



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 3, 2025 7:00 pm
TAYLOR FIRE DEPT. CONFERENCE ROOM
411 PAPER MILL ROAD**

Commission Members Present:

Jack Babb Don Shumway, Kristin Hargrave, John Williams, Douglass Reeder,

Commission Members Absent:

Staff Present: Josh McGinnis, Jackie Bruderer

Visitors: See list

Call to Order: 7:00

1. **Invocation: Doug Reeder**
2. **Flag Salute: John Williams**
3. **Open Call to the Public: No concerns at this time. No public present**
4. **Minutes of March 4, 2025 Meeting**
5. **A motion was made by John Williams to approve the minutes as presented; seconded by Kristin Hargrave. Motion to approve carried 5-0. Jack Babb, Don Shumway, Kristen Hargrave, John Williams and Douglass Reeder, all voted in favor.**
- 6 **Minutes of May 21, 2025 Work Session**
- 7 **A motion was made by John Williams to approve the minutes as presented; seconded by Kristin Hargrave. Motion to approve carried 5-0. Jack Babb, Don Shumway, Kristen Hargrave, John Williams and Douglass Reeder, all voted in favor.**
- 8 **Public Hearing: The purpose of this hearing is to take public comments on a request for a Zone Change on parcel #205-05- 120b & 205-05-120c located at 490 PEBBLE LANE. The request is to rezone the property from AG-1 (Agricultural-1 acre minimum), to R-1 (Single Family -Residential minimum lot of 5,000 sq ft.) After passing of parents, the family wishes to rezone this land allowing for more splits for distribution. 205-05-120a was not on the application, but voted to add. No objection**

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

Public Hearing The purpose of the hearing is to hear public comments on a proposed Zone change from AGRICULTURE-2 (AG-2) to a PLANNED AREA DEVELOPMENT (PAD): Section 31, Township 13 N, Range 21 E.

Parcel Numbers; 202-05-001B, 202-05-001C and 202-51-001 through 202-51-008. We heard a Presentation to clear any misinformation from Bob Worsley. He wants to offer homes that are ready to move into to help fill the housing shortage. He wants to start with 510 and then an additional at a later time. This would include 96 multifamily homes. These can be stacked. 63 Residential Clusters. These are stand alone single family homes. These will have common parking areas and common open spaces. 125 Workforce homes. These are individual lots and development flexibility. 168 Intermediate I are in a lower density to allow for more of a rural atmosphere. 58 low density, larger lots to accommodate small scale residential – agricultural uses. All will include CCR's and an HOA.

Then individual lots allow for ownership. Several of the townspeople spoke. Concerns include; Does the town have the resources to handle that kind of growth? Fire protection, Law enforcement, overcrowding at schools, No boxes available at the Post Office. More concerns are dust from all of the dirt roads. If they hire 300 people as the say what happens to those people when things go automated? Most people in the area moved there in order to have and to be around acreage, leaving the higher density of in town. Most people agree that growth is needed but not this type at this place. High density could be closer to the center of town as stated in General Plan.

- 10 A motion was made by John Williams to deny the zone change; seconded by Doug Reeder. Motion denied 4-1. Jack Babb, Kristin Hargrave, John Williams and Douglas Reeder, voted in favor. Don Shumway voted against.**

- 11 Planning & Zoning member's reports and comments:** Reading and studying the town's General Plan, helped the entire commission to know what questions to ask, and to come to conclusions best for the town and its future. Freeman Park is really coming along and looking good. Clean Freaks car was is progressing. Navajo County Complex is going strong.

- 12 Adjournment:** There being no further business the meeting was adjourned at 10:05

Dated this 3rd day of June, 2025

Jackie Bruderer
Administrative Assistant