

**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.