



PLANNING & ZONING COMMISSION ACTION

NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, SEPTEMBER 2, 2025 AT 7:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT THE TAYLOR TOWN HALL 425 PAPER MILL 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, September 2, 2025 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 CBO, Planning & Zoning Administrator
Members**

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

1. Call to Order 7:00

2. Invocation : Doug Reeder

3. Flag Salute: John Williams

4. 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.**

5. Minutes: Consideration of approval of the minutes for the July 1, 2025 Planning & Zoning Commissioner's meeting. **A motion was made by John Williams to approve the minutes as presented; seconded by Doug Reeder. Motion to approve carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Douglas Reeder all voted in favor.**

6. Public Hearing: This hearing is being held to take public comments on a conditional use permit request by the owners of parcel # 205-13-008 located on Falcon Drive in Taylor Az. Then applicant wants to have permission to have a livable accessory building on the land while their home is being completed. - The Miller's bought a park model from dealer in Phoenix after being assured by dealer it would be allowed in the area. The park model has already been set up on the land. They are expecting a couple of years to build their home. They have already placed all utility lines to future house.

A motion was made by John to approve the conditional use permit with stipulation of 6 month follow up with Josh, and 3 years completion, with 1 year possible extension. At time of completion, park model must be turned into accessory building. Seconded by Doug Reeder. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Douglas Reeder, all voted in favor.

7. Public Hearing: The hearing is being held to take public comments on a conditional use permit request by the owners of parcel #205-36-025, located at 401 S. Angus Rd. in Taylor, AZ. The request is for the use of an RV that will be used as a temporary living quarters while new construction is completed. - This is the result from a recent house fire at the listed property. There was no insurance. This family travels to Michigan for family, and is trying to get there before winter. They expect taking a couple of years to rebuild

A motion was made by Doug Reeder to approve the conditional use permit with a stipulation of a 6 month follow up with Josh, and 2 year completion with a 1 year possible extension. Seconded by John Williams. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Douglas Reeder, all voted in favor.

8. Public Hearing: The purpose of this hearing is to hear public comments on a preliminary plat for a future subdivision at Section 31, Township 13 N, Range 21 E. Parcel numbers 202-5-001, through 202-51-008, -Several people showed up with concerns, but all questions were answered in the presentation by Zach Barlow. This is only the preliminary design plat, and is subject to changes to meet the towns guidelines. Zoning will remain AG2, with 75 lots, all minimum of 2 acres. Homes will all be to the towns requirements for AG2 zoning. The private roads will be built by the developer. These will be gravel and maintained by the homeowners. Water will be supplied by the Town of Taylor, and each lot will need a septic. Road easement for Freeman Hollow will be dedicated to the Town of Taylor. The remaining land to the east, will remain as a tract for possible water detention, utility easements, ingress /egress or other uses. No structures will be allowed on tract. Some of the lots could be sold off to other builders, as in many other subdivisions. A survey was done of this area in regards to the ruins. Developer will follow all restrictions and guidelines regarding this.

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

9. General discussion and updates: N/A

10. Planning & Zoning member's reports and comments: A motion was made by Kristin Hargrave to approve the subdivision preliminary plat; seconded by Doug Reeder Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Douglas Reeder, all voted in favor.

11. Adjournment: 8:53