



## PLANNING & ZONING COMMISSION

### ACTION

#### **NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, JULY 9, 2024 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, July 9, 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.

**Josh McGinnis, Planning & Zoning Administrator**

**Members**

**Jack Babb, Chairman, Commissioners, Don Shumway, Kristin Hargrave, John Williams, Douglas Reeder**

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

**2. Invocation:** Kristin Hargrave

**3. Flag Salute:** Doug Reeder

4. Introduction of new Building Official / Zoning Administrator: Josh McGinnis. Commission said farewell and thanked Allen Davis for his service.

5. Introduction of new P&Z commission member: Douglas Reeder.

**6. 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.**

**7. Minutes:** Consideration of approval of the minutes for the April 2, 2024 Planning & Zoning Commissioner's meeting. A motion was made by John Williams to approve the minutes as presented; seconded by Kristin Hargraves. Motion to approve carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Doug Reeder all voted in favor.

**6. Public Hearing:** The hearing is being held to take public comment on a zone change request by the owners of parcel #202-54-016, currently an R-1 lot. Requested zone R-2.

Lot owner would like the parcel to be R-2 multi-family to build a duplex. Jack Babb stated that new information has come to us in the form of a copy of the Declaration of Covenant, Conditions & Restrictions, which were recorded with Navajo

County on 5/3/2006. These state that to have other than a single family site built residence. Property owner must have a vote of the majority of the owners of the land and approval of Taylor Town Council". The town is in possession of letters from 13 of the property owners stating they do not want this. Brian Reidhead stated that he checked with the county and the recording of the purchase of property in question was only recorded in 2020. All but two visitors came to object this zone change. Owner Quinton Scott did not show up for the meeting.

**A motion was made by John Williams to table this request indefinitely until owner can come up with a majority of land owners approval. Motion failed due to no seconds.**

**A motion was made by Don Shumway to deny the zone change: seconded by John Williams. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams, and Doug Reeder all voted in favor.**

**7. General discussion and updates: N/A**

**8. Planning & Zoning member's reports and comments:** There are several in process and possibly ready for August or Sept meeting. A lot of single family homes going in.

**9. Adjournment: 7:33 p.m.**

Dated this 9<sup>th</sup> day of July, 2024

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Josh McGinnis, Planning & Zoning Administrator