

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

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



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

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, DECEMBER 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: September 15, 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 to rezone APN 202-11-003V from a Commercial Residential (CR) zoned parcel to a Single Family Residential (R1-7) zoning. (Steve Iverson).

- **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: 11-15-22 Time: 11:20A By: SBennett
Sue Bennett, Deputy City Clerk

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

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



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

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

II. STAFF REPORT

III. ADJOURN

DRAFT

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: 11-15-22 Time: 1:20A By: SBennett
Site 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: Massey, Brad, Glen, George, Williams, Buck, Mason, Marv, Moede, Kerry-Lynn.
Absent: Brutvan, Barbara

D. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

Moved by: Commissioner Glen **Seconded by:** Commissioner Moede

Motion passed unanimously

E. Approval of Minutes: February 17, 2022

Approve Minutes

Motion: To approve the minutes of September 15, 2022.

Approve: Approved.

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

Motion passed unanimously

II. PUBLIC PARTICIPATION - None

III. 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**
Tim presented the request to the Commissioner. Pat and Tammara Dora are the owners of the Railside RV Park that have requested the City of Williams vacate and sell this public Right of Way that has no public use or foreseeable use. Both Pat and Tammara are present should the Commissioners have any questions.

- **Reconvene Regular Planning and Zoning Session**

Chairman Williams asked if anyone had any more questions or concerns, Commissioner Glen asked what will they use this area for, use as entrance and the driveway into their park facility, would eventually like to put additional RV slots along the right of way, keep the storage away from the main road and put storage on opposite side of property. Commissioner Massey asked if this will come back to zoning for conditional use permit, Tim stated yes it will. Commissioner Massey

asked for a timeline, this will be determined based on the City for the sewage development. Railside also looking into placing dump station away from the main road to assist with traffic as well as his customers.

Chairman Williams asked if any further questions, if not he asked for a motion. Commissioner Massey Motion to approve the request for the vacation and sell of the ROW as this ROW has no public use or foreseeable use.

Motion: To approve the request as presented

Approve: Approved.

Moved by: Commissioner Massey Seconded by: Commissioner Moede

Motion passed unanimously

- *Discussion and Decision – None*

STAFF REPORT - None

V. ADJOURN: 7:10 PM

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Williams Planning and Zoning Commission will hold a public hearing on Thursday, December 15, 2022 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, January 12, 2023, at 7:00 p.m. in City of Williams Council Chambers located at 113 S. First Street, Williams, Arizona, 86046. All interested persons may attend and address their comments to the Commission/City Council, or may submit written comments to the Commission/City Council at the above address.

The following public matter will be heard: Request by Steve Iverson, Cataract Creek Unit 3 subdivision, to rezone APN 202-11-003V from a Commercial Residential (CR) zoned parcel to a Single Family Residential (R1-7) zoning. This parcel is located approx. 500' west of 1100 N. Airport Rd. This rezoning would be a decrease in density to coincide with future plans for a Single Family Subdivision.

Information for this submittal is on the City website, www.williamsaz.gov if you have any other question please contact Tim Pettit, City Manager, 928-635-4451 ext. 201 or e-mail tpetit@williamsaz.gov.

REPORT TO:

PLANNING & ZONING COMMISSION

CASE NO. Rezoning request/ Case# RZ-2022-11-03; *Steve Iverson* "APN: 202-11-003V"

Canyon Crossing LLC

DRT MEETING: October 11, 2022

PLANNING & ZONING COMMISSION MEETING: December 15, 2022

CITY COUNCIL MEETING: January 12, 2023

REQUEST: Rezoning approval by Steve Iverson for APN: 202-11-003V

PROPOSED LAND USE: Future Single Family R1-7 Subdivision

SITE LOCATION: 500' West of 1100 N. Airport Rd, APN: 202-11-003V

SITE SIZE: 2.64 Acres

CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:

According to the General Plan adopted December 2013, this request is in compliance with our General Plan.

- APN: 202-11-003V is currently zoned CR which allows for higher density only to comply with fire code separations. The proposed R1-7 zoning is a single family zoning with a minimum lot size of 7,000 sq.ft. This location allows for 11SFD lots

EXISTING AND SURROUNDING ZONING & LAND USE:

On-site – CR & R1-7 Zoning / Vacant Land

East – CR- Commercial Residential / AR- Agricultural Residential

North – R1-7 Single Family 7,000 sq. ft. min./Vacant Land

West – R1-7 Single Family 7,000 sq. ft. min./ Vacant Land

South – R1-7 Single Family / Vacant Land

ACCESS ROAD STATUS:

At this time no access. Access will be designed through the Subdivision, when designed.

EXISTING UTILITIES AND SERVICES STATUS:

All the following utilities will be constructed by the developer and services will follow:

Water, Sewer, Police Protection & Trash Collection – City of Williams;

Fire Protection – City of Williams Volunteer Fire Department;

Electricity – City of Williams-APS;

Natural Gas – UniSource;

Internet-Telephone – Telecom West and or CenturyLink.

PROPOSED UTILITIES: Water, Sewer, Electric, Natural Gas and Internet

BACKGROUND:

1. Rezoning application was submitted and all fees have been paid.
2. DRT reviewed and commented 10/11/22 / *No-comments*
3. Notice of Public Hearing was published in the local paper on November 30th and December 7th, 2022 and posted on the City Website.
4. Notice of Public Hearing was posted on site, mailed to property owners within 300 feet and posted at City Hall, November 28, 2022.
5. To date _____ response have been received.
6. The status of required documentation and or issues as follows:
 - All reports have been received and are complete (Water and Sewer Impact Analysis, Traffic Impact Analysis, Stormwater)

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning for APN: 202-11-003V. This approval will correspond with future subdivision submittals and is a reduction in density.

MODEL MOTIONS-

FOR APPROVAL:

I move to recommend to council, approval of Steve Iverson's request to rezone APN: 202-11-003V

FOR DISAPPROVAL:

I move to deny the request by Steve Iverson for the rezoning of APN: 202-11-003V



SHEET INDEX
 1 CATARACT CREEK UNIT 3 REZONING PLAN
 2 CATARACT CREEK UNIT 3 RECORD OF SURVEY

WOODSON
ENGINEERING & SURVEYING
 124 N. ELDEN ST. FLAGSTAFF, AZ 86001
 (928) 774-4636 WWW.WOODSONENG.COM

OWNER/DEVELOPER
 STATE WILSON LLC
 217 W. ROUTE 66
 WILLIAMAZ, AZ 86004
 (928) 978-4400

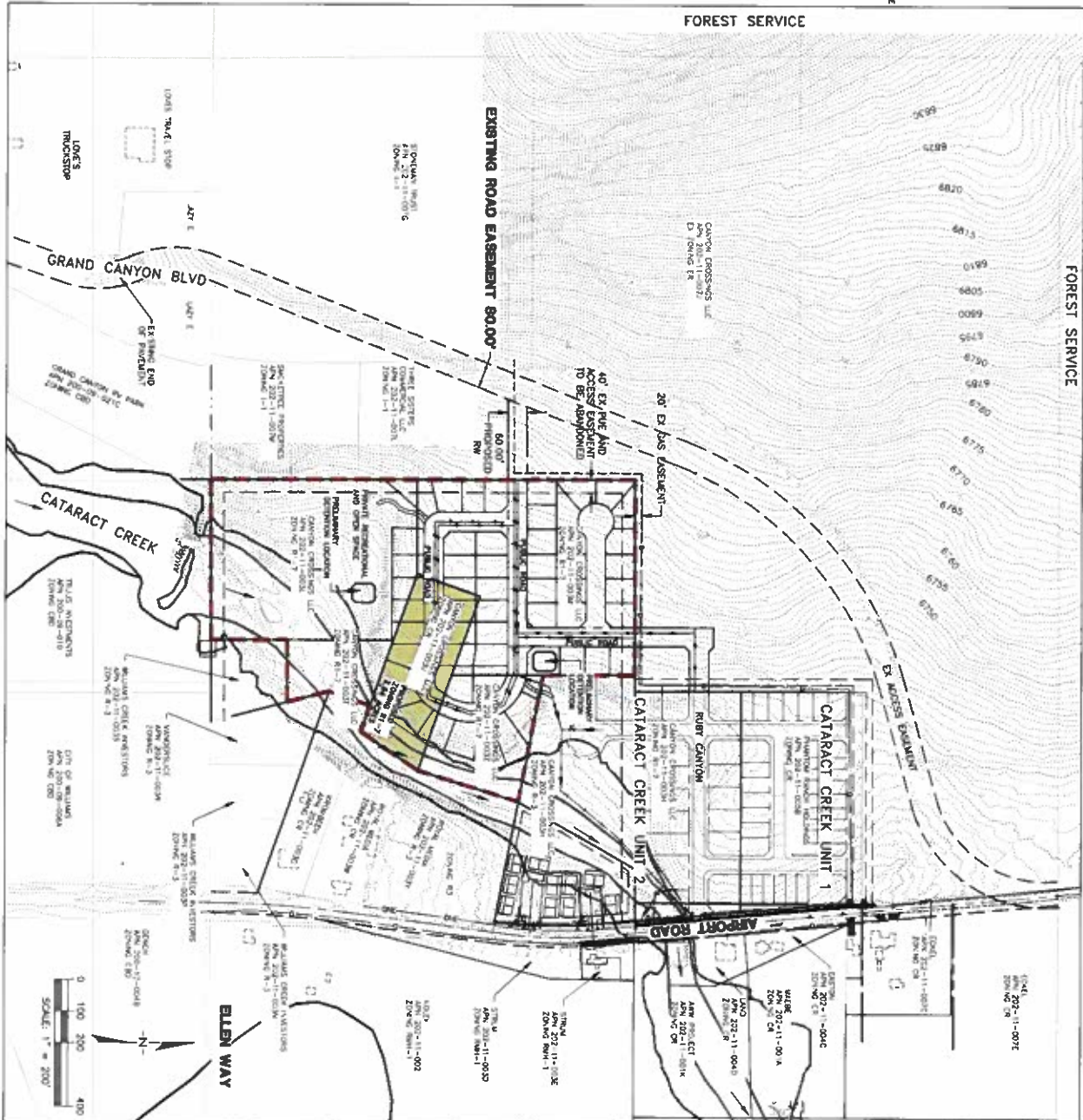
ENGINEER/SURVEYOR
 WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST. FLAGSTAFF, AZ 86001
 (928) 774-4636

SHEET 1 OF 2

**PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING**

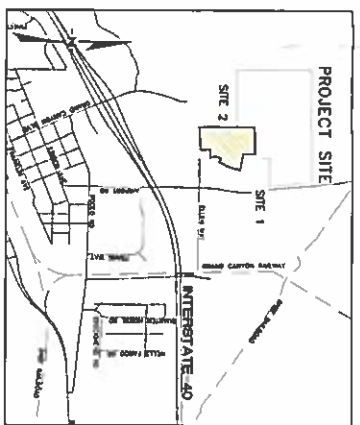
LEGEND

	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING RIGHT-OF-WAY		PROPOSED RIGHT-OF-WAY
	EXISTING SURVEY LINE		PROPOSED SURVEY LINE
	EXISTING UTILITY LINE		PROPOSED UTILITY LINE
	EXISTING STRUCTURE		PROPOSED STRUCTURE
	EXISTING WATER VALVE		PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE		PROPOSED STORM DRAIN MANHOLE
	EXISTING GAS VALVE		PROPOSED GAS VALVE
	EXISTING GAS METER		PROPOSED GAS METER
	EXISTING ELECTRIC METER		PROPOSED ELECTRIC METER
	EXISTING IRRIGATION MANHOLE		PROPOSED IRRIGATION MANHOLE
	EXISTING UTILITY POLE		PROPOSED UTILITY POLE
	EXISTING SURVEY MARKER		PROPOSED SURVEY MARKER
	EXISTING BENCH MARK		PROPOSED BENCH MARK
	FOUND SECTION CORNER AS NOTED		FOUND SECTION CORNER AS NOTED
	FOUND MONUMENT AS NOTED		FOUND MONUMENT AS NOTED
	FOUND WELL AS NOTED		FOUND WELL AS NOTED
	FOUND NAIL AS NOTED		FOUND NAIL AS NOTED



CATARACT CREEK UNIT 3 REZONING PLAN

A PROPOSED IMPROVEMENT IN THE SW QUARTER OF SECTION 21, TOWNSHIP
 22 NORTH, RANGE 2 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
 COCONINO COUNTY, ARIZONA



REZONING INFORMATION

SITE
 PROPERTY ADDRESS: NONE ASSIGNED
 WEST OF AIRPORT ROAD, 0.5 MILES NORTH OF ELLEN

TOTAL ACREAGE
 2.64

PARCEL (APN)
 202-11-003V

EXISTING ZONING:
 COMMERCIAL RESIDENTIAL (CR)

PROPOSED ZONING:
 SINGLE FAMILY RESIDENTIAL (R1-7)

EXISTING LAND USE:
 VACANT, MIXED USE COMMERCIAL PER WILLIAMS GENERAL PLAN 2013

PROPOSED LAND USE:
 RESIDENTIAL SINGLE FAMILY (7000 SF MIN)

FLOOD NOTE
 PARCELS JAN 202-11-003V AND 202-11-003W FALL WITHIN ZONE X, ZONE
 AE, AND THE REGULATOR FLOODWAY PER FEMA, FEMA 0405053306 (REV.
 9/2/2010) AND 0405053432 (REV. 9/2/2010).

DRAINAGE STATEMENT
 SEE ATTACHED DRAINAGE STATEMENT BY WOODSON ENGINEERING

**PRELIMINARY CATARACT CREEK UNIT 3 SUBDIVISION PROJECT
 INFORMATION**

PROPERTY ADDRESS	NONE ASSIGNED WEST OF AIRPORT ROAD, 0.5 MILES NORTH OF ELLEN
TOTAL ACREAGE APN	21.97 AC 202-11-003W (8.45 AC) 202-11-003E (2.47 AC) 202-11-003L (7.18 AC) 202-11-003T (1.23 AC) 202-11-003U (2.64 AC)
EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL (R1-7) (3-5 DU/ACRE)
EXISTING LAND USE	VACANT, MIXED USE COMMERCIAL PER WILLIAMS GENERAL 2013
PROPOSED LAND USE	55 LOTS RESIDENTIAL SINGLE FAMILY DWELLINGS
GROSS DENSITY	55/21.97 = 2.50 DU/ACRE
NET DENSITY	55/(21.97-5.47 RW) = 2.91 DU/ACRE

CATARACT CREEK UNIT 3
 CANYON CROSSING LLC
 REZONING PLAN

11/8/2022

WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

122401