

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 Massey, Commissioner Hupp and Commissioner Brutvan

Absent: Commissioner Glen

D. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

Moved by Commissioner Massey Seconded by Commissioner Brutvan

Motion passed unanimously

E. Approval of Minutes: November 16, 2021

Approve Minutes

Motion: To approve the minutes of November 16, 2021.

Approve: Approved.

Moved by Commissioner Hupp 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).

• **Report to the Planning & Zoning Commission**

Tim briefed the Commissioners and the public that this was our 2nd meeting for discussion and possible recommendation to Council for rezoning of the 87 acres site referred as Phantom Ranch Village. Mr. Iverson is available if any further questions.

Mark Hanson representing Phantom Ranch Village addressed the public and thanked them for returning. They have made revisions based on the public's concerns and gave a brief overview of those changes. On the 400 residential units, the amending plan is for 238 apartments, townhomes, duplexes. Commercial business district, previously northeast corner of site were addressed and replaced with more apartments. Northside of site will be a wedding and event venue center. Types of homes proposed includes smaller single homes duplexes and townhomes. 15 ft setback, with common area. Larger single family

homes 1500 sq. ft. to 2000 sq. ft. will occur in Phase II development. Phase I will be devoted on work force housing. Agreed to include CCR to designate areas and administer penalties if owners turn their homes into Airbnb. Concerned about traffic around the love station. Developer working with the city on extending Grand Canyon Blvd (GBD) north into the development under the new traffic plan most of the traffic will occur on GCB, which will be maintained by the city of Williams, such as snowplowing which should help with some issues. Repaving airport south of I-40 to rodeo road. Concerns about contributions to the city park north of I-40 and west of airport road. We proposed and offered, an increased amount of 1 Million for baseball fields, based upon approval of final plat.

- *Recess to Public Hearing*

Kerry Lynn Moede stated that she appreciates that they have addressed the public concerns, but was still concerned about fire department assistance. Could that 1 Million to parks be allocated to other areas of the City. City will only be able to use the funds on baseball fields. Not an option to use the money on other projects.

Bill Cannon question is how quickly do they think before this project comes to fruition once approved. Also asked about the sewer system, as well as school district potential headcount concerns. Time line approval by city council may occur early next year. Then the final plat approval and we hope to have sample homes but this is a multiyear project. Bill also addressed water issues with this development connecting into the City water. Bill concern is that our current school system is not able to handle 50 plus additional students all at once.

Bill also asked if the developer was willing to phase out their occupancies so that the school district can adjust. The School District is responsible for the planning of additional headcounts and work with the state to handle any adjustments that is required.

Chuck Frerere has a few questions, what's the average price or rent of the average home, the numbers are not available until we begin the building. Will the city and the developer pay for all park and recreation. Will the developer use local contractors; they are trying to use local. Most local contractors are unable to handle this large of a development. Will the city have any infrastructure costs in the development or in the future. No, we are working with the developer so that the city will have no cost to city. Has there been an Economic study on this development.

Rob Krombeen stated that he was once a local resident in the work force looking for housing when he first arrived in Williams and feels the problem is still the same now, we need new development to assist with housing. There are even people living here now that are renting hotel rooms since they cannot locate any housing.

Mike McCully asked if his water rights will be met and how will sewer system

work. Asked for a copy of the report.

Bill Gibbons also addressed the School district issue and asked if we have an Education Plan or any general plan for education.

Camron Maebe likes the design and the appreciated the revisions, on the smaller units will the developer have any ownership of some of the units? Addressed the school, police department and the fire department stated they cannot handle this development. He asked the Commissioners that we do not rezone at this time. The A+ water runs into our creeks who monitors the water quality? They have to meet the state requirements. Camron continued with his opinions.

Chad Hctor since this proposal was first addressed he has been noting current situation up at the Love station relating to the many trucks that come and go. During the winter this area becomes very congested and with new development will only get worse. Currently we have a 24/7 truck congestion situation even without winter snow.

Greg Sanders feels we give the land to an investor and they walk away and go to another project. The city is left holding the bag and responsible, which is turns goes to the residents in their tax dollars. Does not agree with this project and is totally against it.

Ken Ehles will there be HOA and will they prohibited any Airbnb? And if so, will there will be consequences?

Kristie Weise said that we will increase our population by 30% with this project and the town will change culturally. Work force housing is a bad name for this phase and feels the developer is misleading the public when they refer to work force.

Robin Ecklels expressed her concerns as was stated before. Will the city help with the traffic flow such as extra stops sign? Her concerns are about low density instead of high density.

- ***Reconvene Regular Planning and Zoning Session***

Commissioner Hupp mentioned we need to discussed the facts, the sewer system will last how long? If the sewer lasts more than 7 years, will they developer be who we go to for any repairs? Commissioner Hupp asked will the homeowners eventually become responsible for the sewer system. He feels eventually down the road the city or the home owner will be responsible for the maintaining of the system. Addressed a lot of the issues that the public expressed concerns about. Asked the developer if they have spoken to FAA regarding the flight Plan? The developer stated that the sewer system will eventually be the responsibility of the HOA. FAA is aware of the housing development and feel they will not affect the flight Plan. The developer stated they have heard very good concerns and addressed hard questions, but going forward in the

development there will be a lot of unknowns. Commissioner Hupp feels there are too m any holes in this project.

Commissioner Brutvan asked about the actual phase I structure.

- *Discussion and Decision*

Chairman Williams wanted to address the issue of safety for our residents regarding police and the fire department, he is concerned that they will not be able to handle this development.

Chairman Williams asked that we make a motion to disapprove the rezoning of Phantom Ranch Village

*Motion by Commissioner Hupp Seconded by Chairman Williams
Motion was not passed unanimously*

All in Favor:

Ayes 2

Noes 2

Motion was tied and no action taken.

VI. STAFF REPORT - None

V. ADJOURN: 8:42 PM

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk