



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
WEDNESDAY, JANUARY 24, 2024 5:00 pm
TAYLOR TOWN HALL
425 PAPER MILL ROAD**

Commission Members Present:

Jack Babb, John Williams, Brian Neff, Kristin Hargrave

Commission Members Absent: Don Shumway

Staff Present: Allen Davis, Jackie Bruderer

Visitors: Norris & Fawnette Baldwin, Peter Smith, Matt Hamilton, Mark & Margaret Wright, Mike Montandon, Kyle Baldwin, Fire Chief William Nelson

Call to Order: 5:02

1. **Flag Salute: John Williams**
2. **Invocation: Kristin Hargrave**
3. **Open Call to the Public: No concerns at this time.**
4. **Minutes of January 9, 2023 Meeting**
5. **A motion made by John Williams to approve the minutes as presented; seconded by Brian Neff. Motion to approve carried 4-0. Jack Babb, John Williams, Kristin Hargrave 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.**
12. **Planning & Zoning member's reports and comments: Travis Kay plans to continue to build RV Park with the original, bigger size lots.**
13. **Adjournment:** There being no further business the meeting was adjourned at 5:40

Dated this 24th day of, January, 2024

Jackie Bruderer
Administrative Assistant