

January 24



PLANNING & ZONING COMMISSION

ACTION

NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON WEDNESDAY, January 24, 2024 AT 5:00 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 Wednesday, January 24, 2024 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, Kristin Hargrave, John Williams, Brian Neff

1. Call to Order 5:02

2. Flag Salute: John Williams

3. Invocation: Kristin Hargraves

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 January 9, 2024 Planning & Zoning Commissioner's meeting.

A motion was made by John Williams to approve the minutes as presented; seconded by Brian Neff. Motion to approve carried 4-0. Jack Babb, Kristin Hargrave, John Williams and Brian Neff all voted in favor.

6. A motion made by John Williams to take off the table, Travis Kay Luxury RV Resort Variance. Seconded by Kristin Hargrave. Motion passed 4-0 Jack Babb, John Williams, Kristin Hargrave and Brian Neff all voted in favor.

7. Discussion and Action: A request by the Owner of parcel #205-10-001Q between Highland Blvd. and Foothills Dr. Currently zoned R-1 with an approved Conditional use permit for the RV Park. The applicant wishes have a variance for minimum lot sizes from 3000 SF to 1800 SF 30'x 60'. After receiving legal advice, this does not meet requirements of town ordinance.

8. A motion made by Brian Neff to deny the Travis Kay Variance. Seconded by John Williams. Motion passed 4-0 Jack Babb, John Williams, Kristin Hargrave, and Brian Neff all voted in favor.

9. A motion made by Brian Neff to take off the table, zone change for Patriot Plaza, tabled until a meeting with Fire Chief and the Irrigation District regarding easement. Seconded by John Williams. Motioned passed 4-0. Jack Babb, John Williams, Kristin Hargrave and Brian Neff all voted in favor.

10. Discussion and Action: It is on record with Navajo County, that both Norris and Fawnette Baldwin (40') and Calvery (25') have given land for access along Baldwin Lane to the Town of Taylor, allowing for use of Baldwin Lane if needed, however this is not a planned access. Fire Chief William Nelson spoke after completing pressure tests on four hydrants in the proximity to this development. All four can pump adequate water supply in case of fire, with the two supplied by Snowflake having the most. Irrigation District easement in this area is 21", and access for maintenance would not be hindered.

11. A motion made by John Williams to approve the zone change, with stipulation of proper amount of fire hydrants present. The Commission would also like to see the road to Baldwin Lane be removed and access closed, unless required by Emergency Services for access. Seconded by Brian Neff. Motion Carried 4-0. Jack Babb, Kristin Hargrave, John Williams and Brian Neff all voted in favor.

9. General discussion and updates: None at this time

10. Planning & Zoning member's reports and comments: Travis Kay plans to continue to build RV Park with the original, bigger size lots

10. Adjournment: 5:40

Dated this 24th day of January, 2024

Allen Davis CBO, Planning & Zoning Administrator