



PLANNING & ZONING COMMISSION

ACTION

NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, MAY 12, 2026 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, May 12, 2026 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. Flag Salute: Kristin Hargrave

3. Invocation: Don Shumway

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 April 7, 2026 Planning & Zoning Commissioner's meeting. **A motion was made by Kristin Hargrave to approve the minutes as presented; seconded by John Williams. 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 # 205-32-111, located at 5 S. Ranch Road in Taylor, AZ. The applicant wants to place an Additional Dwelling Unit on the property for elderly mother. Home will be a doublewide and will have city utilities. This meets all setbacks.

A motion was made by Kristin Hargave to approve the Conditional Use Permit. Seconded by John Williams. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Douglas Reeder, all voted in favor

7. Public Hearing: This hearing is being held to take public comments on a conditional use permit request by the owners of parcel # 202-23-063A, located on Sierra Drive in Taylor, Az. The applicant wants to place a Mobile Home Park on the parcel. This mobile home park will have 21 slips available plus one for water detention.

Owner is expecting to provide half of the homes and allow people to rent the space for their own home on the remainder. Homes will be both single and double wide. Water will be provide by the town of Taylor with the sewer being provided by Snowflake. One fire hydrant is already available and another will be added by developer. This parcel is zoned R1. This park will have to abide by the rules for a subdivision, including a fence or wall surrounding it. Neighbors expressed their concerns mainly in regards to traffic. The commission had concerns regarding only one egress. Per International Fire Code, two ingress/egress are required when the number of residents is 30 or more. This park addition will still allow for future growth on this street before the limit is reached.

Action: to approve or deny; A motion was made by Don Shumway to approve the Conditional Use Permit with a strong recommendation to add another ingress/egress. Seconded by Doug Reeder. Motion Carried 5-0. Jack Babb, Don Shumway, Kristin Hargrave, John Williams and Douglas Reeder, all voted in favor.

8. Planning & Zoning member's reports and comments: Commissioners wanted to express thanks the town for letting them serve on the commission.

9. Adjournment: 7:52

Dated this 12th day of May 2026

Josh McGinnis CBO, Planning & Zoning Administrator