

I. Procedures

Call to Order 7:00 PM

Chairman Buck Williams called the meeting to order

A. Pledge of Allegiance

B. Roll Call

Present: Brutvan, Barbara, Massey, Brad, Robertson, Tony, Glen, George, Hupp, Robert, Williams, Buck.

Absent: LaGro, Phillip. Commissioner LaGro has official given his written resignation; an ad was placed in the newspaper for a new Commissioner

C. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

Moved by Commissioner Massey **Seconded by** Commissioner Brutvan
Motion passed unanimously

D. Approval of Minutes: June 20, 2019

Approve Minutes

Motion: To approve the minutes of June 20, 2019.

Approve: Approved.

Moved by Commissioners Massey, **Seconded by** Commissioner Robertson
Motion passed unanimously

II. PUBLIC PARTICIPATION - None

III. Request for a Final Plat approval of a proposed 35-lot subdivision, (Fairway in the Pines) located in the 2800 block of Country Club Rd. APN 202-24-001L. (Steve Iverson).

A. Report to the Planning & Zoning Commission

Tim Pettit briefed the Commissioners regarding our final plat request. All conditions of the Preliminary Plat have been met. Variance request of 5' side yard setbacks was approved during Preliminary Plat and moves forward to Final Plat. All reports are updated and complete (Water and Sever Impact Analysis, Traffic Impact Analysis, Stormwater and Subdivision Report). CCR's are final and are in place. Development agreement is 90% complete and will need to be 100% and fees paid prior to sign off of the Final Plat and recording.

Chairman Williams asked if there were any further questions from the Commissioners or the public in attendance. No more questions, then a motion to approve the request for final plat.

Motion: Commissioner Hupp motion to approve the request as presented; Seconded by Commissioner Brutvan

Roll Call Vote: *Commissioner Hupp - Yes
Commissioner Brutvan – Yes
Commissioner Robertson –Yes
Commissioner Massey –Yes
Chairman Williams – Yes*

Motion passed unanimously

IV. ***Request for rezoning of approximately 13 acres of a 20 acre parcel that is currently mixed zoning with 7 acres zoned CBD (Central business District), and the remaining 13 acres RR (Rural Residential). Requesting the 20-acre parcel be rezoned CBD. The property is located at 700 E. Route 66, APN 200-08-007C (Scott Towsley).***

A. Report to the Planning and Zoning Commission

Tim briefed the Commissioners on the request for the Canyon Coaster Rezoning. Rezoning application was submitted 12/2/2020, was reviewed for completeness and fees were paid. Notice of Public Hearing was published in the Williams News, mailed to property owners within 300 feet of the site and posted at City Hall, on the city website and onsite 12/3/2020. Received a few complaints for the following concerns:

- 1. Water usage*
- 2. Noise Pollution*
- 3. Lighting*
- 4. Trespassing*

B. Recess to Public Hearing

Chairman Williams stated again the concern and asked the developer if they can inform the group on how they will handle the concerns. If necessary we could install a fence to avoid trespassing. Regarding the lighting issues we use a low solar light for the tracks, and the carts have low lights that only reach 60 feet. Gravity coaster that we use do not make the clicking noise that most people associate with carts. You really cannot hear a cart coming down the tracks. Carts all have brakes allowing the passenger to stop if necessary monitored not to exceed 30mph. Mostly you would here the noise of giggling and laughing. Plan is to be only open until 9 pm. They will leave most of the trees using them for the carts to run around and through for a more exciting ride. Kerry-Lynn Moede ask if this a ticket per ride situation? Could the public enter and have lunch use restroom even if they are not using the rides? No fees to enter into the main area, snack bar available, public can use restrooms regardless of using the rides. Kerry-Lynn asked what would be visible from route 66? Mr. Boyd gave a quick review of the diagram to the public so that they have a more visual of the actual ground and placement of coaster and other events. Kerry-Lynn asked if they fill confident to staff locally. Yes, locally first, then the college from Flagstaff. John Moede asked what is the signage going to look like from route 66. Very similar to Bearizona, very rustic and will fit with the current environment of Williams. Commissioner Massey asked if a restaurant and miniature golf would also be

available. Mr. Boyd stated yes, we would have an 18 hole miniature golf and a snack bar at the beginning, but restaurant to follow. Also a rope course. Massey asked how Williams was consider for this event. Scott spent a lot of time in Flagstaff and always loved Williams and it has always been on their radar. They came across the land opportunity and the rest was history. Commissioner Massey asked have you done the Marketing on customers. Yes, they prepared a market analysis and feel this will be a good opportunity. Commissioner Massey asked about the timeframe, they hope to have it up and running by this time next year. Branden Whitney asked if the noise were really a factor, it would certainly affect his clients. Wendy Holt from Williams News asked the name of their facility at big bear. Alpine Recreation. Wendy asked about the summer and the snow slide, they gave the statistic to the City for water consumption concerns. They use a state of the art snow equipment that is very efficient. Lee Payne asked for a general idea about how many feet from the current residence? Approximately 1200 feet, if expanded out, expansion would be toward the east side. In addition, what mitigation for fire has been looked into to? All have been established with the city. Rick Gonzales wanted to state that we need more options in town for more revenue, this would be good for employment and we should continue to have more outlets like this in the future.

Commissioners Hupp, how loud is the snow machine? We use a very low volume fan machines. Commissioner Hupp stated that people worry about people wondering on the grounds, do you have dedicated security? Bearizona has dedicated security that handle certain situation prior to calling the local police. They will have a support group on grounds, they will have a Manager on duty that would be the point of contact for situations also they have a code that is called whenever there is a situation, where a 12 people group respond. Commissioner Brutvan only concerns were regarding the snow machines and water consumption, which was addressed. Commissioner Robertson, is all of this to be built all at once? First phase in the first year will be just about the majority of the facility. Rick Gonzales stated would they offer coupons for discounts for our customers. They contribute to the public with free or discounted coupons for rides. Once they are part of the community they want to give back to this community in forms of coupons, free offers, and charity. Commissioner Massey asked about how many employees you would employ. Peak season 30 and off-season around 12 have not really look into this yet, so those are approximate numbers. No fee into the park, only pay as you play.

D. Discussion and Decision

After brief discussions Chairman Williams asked for a motion. Commissioner Massey motion to approve the rezoning of parcel #200-08-007C from the mixed zoning of Central Business District (CBD) and Rural Residential (RR) for the entire parcel be zoned Central Business with the following condition: Development of this property must be in substantial conformity with the attached conceptual site plan, if not, causing the zoning to revert back to the mixed zoning giving a timeframe of 2 years.

Motion approved by Commissioner Hupp Seconded by Commissioner Brutvan

Roll Call Vote: Commissioner Hupp - Yes

Commissioner Brutvan – Yes
Commissioner Robertson – Yes
Commissioner Massey – Yes
Chairman Williams – Yes

Motion passed unanimously

V. STAFF REPORT – None

VI. ADJOURN: 8:10 PM

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk

DRAFT