wishes to have R-2 zone for potential buyer. The property owner would like to change current zoning to R2 for potential buyer. The area already has multi-family in the area. Property currently has an old trailer on it, but this will be removed. Potential buyer wants to place duplex. John Williams thinks a new duplex would clean up the area, and help the neighborhood. Dallin McCleave has concerns because in the trailer park there is already violence and drugs. He would rather see a home built. He thinks we need places to live but he does not think there are jobs to support all the duplexes. John Williams explained that he felt the duplexes would be better than the vacant dilapidated trailer that is there now, or even another trailer park. Kristin asked if the duplexes would fit in with the town codes. There are several R2 lots in area, plus a trailer park. Don Shumway stated that he believes that if a person owns his land he should be able to do with it as pleases as long as it fits into the town code.
11. A motion was made by Don Shumway to approve the zone change request; seconded by John Williams. Motion Carried 4-0. Don Shumway, Kristin Hargrave, John Williams and Brian Neff all voted in favor. Jack Babb abstained from this vote.
12. Public Hearing: The hearing is being held to take public comment on a zone change request by the Owners of parcel #202-23-102 at Brimhall Ln / Cholla Blvd. The applicant wishes to have Commercial zone for expansion of Mini Storage Facility. This sits behind an existing commercial in front, the parcel in question has been purchased and new owner would like to continue the commercial zoning to add more storage or possible office space. Mr. Turley has Mr. Otis representing him. Jack Babb asked about the existing houses and how they will feel looking out at more storage, or a commercial building. Mr. Otis said he would be open to stipulations at time of building. Per Allen, this will not come back to commission before building if change is approved. Stephen Prestwich is a home owner and has no problem with

viewing more storage or a commercial building. His concern is blocking view when pulling out onto the road at a blind turn, on a hill. Allen stated that would be addressed at the time of receiving a building permit. This change would fit the town code.

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

14. **Planning & Zoning member's reports and comments: We will have a meeting next month.**

15. **Adjournment:** There being no further business the meeting was adjourned at 8:49

Dated this 7th day of March, 2023

Jackie Bruderer
Administrative Assistant