



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, SEPT 5, 2023 7:00 pm
TAYLOR TOWN HALL
425 PAPER MILL ROAD**

Commission Members Present:

Jack Babb Don Shumway, Kristin Hargrave, John Williams,

Commission Members Absent: Brian Neff

Staff Present: Allen Davis, Jackie Bruderer

Visitors: April Williams, Monica Smith, Sara Williamson, David Hamblin and Jacque Williamson,

Call to Order: 7:00

1. **Flag Salute: Don Shumway**
2. **Invocation: Kristin Hargrave**
3. **Open Call to the Public: No concerns at this time.**
4. **Minutes of August 1, 2023 Meeting**
5. **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, Kristen Hargrave, 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 2nd 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.

8. **A motion was made by: John Williams to approve the change from a MUB to a PAD; seconded by: Don Shumway. Motion to recommend approval for counsel to approve carried 4-0. Jack Babb, Don Shumway, Kristen Hargrave, John Williams all voted in favor.**
9. **Planning & Zoning member's reports and comments:** Future approval of Business Park Preliminary Plat will be held at next P & Z meeting.

10. **Adjournment:** There being no further business the meeting was adjourned at 8:07

Dated this 5th day of September, 2023

Jackie Bruderer

Administrative Assistant