



**TAYLOR PLANNING & ZONING COMMISSION
MEETING MINUTES
TUESDAY, JUNE 9, 2026 7:00 pm
TAYLOR TOWN HALL
425 PAPER MILL ROAD**

Commission Members Present:

Don Shumway, Wayne Jones, Wayne Duke, Scott Stiles, Jared Hatch

Commission Members Absent:

Staff Present: Josh McGinnis, Jackie Bruderer

Visitors: See List

Call to Order: 7:00

1. **Invocation:** Wayne Duke
2. **Flag Salute:** Scott Styles
3. **Open Call to the Public:** No concerns at this time.
4. **Minutes of Meeting's May 12, 2026 and May 20, 2026**
5. **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
7. **Action: to approve or deny;** A motion was made by Wayne Duke to approve the Conditional Use Permit. Seconded by Wayne Jones. Motion Carried 5-0. Don Shumway, Jared Hatch, Wayne Jones, Scott Stiles and Wayne Duke, all voted in favor.

8. **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.
9. **Action: to approve or deny;** 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
10. **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
11. **Action: to approve or deny;** 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.
12. **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.
13. **Action: to approve or deny;** 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
14. **Planning & Zoning member's reports and comments:** Plans to get together for a lunch work session next week, to decide possible new roads.

15. **Adjournment:** There being no further business the meeting was adjourned at 8:23

Dated this 9th day of June, 2026

Jackie Bruderer
Administrative Assistant