



**TAYLOR TOWN COUNCIL  
REGULAR MEETING MINUTES**

**Thursday May 4, 2023 7:00 pm**

**Town Hall  
425 Papermill Road  
Taylor, Arizona**

**Mayor**  
Shawn Palmer  
**Vice-Mayor**  
Jason Brubaker  
**Council Members**  
Bill Baldwin  
Lynn DeWitt  
Sherry Cosper Duke  
Dustin Hancock  
Kris Neff

**CALL TO ORDER:** Mayor Palmer called the meeting to order at 7:00pm  
**COUNCIL PRESENT:** Mayor Shawn Palmer, Vice Mayor Jason Brubaker, and Council Members Bill Baldwin, Kris Neff, and Lynn DeWitt  
**COUNCIL ABSENT:** Council Members Dustin Hancock and Sherry Cosper Duke  
**STAFF PRESENT:** Gus Lundberg, Allen Davis, and Geri Judd  
**VISITORS:** See list  
**PLEDGE OF ALLEGIANCE:** Led by Jack Babb  
**INVOCATION:** Offered by Councilman Neff  
**CALL TO THE PUBLIC:** None

**CONSENT AGENDA**

- A. Approve meeting minutes of April 6, 2023
- B. Approve April 2023 Check Register

**Motion by Vice Mayor Brubaker to approve the consent agenda as presented; seconded by Councilman Baldwin; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Neff, and DeWitt voting in favor.**

**DISCUSSION/ACTION ITEMS**

- 1. Public Hearing Regarding Zone Change Request of Parcel 205-09-024R at N. 700 West to R-2 for 2 Duplexes**  
Mayor Palmer opened the public hearing.

Vice Mayor Brubaker read a letter from William Chlarson, who is against the re-zone.

Kelly Palmer read a letter from Roy & Shelia Hall who are the original owners of the 30-acre parcel, the Halls are in favor of the re-zone.

Ms. Palmer said she owns acreage attached to the property and does not want manufactured homes and is hopeful to have duplexes built on the property.

Blake Sherwood said he owns the field behind this property, he asked what determines how many duplexes can be on the land. Allen said it could cover forty percent of the lot size and meet setbacks. Mr. Sherwood said he is in Mr. Palmers favor, and he feels everyone has the right to do what they would like on their property. Mr. Sherwood said he is not against the duplexes.

John Williams said he is on the P&Z Commission and feels duplexes would add value and in his opinion, upgrade the neighborhood.

Evelyn Hall said she would prefer duplexes rather than mobile homes.

Receiving no further comment the public hearing was closed.

- 2. Discussion and Action Regarding Zone Change Request of Parcel 205-09-024R at N. 700 West to R-2 for 2 Duplexes**

Allen Davis said the Planning & Zoning Commission approved the re-zone for a duplex. There are previously approved duplexes on Capps Drive and plans have been submitted.

Mayor Palmer said there is process, and to be fair to neighbors the Council gave time for property owners to work things out, he said the property owner needs to have a say in what goes on with their property. Regarding the letter

against this proposal referencing traffic, Mayor Palmer said traffic would be minimal; mobile homes would bring lower income and could be an eyesore. As it exists the property can have two mobile homes placed with no zone change. Mayor Palmer asked what does Council and the community want to do, increase, or decrease property values?

Councilman Neff said he lived many years in a doublewide that is now a rental property and is not kept up.

Vice Mayor Brubaker said he has visited the property at various times throughout the day, there are other places nearby that are more of a concern.

Councilman Baldwin said the community he lives in is strictly mobile homes, the properties are not kept up, the plan for the duplexes would be the best thing for the neighborhood.

Councilman DeWitt said he doesn't know how people can build or pay the amount of rent now days; everything is unaffordable and as a town there is going to be organizing and planning. The town is going to have to face a new future, which is going to have duplexes and trailers; he has faith the challenges will be worked out.

**Motion by Vice Mayor Brubaker to approve the zone change request for Parcel 205-09-024R to R-2 for two duplexes; seconded by Councilman Neff; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Neff, and DeWitt voting in favor.**

**3. Public Hearing Regarding Zone Change Request of Parcel 205-11-002B on Papermill Rd to AG-1 for Potential Split for Single Family Residence**

Mayor Palmer opened the public hearing.

Richard Gurr owns the property and is requesting the 1-acre lot setbacks be split from the current 5-acre parcel.

Councilman Neff asked if there are plans to cut the back portion of the property off, Mr. Gurr replied no, it will stay a 5-acre parcel.

Receiving no further comment the public hearing was closed.

**4. Discussion and Action Regarding Zone Change Request of Parcel 205-11-002B on Papermill Rd to AG-1 for Potential Split for Single Family Residence**

Allen Davis said the Gurr family also owns the property next door with a preliminary plat approved for a subdivision; and the majority of lots in the area are legal non-conforming and do not meet the 2-acre requirement.

**Motion by Councilman DeWitt to approve the zone change request for Parcel 205-11-002B from AG-2 to AG-1; seconded by Councilman Baldwin; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Neff, and DeWitt voting in favor.**

**5. Public Hearing Regarding Zone Change Request of Parcel 205-11-003H on Papermill Rd to AG-1 to Split Lot**

Mayor Palmer opened the public hearing.

Fred Ray owns the property and said the 2-acre lot is too big and he wants to sell, gift, or do something with the property.

Receiving no further comment the public hearing was closed.

**6. Discussion and Action Regarding Zone Change Request of Parcel 205-11-003H on Papermill Rd to AG-1 to Split Lot**

Allen Davis said this property is technically two lots with an easement through it; and would require both lots to meet AG-1.

**Motion by Councilman Baldwin to approve the zone change request for Parcel 205-11-003H from AG-2 to AG-1; seconded by Councilman DeWitt; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Neff, and DeWitt voting in favor.**

**7. Consideration and Action Regarding Fiscal Year 2023 Budget Adjustments**

Gus said there has been some unforeseen expenditures. A budget increase is for the Airport of \$300,000 is due to a Capital Project of a new fuel tank. The Recreation Department increase of \$15,000 is for trail expenses. Community

Pool increase of \$500,000 for expenses due to budget constraints with Snowflake. Gus said there is a surplus in the General Fund.

**Motion by Vice Mayor Brubaker to authorize the budget transfer for Fiscal Year 2023 increase Airport by \$300,000; Recreation budget by \$15,000; Community Pool by \$500,000 and decrease the General Fund Contingency budget by \$815,000; seconded by Councilman Neff; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Neff, and DeWitt voting in favor.**

**8. Consideration and Action Regarding Adoption of the Fiscal Year 2024 Tentative Budget**

Gus presented the proposed tentative 2024 budget; he said the tentative budget cannot be exceeded once adopted; after posting there will be a public hearing.

Gus reviewed the proposed budget against last year's budget; he said there will be a more detailed work session for discussion.

Vice Mayor Brubaker said he likes that information is emailed prior to meetings; in the history of serving on the Council the estimates have been modest; there is nothing in the proposed tentative budget that stands out.

Councilman DeWitt said he appreciates the philosophy of building and projects.

Mayor Palmer said there is more appeal and value in the community.

**Motion by Councilman DeWitt to approve the Fiscal Year 2024 Tentative Budget as presented; seconded by Councilman Baldwin; motion carried 5-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin, Neff, and DeWitt voting in favor.**

**9. Discussion Regarding Possible Cell Phone Tower on Solomon's Hill**

Gus said the current tower is for the public safety repeater and town network; he was approached by a cell phone company that installs towers to possibly install a tower. Gus said this is not an approval for the tower to be installed, just seeking approval to let the company know that it's an option.

Allen said it would require a conditional use permit.

Councilman DeWitt said he has one in his yard and it's not a problem but the contract to be carefully looked at.

**10. Summary of Current Events:**

A. Mayor: Preparedness Fair and Farmer Market coming up.

B. Council Members

Councilman DeWitt: filter through God, Family, Country.

Councilman Neff: Patriotic Program coming a long, would like a building to accommodate it.

Vice Mayor Brubaker: NACOG had a good meeting and will follow up with them more this year.

C. Town Manager: Next agenda agreement with NACOG for transportation projects. Attended Rodeo Committee Meeting. Council to serve breakfast for the July 4<sup>th</sup> Celebration. Draft preliminary plat for the Business Park has been received, seeking street name idea.

**11. Adjournment:** There being no further business Mayor Palmer adjourned the meeting at 8:27pm.

***Certification of Minutes:***

I hereby certify that the foregoing minutes are a true and correct copy of the Taylor Town Council meeting held on the 4th day of May 2023. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 4th day of May 2023

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Geri Judd-Town Clerk