



## PLANNING & ZONING COMMISSION

### ACTION

**NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION  
ON TUESDAY, SEPTEMBER 5, 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, Sept 5, 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**

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

**2. Flag Salute:** Don Shumway

**3. Invocation:** Kristin Hargrave

**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 August 1, 2023 Planning & Zoning Commissioner's meeting.

**A motion was made by: John Williams to approve the minutes as presented; seconded by Kristin Hargrave.**

**Motion to approve carried 4-0. Jack Babb, Don Shumway, Kristin Hargrave and John Williams all voted in favor.**

**6. Agenda Request:** Discussion of zoning exceptions in Harvest Valley. David Hamblin spoke about concerns pertaining Harvest Valley. This neighborhood is presently AG2. Mr. Hamblin would like the Town of Taylor to require and make use of the CCR's/Deed Restrictions before issuing any zone changes, conditional use permits, or variances. He points out a stand-alone hair salon, a conditional use permit for a 2nd home, and a conditional use permit for a 2<sup>nd</sup> home that makes two manufactured homes on one lot. He wants to keep it only single homes and no businesses per lot, as this is the Deed Restrictions of this subdivision. He is concerned about depreciation of home values in the area. He asked for no more changes or allowances. He would like to see changes to town code to prevent future variances, and to see CCR's/ Deed Restrictions being used in the making of future decisions. Don Shumway asked how long he expects the CCR's/ Deed Restrictions to last. Mr. Hamblin would like it to last forever or until enough property owners get together to make changes. Mr. Hamblin is against an HOA to enforce current CCR's/ Deed Restrictions. Questions from commissioners include, "If we require CCR's/Deed Restrictions, does that mean the town is enforcing them? Also,

“Does that bring liability on the Town if CCR’s/ Deed Restrictions are not met?” Although the Town cannot legally enforce CCR’s/ Deed Restrictions, the Commission will consider using as guidelines in future changes in Town Code. All changes will require legal advice and going to council. Similar concerns have been addressed before. Commission will discuss this further in future meetings

**7. Public Hearing:** The hearing is being held to take public comment on a zone change request by the Town of Taylor for Parcels 205-14-006T and 205-09-013B currently zoned MUB Mixed Use Business (No longer a recognized zone) also known as the Town of Taylor Business Park. The town would re-zone to a PAD, Planned Area Development which is the replacement zoning for the former MUB).

The Town of Taylor will designate areas shown below as intended uses, but with more flexibility. The town is working with engineers to plat out this area. Allen explained that the term MUB is outdated and PAD is a better fit for this area.

Monica Smith is concerned about possibility changing water flow and possible flooding. Water is now flowing cross back of her property from previous improvements done. Improvements already done should take this land out of a “flood zone” category, however federal map revisions take years to update.

**A motion was made by: John Williams to approve the variance request; seconded by : Don Shumway. Motion Carried 4-0. Jack Babb, Don Shumway, Kristin Hargrave and John Williams all voted in favor.**

**.8. General discussion and updates** Future approval of Business Park Preliminary Plat will be held at next P & Z meeting.

**9. Planning & Zoning member’s reports and comments:**

**10. Adjournment: 8:07**

Dated this 5<sup>th</sup> day of September, 2023

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Allen Davis CBO, Planning & Zoning Administrator