



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, APRIL 2, 2024 7:00 pm
TAYLOR TOWN HALL
425 PAPER MILL ROAD**

Commission Members Present:

Jack Babb Don Shumway, Kristin Hargrave, John Williams

Members Absent: Brian Neff

Staff Present: Allen Davis, Jackie Bruderer

Visitors: April Williams, Travis Kay, Bill Baldwin

Call to Order: 7:00

- 1. Flag Salute: Jack Babb**
- 2. Invocation: John Williams**
- 3. Open Call to the Public: No concerns at this time.**
- 4. Minutes of March 5, 2024 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 and John Williams all voted in favor.**

Public Hearing: The purpose of the hearing is to take public comment on:

1. A Text Amendment to Ordinance:

18.60.140 Manufactured home and recreational vehicle (RV) rental communities.

G. Minimum lot (space) area within a manufactured home or recreational vehicle rental community for a:

1. Manufactured or rehabilitated mobile home is 4,000 square feet.

Existing Text

- ~~2. Recreational vehicle is 3,000 square feet.~~

New Text

2. Recreational vehicle is 2,200 square feet.

Allen spoke on behalf of Fire Chief William Nelson, stating that the Chief is not in favor of reducing minimum size due to fire hazard. This change will affect the entire town not just this project. Presentation from Travis Kay showed what he would like as his final plan. He will be building the first phase with 75 slips. When that is complete, he will add landscaping to that area. Phase two will be another 75 slips and landscaping. After second phase is complete, construction of the amenities will begin. If this does not pass, he states he will lose 30 slips and not be able to make as many amenities. Travis showed that the asked amended amount is a good midway amount in neighboring areas. When asked what happens if something happens and he can't do all his plans show, he said "That happens in business". Some of the Commioners have been approached about this change. People are afraid of what it will do to the town. Taylor has always been appreciated due to the space. There will be no turn lane at first, will discuss if needed further along. Question was raised about where the original size of 3000 square feet came from. This has been for quite some time and no one knows of the origin or the reasons. Another concern brought up is the amount of traffic added to streets. Traffic survey may be needed at a later date.

6. **A motion was made by Don Shumway to recommend to council the Text Amendment with some modifications. Motion was resended for further discussion due to no second.**
7. **A motion was made by John Williams to recommend the Text Amendment with stipulations. A change from 3000 square feet to 2500 square feet with a minimum width of 42 feet. Seconded by Don Shumway. Motion Carried 4-0. Jack Babb, Don Shumway, Kristin Hargrave and John Williams all voted in favor.**
8. **Planning & Zoning member's reports and comments: nothing in the future.**
9. **Adjournment:** There being no further business the meeting was adjourned at 8:32

Dated this 2nd day of April, 2024

Jackie Bruderer
Administrative Assistant