



**TAYLOR PLANNING & ZONING COMMISSION  
MEETING MINUTES  
TUESDAY, MARCH 12, 2026 7:00 pm  
TAYLOR TOWN HALL  
425 PAPER MILL ROAD**

**Commission Members Present:**

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

**Commission Members Absent: None**

**Staff Present: Josh McGinnis, Jackie Bruderer**

**Visitors: Janice Makay, Joseph Holland, Christopher Heran, Rick Balsley Araceli Rodriguez, Yadira Rascon, Justin Kriter**

**Call to Order: 7:00**

1. **Invocation: Don Shumway**
2. **Flag Salute: Kristin Hargrave**
3. **Open Call to the Public: No concerns at this time.**
4. **Minutes of April 7, 2026 Meeting**
5. **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, Kristen Hargrave, John Williams and Douglass 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.
7. **Action: to approve or deny;** 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.

8. **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.
  
9. **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.
  
10. **Planning & Zoning member's reports and comments:** Commissioners wanted to express thanks the town for letting them serve on the commission.
  
11. **Adjournment:** There being no further business the meeting was adjourned at 7:52

Dated this 12<sup>th</sup> day of May, 2026

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Jackie Bruderer  
Administrative Assistant