

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, Commissioners Massey, Commissioner Mason and Commissioner Brutvan

Absent: Commissioner Moede and Commissioner Glen

D. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

Moved by: Commissioner Massey **Seconded by:** Commissioner Mason

Motion passed unanimously

E. Approval of Minutes: December 12, 2021

Approve Minutes

Motion: To approve the minutes of December 12, 2021.

Approve: Approved.

Moved by: Commissioner Brutvan **Seconded by:** Commissioner Massey

Motion passed unanimously

II. PUBLIC PARTICIPATION - None

III. Request for a Preliminary Plat approval of a proposed 38 lot Townhomes subdivision and an 18 lot Single Family Subdivision located in the 1100 block of Airport Rd. APN 202-11-005B & 202-11-006 & 3H. (Steve Iverson).

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

City Manager briefed the Commissioners and the public on the request for Preliminary Plat approval of Cataract Creek Unit 1 and 2. Preliminary Plat application was submitted and all fees have been paid. DRT reviewed and commented 1/19/22. Notice of Public Hearing was posted. Preliminary Plats meet the City of Williams Subdivision Ordinance. All reports are updated and complete. This submittal is in the que and their projected capacity and need for water and sewer treatment has previously been allocated. Staff recommends approval of Preliminary Plat for Cataract Creek Subdivision Unit 1&2.

• **Recess to Public Hearing**

Robyn Eckels was curious when we have rain will the run off on the development

end on Airport road. Drainage will be controlled with an underground piping system. She suggested to the developer to move main entrance. Airport road is an urban collector road; Developer has the option of creating turning lanes.

Camron Landry asked about the treatment plant, was it allocated to handle our empty lots. Airport road will be paved half of the pavement and turn lanes, so they will be replacing the entire road? Tim stated that due to the construction, they will repave the section of road damaged. CCR and HOA were applied for. CCR is more stringent with the City code. Drainage report is controlled by design 100-year plat. Asked about the police department, fire department. The City is reaching out to consultant to get a funded fire department in the future, this has been already looked into.

Chuck Beards asked about housing shortage, does the City have a plan for any future development. Asked about a business plan or survey regarding what type of housing does William need.

Richard Stuffy asked about the sewer plans on the second phase of the project. City Manager stated this is not up for discussion at this time. Are the units sold as individual's units, yes.

Margaret Mason asked if there was a traffic study performed. Was concerned about the water run off as well.

Dan Currents noted that the heights of some of the homes, will they be second story? The Townhomes some are second story.

Jackie asked about the traffic control on Airport road, with this development what will happen now. Will there be sidewalks, yes on the development side. Jackie ask also about Semi trucks having use of Airport road. Tim will check into why semi are using this road, could be lost due to GPS, but will check into it.

Dawn asked if this development will be on city water, yes, also discussed a roundabout for the traffic issue.

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

Commissioner Massey wanted to state the history of Williams based on the need for housing as well as infrastructure. This has been an issue from years ago, he supports this development, City needs growth in order to make changes such as additional grocery stores and necessities. Development brings in more tax dollars to the City which allows for continued infrastructure.

Commissioner Brutvan talked about housing and survey's needed. Surveys were conducted many years ago, it took time for the survey. Once the survey was established it took more time for development. So years went by and the survey was obsolete, we need to make changes now not later, she also supports this development.

- ***Discussion and Decision***

Chairman Williams has concerns regarding infrastructure and the police department, but feels we need development as well.

Commissioner Massey motioned to recommend to council, approval of Steve Iverson's request for Preliminary Plat of Cataract Creek Subdivision Unit 1&2. Seconded by: Commissioner Brutvan

Roll Call Vote:

Commissioner Massey - Yes
Commissioner Brutvan – Yes
Commissioner Mason – No

VI. STAFF REPORT - None

*Commissioner Mason motioned to adjoin the meeting
Seconded by Commissioner Brutvan
Meeting adjoined*

V. ADJOURN: 7:47 PM

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk