

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 Brutvan, Commissioner Massey and Commissioner Mason. Absent were Commissioner Moede and Commissioner Glen

D. Adopt Agenda

Motion: To adopt the agenda as presented.

Approve: Approved.

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

Motion passed unanimously

E. Approval of Minutes: December 15, 2022

Approve Minutes

Motion: To approve the minutes of December 15, 2022

Approve: Approved.

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

Motion passed unanimously

OPEN HOUSE DISCUSSION – GENERAL PLAN

The Planning and Zoning Commission and City Staff will be presenting maps and information about the Current 2013 General Plan and will solicit information and recommendations from the public pertaining to the planning elements of the General Plan. We will be conducting at least 4 to 5 meetings this year before we finalize the 2023 General Plan.

City Manager; Tim Pettit addressed the public and Commissioners with an overview of topics that the City would like to revise.

- We are no longer just a gateway community where we depend on Marketing, we are now a Tourism destination*
- City is proposing map changes so that there will be more control from the City side to look at projects on an individual basis, remove east and west end corridors of mixed use Forest Service Land.*
- Direction intended for the General Plan is to take out increased tourism and attractions, instead maintain what we currently have and improve infrastructure. We can't stop growth all together, however, we want to slow down growth and do it more strategically.*

- *Looking at future development in Garland Prairie, changing Land Use to mixed use, industrial, residential and commercial. This is a need as we foresee the need of increased Workforce Housing, which is also the direction our Housing Study is heading.*
- *All zoning change ordinances have been given to Woodson Engineering for inclusion in updating maps. Staff is working with Woodson Engineering to review and suggest changes for the General Plan update. We are updating zoning and land use to align more closely.*
- *We are looking at adding the history of Shepherding to Williams History, we will have City Librarian put together a paragraph to include.*
- *Pouquette's property private sale to the Yavapai Nation and how it will be used for a land swap in Verde Valley with Forest Service.*
- *Highlighted areas City Staff is looking at and suggests for P&Z to look into:*
 1. *Page 7 – N. AZ Character – we are adding Bearizona, GCR, Canyon Coaster, Elephant Rock Golf Course*
 2. *Page 8 – Williams Vision Statement*
 3. *Page 8 – City Status-remove aggressive marketing*
 4. *Page 11 – Updating Land use Map, remove mixed use/commercial areas at West and East end of town.*
 5. *Page 14 – Industrial/Employment*
 6. *Page 22 – Water & Wastewater-add wells to statement/change wastewater statement*
 7. *Page 26/27 – Cost of Development Element*
 8. *Page 23/30 – Growth Areas – Changing Map*
 9. *Page 31 – Designated Growth Area*
 10. *Page 37/38 – Environmental Planning-add statement about mining and negative impact to Williams*
 11. *Fulltime Fire Department-sustain its existence*
 12. *Last 6 years have seen new houses go from 13 a year to 97 a year in 2021.*
- *Public participation: John Holst, Robin Eckels Smith, Andrea Dunn, Chris Vasquez, Steven Dudley, Jeanna Stevenson and Patty Williams all addressed concerns and offered recommendations. The City has requested that the public put their issues, concerns or recommendations in writing and forward to Joanna Dahm for collection. The City will take note and look at possible change suggestions.*

II. STAFF REPORT – City Staff will present a preliminary draft with strike marks during the April Meeting, there will be **no Meeting in March** due to spring break. Our next schedule General Plan meeting will be held on April 20, 2023 at 7:00pm

Chairman Williams asked if the public or staff had any further questions or comments. If not motion to adjourn, Commissioner Massey motion to adjourn, Seconded by Commissioner Brutvan.

III.ADJOURN: 8:10 PM

ATTEST

Buck Williams, Chairman

Sue Bennett, Deputy City Clerk