



PLANNING & ZONING COMMISSION

ACTION

NOTICE OF PUBLIC MEETING OF THE TAYLOR PLANNING & ZONING COMMISSION ON TUESDAY, JUNE 9, 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, June 9, 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**

CHAIRMAN Jared Hatch, VICE-CHAIRMAN Waynes Duke, Don Shumway, Wayne Jones, Scott Stiles

1. Call to Order 7:00

2. Flag Salute: Scott Styles

3. Invocation:

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 May 12, 2026 and May 20, 2026 Planning & Zoning Commissioner's meeting. **A motion was made by Don Shumway to approve the minutes as presented; seconded by Wayne Duke. Motion to approve carried 5-0. Don Shumway, Jared Hatch, Wayne Jones, Scott Stiles and Wayne Duke all voted in favor.**

6. Public Hearing: The hearing is being held to take public comments on a conditional use permit request by the owners of parcel #304-77-030B, located at 2283 S. State Hwy 77 in Taylor, AZ. They wish to make a Bed and Breakfast. This fits within the code. Will have well and septic. Septic is already installed. Will use existing well

A motion was made by Wayne Duke to approve the Conditional Use Permit request; seconded by Wayne Jones. Motion Carried 5-0. Don Shumway, Jared Hatch, Wayne Jones, Scott Stiles, and Wayne Duke all voted in favor.

7. Public Hearing: The hearing is being held to take public comments on a variance request by the owners of parcel #205-05-035B, located in the vicinity of 400 E and Center St. in Taylor, AZ. The applicant wants to place an Additional Dwelling Unit on the land in the future. Owner wants to place a structure on this for two elderly sisters. Lot is only 7000 sq ft. code is 10000 ft minimum. Josh stated that even with setbacks, this lot will accommodate a home.

A motion was made by Wayne Jones to approve the Variance / Conditional Use Permit. Seconded by Scott Stiles. Motion Carried 4-1. Jared Hatch, Wayne Jones, Scott Stiles and Wayne Duke, all voted in favor. Don Shumway voted against

8.Public Hearing. The hearing is being held to take public comments on a Zone Change permit request by the owners of parcel #205-07-023H, located at Pinedale Rd and 200 W. in Taylor, AZ. The owner wishes to place multi housing. Owner wants to build a duplexes that are affordable. This parcel is 1.6 acres, with public utilities. Neighbor concerns include traffic and flooding

A motion was made by Don Shumway to approve the Zone Change to R2. Seconded by Wayne Jones. Motion Carried 5-0. Don Shumway, Jared Hatch, Wayne Jones, Scott Stiles and Wayne Duke, all voted in favor.

9. Public Hearing: The hearing is being held to take public comments on a variance request by the owners of parcel #205-07-027, 205-07-028D, and 205-07-026, located at 205 Willow Lane in Taylor, AZ. Owner wants to change from R1 to R2. Currently parcels total 6 acres. Lot one, ½ acre, has a house which will remain, the second lot contains 2 mobile homes which owner would like to either replace with more mobile homes, or place a four plex. The third lot is currently empty and he would like to place additional fourplexes in the future. Neighbors concerns include, home values, traffic, flooding and trash.

A motion was made by Don Shumway to approve the Zone Change. Seconded by Wayne Jones. Motion Carried 3-0. Don Shumway, Jared Hatch, Wayne Jones, all voted in favor. Scott Stiles and Wayne Duke, voted against

8. Planning & Zoning member's reports and comments: Plans for a work session to discuss future roads for the town.

9. Adjournment: 8:23

Dated this 10th day of June, 2026

Josh McGinnis CBO, Planning & Zoning Administrator