

I. Procedures

A. Call to Order 7:00 PM

Chairman Buck Williams called the meeting to order

B. Pledge of Allegiance

C. Roll Call

Present: Chairman Williams, Commissioner Brutvan, Commissioner Hupp, Commissioner Glen and Commissioner Massey

Absent: Commissioner Robertson

D. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

Moved by Commissioner Glen Seconded by Commissioner Hupp

Motion passed unanimously

E. Approval of Minutes: October 21, 2021

Approve Minutes

Motion: To approve the minutes of October 21, 2021.

Approve: Approved.

Moved by Commissioner Brutvan Seconded by Commissioner Massey

Motion passed unanimously

II. PUBLIC PARTICIPATION - None

III. Request for Master Plan (MP) and Rezoning (RZ) 2021.10.02 "Phantom Ranch" (Steve Iverson).

Tim Pettit briefed staff, audience, and the Commissioners that this is a presentation and discussion only. Informed the public of the project stating the developer is here and available with any questions.

• **Presentation and Discussion Only**

Mark representing Phantom Ranch Village Developers, gave a short presentation discussing the development location; North of I-40, West of Airport Rd. This is a proposed 49 acres of Single-Family homes, 13 acres Duplex & Townhomes. Ten acres consist of 45 apartments and 15 acres of Commercial zoning. This project

will occur in two phases; the first phase will assist Williams's housing shortage for their workforce. The first phase will begin with 24 apartments and a total of 38 townhomes. Phase one also will include single-family homes. There will be 33 family home lots in the R1 and 27 in the R7. Phase two includes apartments, townhomes, and 20 to 30 single-family lots—all being done in the existing development site location. Developers may ask for a single variance for a 5-foot setback, but this will be addressed at another P&Z Meeting. This will also help with other goals the City has in mind for the further development of Grand Canyon Blvd. This project will provide the city and residents with the homes that they desperately need. A higher density is necessary to make sure we have affordable housing. They are doing their best to provide the city with the most affordable homes.

Otto Eckels resident of City of Williams, asked where will the park space be, is the park space for the city for the ball fields? Open space within the subdivision the developer will donate as recreational such as park fields.

Kerry Lynn Moede wanted to know if we have this much housing coming into Williams will this increase the functions of fire and life line assistance, developer not sure on specific, but stated the City has looked into this. Kerry also asked how many more people would this development bring into the City? The most people housed is 1000 but we are not sure how many are current residents or outside.

Patty Williams, wanted to know if the developer will be the owners or they looking to sell to others for management, state law prohibits the City to prevent short term rentals, if this is built will it be a HOA with CC&R? This development will be HOA and CC&R not sure if they will have short term agreement in the CC&R.

Mark Wartman asked what does affordable mean, what will the housing go for? Currently we have no answers to this questions, this will be based on density, material, etc. during building in a year or so. Mark also was concerned about water usage. Mark stated that we will have water concerns regarding this development. The developers are aware and also the City is aware and are making plans and arrangements, both phases currently have been approved with water usage.

Lisa Paffrath, a realtor with the City is very much supporting this development. Ms. Paffrath feels that the city needs this development and more affordable housing for our residents. Progress and development is necessary and the word is out, we need to adjust with the times, but also make it more affordable and assessable for our residents. Jerry wanted to know the timeframe and where is "Loves" located near this project. Loves is south of the development and timeline will be based on approvals from the City, first models should be available in

Summer of 2022.

Rick Stephy another resident of Williams, what type of commercial will be used in their commercial area? Nothing has been decided as of yet.

Patty Williams asked the City Staff the town understands that the water treatment plant will not cover this development, who will be responsible for paying for the plant additions so that it can accommodate this development? This Development will have their own Waste Water System that they will purchase, with plans for the future to connect with the City.

Robin Eckels where will all this traffic go with this development, we currently have so much traffic, if Grand Canyon Blvd connect just south of Airport road we will have much more traffic on Airport Rd. The Developers will resurfaced Airport Road but we hope to divert all traffic through Grand Canyon Blvd.

Antonia Staffer, fire and life emergency was discussed but what will happen with this development when we currently already have long wait times for medical assistance. All projects have challenges, that will be an issue that will be discussed with the City.

Cameron Mauby asked what is affordable, again they stated they will make them as affordable as they can, Cameron stated there is no way they can be affordable based on the rock structure they plan to excavate.. Asked if any assessments have been conducted on the land? He is aware of huge rock that they are beginning to dig into which will drive the price up. I support the project to some degree, asked again about parks which was discussed earlier. Also asked why two entrances into Airport, mostly fire requirements and phasing.

Patty Williams is also the Chairman for "Habitat for Humanity" asked about finding land available for their future projects and if the developers were be someone they should discuss this with.

Rob Krombeen, asked if this would be in consideration of our dark sky ordinances. Tim Petit stated that they must abide by all City codes and regulations, "Dark Sky" being one of those codes.

Wendy Howell from Williams news, asked about the big problem about the waste water, this project will not be connected to the City waste water treatment. Based on the capacity.

Otto Eckels asked where does the water go, the water will be treated and used in other facilities such as the golf course. Tim Pettit stated the City waste water

Treatment is at capacity and this is the reason for their own system until the city determines if we could increase our system in the future, based on our evaluation that is currently being investigated,

Wendy Howell asked is the City going to put money into this system? City will not be putting any money into this system, strictly all on the developer at this time. Wendy also asked it is the people's dream to have another baseball field in town, is this a dream or is there a plan? Tim Pettit stated this has been discussed and we hope to plan for another ballfield either inside the new development or another location.

Robin Eckels how long before Airport road becomes 4 lanes? Tim stated that they have no plans for four lanes at Airport Road.

Rob Kroombeen asked about bike lanes, there will be Bike Lanes in the development but not on airport road. Asked about Commercial property location if we want to draw traffic off airport road. The City needs commercial for tax dollars and that development could raise density. At this time the developer does not have any ideas on how the Commercial property will be used.

Patty Williams addressed the concern during winter on how difficult it currently is to use Grand Canyon Blvd near the Loves Station due to Semi having difficulty with driving up hill in the slick roadway. With the new development, it will increase traffic and cause back up in this area.

Chairman Williams asked if the Commissioners had any questions or concerns they would like to discuss.

Commissioner Hupp asked about the Commercial zoning location regarding the traffic with deliveries and general traffic in this location. Grand Canyon Blvd will continue up through this location and connect to Airport Rd. Commissioner Glen stated Grand Canyon Blvd as Patty stated has been difficult for Semi's in the Winter and he feels people will start using Airport Road, asked about the time frame for models in summer 2022. The Developer hopes to divert most traffic, but will look into this concern. Commissioner Massey asked about the RV park on Grand Canyon Blvd will it be going away? Development is further west from the current RV park.

Developer stated that all projects have challenges, but they feel this project will be handled responsibly and as affordable as possible. Thanked everyone present with their questions and all of their concerns and comments will be looked into and he invited all of them to return to our next scheduled P&Z meeting in December 16, 2021 at 7:00pm

V. *STAFF REPORT - None*

VI. *ADJOURN: 7:55 PM*

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk

DRAFT