

CITY OF WILLIAMS PLANNING & ZONING (P&Z) COMMISSION

REGULAR MEETING
SEPTEMBER 15, 2022
7:00 P.M.



CITY COUNCIL CHAMBERS
113 S. FIRST STREET
WILLIAMS, ARIZONA

AGENDA

PURSUANT TO A.R.S. #38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE PLANNING AND ZONING COMMISSION AND THE GENERAL PUBLIC THAT THE COMMISSION WILL HOLD A MEETING OPEN TO THE PUBLIC **THURSDAY, SEPTEMBER 15, 2022, AT 7:00 P.M.** IN THE CITY COUNCIL CHAMBERS, 113 S. FIRST STREET, WILLIAMS ARIZONA.:

I. PROCEDURES

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

_____ Chairman Williams
 _____ Commissioner Glen
 _____ Commissioner Massey
 _____ Commissioner Brutvan

_____ Commissioner Mason
 _____ Commissioner Moede

- D. Adoption of Agenda

- A. Approval of Minutes: February 17, 2022 Minutes

II. PUBLIC PARTICIPATION

The Commission cannot act upon items presented during the public participation portion of the agenda. Individual Commission members may ask questions of the public or may respond to any criticisms, but the members are prohibited by the open meeting law from discussing or considering the items among themselves until the time that the matter is officially placed on the agenda. The open meeting law does, however, allow the Commission to ask staff to review a matter or ask that it be placed on a future Commission agenda.

An individual person has a five-minute time period to speak. If a person has a written presentation that requires more than five minutes to present verbally, he or she should indicate the estimated time required on the sign up sheet. The presiding officer may grant additional time if the agenda for the meeting is not too full. A registered spokesperson for a recognized community organization shall be afforded ten minutes provided other members of the same organization agree before hand to withhold their individual comments on the same subject.

I. Request for the Vacation and sell of this Right of Way (ROW) as this ROW has no public use or foreseeable use. (Patrick & Tammara Dora).

- **Report To the Planning & Zoning Commission**

Certification of Posting

The undersigned hereby certifies that a copy of this notice was duly posted at Williams City Hall interior board and exterior board in accordance with the statement filed by the City Council with the City Clerk.

Date: _____ Time: _____ By: _____

Sue Bennett, Deputy City Clerk

CITY OF WILLIAMS PLANNING & ZONING (P&Z) COMMISSION

**REGULAR MEETING
SEPTEMBER 15, 2022
7:00 P.M.**



**CITY COUNCIL CHAMBERS
113 S. FIRST STREET
WILLIAMS, ARIZONA**

AGENDA

- *Recess to Public Hearing*
- *Reconvene Regular Planning and Zoning Session*
- *Discussion and Decision*

II. STAFF REPORT

III. ADJOURN

Certification of Posting
The undersigned hereby certifies that a copy of this notice was duly posted at Williams City Hall interior board and exterior board in accordance with the statement filed by the City Council with the City Clerk.

Date: _____ Time: _____ By: _____
Sue Bennett, Deputy City Clerk

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

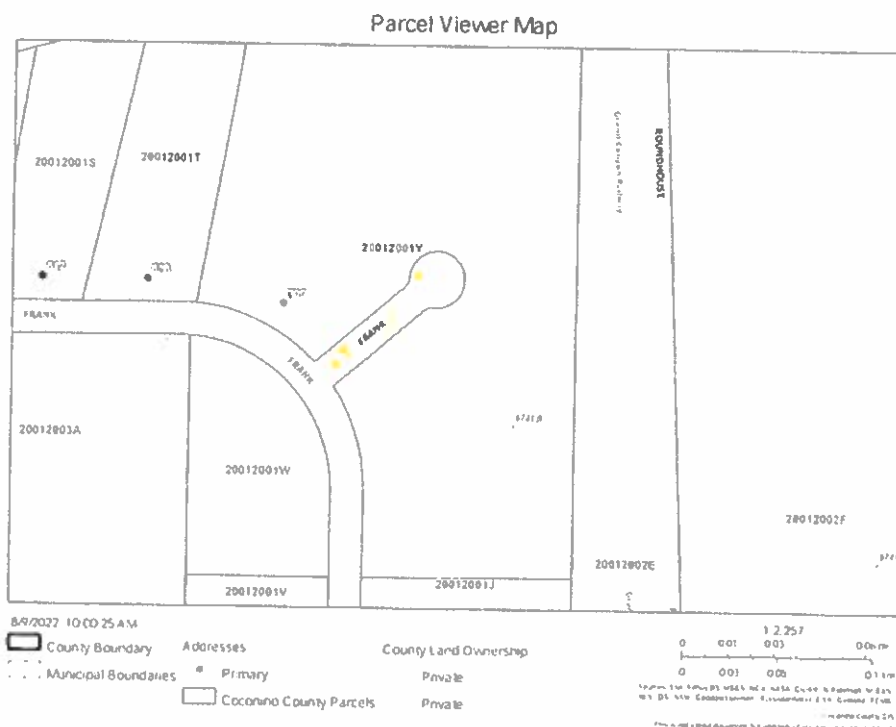
Sue Bennett, Deputy City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission will have a public meeting on Thursday, September 15th, 2022 at 7:00 p.m. and the City Council will hear this request on Thursday, September 22nd, 2022 in the City of Williams Council Chambers located at 113 South First Street, Williams, Arizona, 86046. All interested persons may attend and address their comments to the Commission or may submit written comments to the Planning and Zoning Commission at the above address.

The following public matter will be heard: A Request by Patrick & Tammara Dora requesting the Vacation of a Public Right Of Way. This Public Right of Way is located in the 700 block of Frank Way, and is within the private property APN: 200-12-001Y. This portion of Public Right Of Way does not support any utilities or access any other Public Right of Way.

For further information, please contact Tim Pettit, City Manager, at 928-635-4451 ext. 201. Email; tpettit@williamsaz.gov Or Mail: 113 S. 1st Street, Williams, AZ 86046



**REPORT TO:
PLANNING AND ZONING COMMISSION**

CASE NO. VACATION of ROW-08-08-22
PLANNING AND ZONING COMMISSION: September 15, 2022
REQUEST BY: Patrick & Tammara Dora
PROPOSED LAND REQUEST: Vacation of Public Right of Way
SITE LOCATION: 700 Frank Way
SITE SIZE: 17,485 sq. ft. of Commercial property

CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:

According to the General Plan adopted December 2013, this area is designated as Residential; the density remains unchanged.

EXISTING AND SURROUNDING ZONING:

On-site: Commercial Business District (CBD)
South: Commercial Business District (CBD)
North & East: Interstate 40 & Industrial Zoning (I-2)
West: Industrial Zoning (I-1)

EXISTING AND SURROUNDING LAND USE:

On-site: Vacant land / CBD
North: Interstate and Vacant
East: Vacant
South: RV Park
West: Industrial / Rodeo Grounds & Shop

ACCESS ROAD STATUS:

Property can be accessed via Frank Way

EXISTING UTILITIES AND SERVICES STATUS:

Water, Sewer, Police Protection & Trash Collection: City of Williams
Fire Protection: City of Williams Volunteer Fire Dept.
Power: APS
Natural Gas: UniSource
Telephone: Century Link

PROPOSED UTILITIES: Same

BACKGROUND:

1. Fees were paid and application was submitted August 3, 2022.
2. The subject property (cul-de-sac) was originally platted to provide access to anticipated lot splits of this 11.66 acre parcel that never came to be. The surrounding parcel now belongs to Pat & Tammara Dora owners of the Railside RV Park that have requested the City of Williams vacate this public Right of way and sell the approximate 17,485 sq. ft.
3. Vacation and sell of this City ROW would allow the Dora's to design a more comprehensive extension to their RV Park which will include an estimated 75 RV spaces, 32 RV storage spaces and RV Park amenities.
4. Vacating this ROW would still require primary utility easements where needed or required per development procedures and provide a secondary access per the City of Williams standards that meet access requirements for emergency vehicles and City services.

5. *The most recent sale of this 11.66 acres was \$750,000, meaning it was sold for \$1.476 per square foot making the value of this 17,485 sq. ft. of City ROW, within this parcel, \$25,807.86. If the Vacation of this City ROW is approved the Dora's must pay \$25,807.86 prior to executing the vacation of this Right Of Way.*
6. The money's collected from the Vacation of this Right of Way will go back into the City infrastructure fund.
7. Notice of public hearing was sent to the Williams-Grand Canyon News for publication in August 31st, September 7th & 14th, 2022 paper.
8. Notice posted at City Hall and City Website.
9. Notice was posted on site August 29th 2022.
10. To date no written response has been received.

REPORT:

RECOMMENDATION: Staff recommends approval of the Vacation and sell of this ROW as this ROW has no public use or foreseeable use. This Right Of Way does not support any utilities or access to any other City ROW

MODEL MOTION:

APPROVAL: I make a motion to recommend approval, to Council, the request by Mr. & Mrs. Dora to Vacate and sell this public Right of Way, located at 700 Frank Way.

DISAPPROVAL: I make a motion to not approve the request by Mr. & Mrs. Dora to Vacate this public Right of Way, located at 700 Frank Way.