



TAYLOR TOWN COUNCIL REGULAR MEETING MINUTES

Thursday April 4, 2024 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, Bill Baldwin, and Kris Neff
COUNCIL ABSENT: Sherry Cosper Duke, Lynn DeWitt, and Dustin Hancock
STAFF PRESENT: Gus Lundberg, Allen Davis, and Geri Judd
VISITORS: See list
PLEDGE OF ALLEGIANCE: Led by Robyn Mercer
INVOCATION: Offered by Vice Mayor Brubaker

CALL TO THE PUBLIC: Robyn Mercer thanked Mayor Palmer, and Vice Mayor Brubaker for the Cemetery Christmas luminary donations, she hopes this tradition carries on.

Bob Miller gave appreciation to Gus for the fast work in installing benches on Airport Loop Trail.

John Williams said as the town grows, roads are going to need help.

CONSENT AGENDA

- A. Approve meeting minutes of February 7, 2024
- B. Approve meeting minutes of February 12, 2024
- C. Approve March 2024 Check Register

Motion by Vice Mayor Brubaker to approve the consent agenda as presented; seconded by Councilman Baldwin

DISCUSSION/ACTION ITEMS

1. Heal the Heros Program Update

Joe Holmes CEO of Heal the Heros Foundation a nonprofit, provides funding through grants and scholarships to first responders; received a grant through the Governor's office to help 8,000 participants; the program improves sleep, job performance, and quality of life for first responders.

Mr. Holmes recognized Chief Martin for Snowflake Taylor Police Departments program participation.

2. Public Hearing Regarding Town Code 18.60-140 Manufactured Home and Recreational Vehicle (RV) Rental Communities Text Amendment

Mayor Palmer opened the public hearing.

Mayor Palmer said this is a request to modify the Town Code. The applicant, Travis Kay, is requesting to reduce the RV lot space from 3000 to 2200 square feet for a proposed 150 space RV park.

Travis Kay said growing up he spent a lot of time in the community; this project is something he has wanted to do for a long time; willing to invest a lot of money; small rental properties rent faster because people can afford them; the proposed project is the Silver Creek Luxury RV Resort with a community center and shopping.

Vice Mayor Brubaker asked Allen if the water supply is sufficient; Allen replied water supply is good, but the issue could be sewer capacity.

Mayor Palmer said changing this code would allow others to do the same; and asked Mr. Kay what his optimal size would be. Mr. Kay said 1500-1800 square feet is ideal.

Vice Mayor Brubaker said water and sewer must be installed before lots can be rented.

Mayor Palmer asked about a community center and laundry on site. Mr. Kay said there will be a store and community center.

Councilman Baldwin asked when this project would start. Mr. Kay said as soon as the code is changed, he will begin and hopes to start renting this year.

Allen Davis said the P&Z Commission met on Tuesday and recommends approval of the reduction of lot size to 2500 with a minimum width of 42 feet for fire separation; Allen said building code is 5 feet to property line between slips.

Mr. Kay said units would be 10 feet apart; setbacks will still be met. Allen said you must allow for carport and additions.

Mayor Palmer asked how many would have accessory structure or carports. Mr. Kay said RV's will likely not have extra structures.

Mayor Palmer asked if Mr. Kay has a fire reduction plan. Mr. Kay said that falls with keeping grasses down.

Councilman Neff asked if there is a rule to stay within property line; Mr. Kay said that is the rule.

Vice Mayor Brubaker said according to the Town Code there could be narrow long lots; the proposal is reducing the width.

Jack Babb said the motion made was for 2500 square feet with 42-foot width; Planning & Zoning wants to set minimum width as well.

Councilman Neff asked length of slips; Mr. Kay said 60 feet is the depth.

Vice Mayor Brubaker asked if the wider lot reduces the number of lots; Mr. Kay replied, yes it does.

Bob Miller asked about infrastructure for additional traffic. Mr. Kay said there are three access points for traffic.

April Williams said RV's can be up to 18'6 and park models are 12 feet. This change will be for the entire town not just this project; and lose the open space that many who live here want.

Chief Nelson said one concern is parking on the streets; this would hinder fire trucks and ambulance access; many RV's have multiple popouts leaving not much space for parking.

Mr. Kay said there will be overflow parking; and CC&R's will address parking and limited to two cars per slip.

Mayor Palmer asked if there is a max size. Mr. Kay said bus size would be too large; probably 45' long.

John Williams said the commission came up with a width to set a standard for future developments.

Chief Martin said nobody has mentioned public safety and what this will do to the department; generating calls to police who must then call Mr. Kay who needs to deal with it; and recommends a park manager be on site when the project is built. Mr. Kay said the intent is to have someone on site but that won't happen from the start.

Vice Mayor Brubaker would be comfortable with 2200 square feet and 36 feet wide.

Gus said Mr. Kay applied for text code amendment; tonight is the first reading; next meeting will be second reading, then 30 days after that action the change will become effective.

3. First Reading of Ordinance O2024-01 Regarding Town Code 18.60.140 Manufactured Home and Recreational Vehicle (RV) Rental Communities Minimum Lot Space Text Amendment by Title Only

Councilman Neff read Ordinance O2024-01 by title only.

4. Discussion Regarding Trash Receptacles in the Public Right-of-Way

Vice Mayor Brubaker said there is an increasing number of dumpsters in the right-of-way; this prohibits access for mowing and maintenance; trash trucks take up the street because of the angle they need to access the dumpster; dumpsters should not be on town property.

Gus said the Town Code does not address a dumpster in the right-of-way; staff recommendation is to address this in the town code.

Council directed staff to draft an ordinance.

5. Discussion and Action Regarding Modification to Willow Lane Low Water Crossing Options

Gus said this project has been in the works for about six years; improving the low water crossing was not addressed in the initial plan; there are culverts under the concrete section of road on Willow Lane.

Gus said now may be a good time to address the low water crossing area; a hydrology engineer has looked at the issue and recommends installing three four-foot culverts or install a four foot tall box culvert allowing the water to flow through; the estimated cost for the three four-foot culverts is \$125,000 and \$200,000 for the box culvert a change order could be done with Hatch Concrete since they are already on the job.

Gus recommends the low water crossing project be paid for from the General fund, Flood Mitigation line item.

Councilman Baldwin asked if the box culvert is less maintenance; Gus said the four-foot culverts would involve more cleaning out and the box culvert would allow for better water flow.

Motion by Vice Mayor Brubaker to move forward with a box culvert on Willow Lane utilizing funds from the General Fund Flood Mitigation line item; seconded by Councilman Neff; motion carried 4-0 with Mayor Palmer, Vice Mayor Brubaker, and Council Members Baldwin and Neff voting in favor.

6. Summary of Current Events:

A. Mayor: Community emergency preparedness fair May 11th; Saturday Navajo Taco Dinner for Orlando Dixon

B. Council Members: Councilman Neff would like basketball courts in the new community center.

Vice Mayor Brubaker: Grateful for town commitment to the Chamber

C. Town Manager: Change May 2nd meeting to May 9th; Brian Neff has resigned from the P&Z Commission

7. Adjournment: There being no further business Mayor Palmer adjourned the meeting 9:15pm

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 April 2024. I further certify that the meeting was duly called to order and that a quorum was present.

Dated this 4th day of April 2024

Geri Judd-Town Clerk