



## PLANNING & ZONING COMMISSION

### ACTION

#### **NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, MAY 2, 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 May 2, 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:** Brian Neff
- 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. 5. Minutes:** Consideration of approval of the minutes for the April 4, 2023 Planning & Zoning Commissioner's meeting. **5. A motion was made by Kristen Hargrave 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. 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 AG-1 zone for potential split of northern most 1 acre of said parcel for a single family residence. Richard Gurr would like to get the zone changed from AG-2 to AG-1 to build a single family home. Adjacent parcels are already AG-1. If approved owner will have to comply with all existing setbacks. Jim Gibson asked if this could be used as a n Air-bnb. He is concerned that with setbacks and easements this will not be 1 full acre. Graeden Anderson representing Richard Gurr spkoke stating that Mr. Gurr is looking to build a single family residence. 1500 sqft. 3 bdr, 2 ba house. He is not planning on a garage being built.

7. A motion was made by Kristen Hargrave to approve the zone change; seconded by Brian Neff. Motion Carried 4-0. Don Shumway, Kristin Hargrave, John Williams, and Brian Neff all voted in favor. Jack Babb abstained from the vote.
  
8. Public Hearing: The hearing is being held to take public comment on a zone change request by the Owners of
9. AG-2, and the owner would like to downsize to one acre to either sale or gift to someone. AG-1 zoning allows for a home along with Ag related animals and a home business such as a salon, within the same building. Per Allen there is already a number of lots in this area under 2 acres, even though zoned AG-2. Jim Gibson, wanted to clarify the access and that no current access will be removed. Charolais is not a town maintained rd.
  
10. 8 A motion was made by: John Williams to approve the zone change; seconded by Brian Neff. Motion Carried 4-0. Don Shumway, Kristin Hargrave, John Williams and Brian Neff all voted in favor. Jack Babb abstained from this vote.
  
11. 9. General discussion and updates: Concerns about not enough notice of meetings, and who receives notice.
12. 10. Planning & Zoning member's reports and comments:
  
13. 11. Adjournment: 7:45

Dated this 2<sup>nd</sup> day of May 2023

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Allen Davis CBO, Planning & Zoning Administrator