

I. PROCEDURES

- A. Call to Order Chairman Buck Williams called the meeting to order at 7:14 p.m.
- B. Pledge of Allegiance Chairman Buck Williams led the pledge of allegiance.
- C. Roll Call Present were Chairman Buck Williams, Commissioners Brad Massey, Tony Robertson, and Josh Smiley. Commissioners Barbara Brutvan and Harry Schmitz were absent. A quorum was present. Present from Staff were Tim Pettit, Chief Building Inspector, Dan Gordon, Code Enforcement/Building Inspector and Pamela Galvan, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Massey made a motion to adopt the Agenda as presented. Commissioner Robertson seconded the motion, and it carried 4-0.
- E. Approval of Minutes from November 11, 2014 Commissioner Massey made a motion to approve the minutes as presented. The motion was seconded by Commissioner Robertson, and it carried 4-0.

II. PUBLIC PARTICIPATION - None

III. Rezoning of Parcel #200-12-002F

- A. **Report to the Planning & Zoning Commission** Tim Pettit read the rezoning request by Al Richmond, representing Arizona State Railroad Museum. He provided: proposed land use, location and size, conformance to City of Williams' General Plan, existing and surrounding zoning and land use, access road status, existing utilities and services status, proposed utilities and background.
- B. **Recess to Public Hearing** Chairman Williams asked if anyone had something they wished to say. There was no response.
- C. **Reconvene Regular Planning and Zoning Session** (7:18pm) Al Richmond spoke of making several attempts to get a museum established. This is coming along now, because of legislature approving a theme park for the area.
The target date for opening the Railroad Museum is Spring of 2017.
He described the various forms of artifacts that will be on display, as well as a large document collection. He spoke of the trains that will be used on the turntable in the center of the facilities, and an amphitheater.
There will be displays focusing on the specialties of different cultures, with a locomotive being the backdrop. It will touch on mining, railroad construction, ranching and will explain the various activities that took place earlier on.
Al Richmond referenced a diagram with the planned layout of the facilities and discussed the need to relocate the facilities drainage. They will be planting a large number of trees.
George Glen (Public) He feels this will be a great asset to the community.
Mark Worden (Public) He spoke of past railroad displays and how well they were received, and is here to provide community support to this project.

- D. **Discussion and** Commissioner Smiley expressed his appreciation for all of Al's efforts and

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said that he has heard only positive things. He asked if the residents were concerned with the placement of a museum next to them, and if Al Richmond had heard from them. Al Richmond responded that the trailer park manager had spoken to Sam Lanter from the Grand Canyon Railway and said the residents are in favor of the museum.

Tim Pettit pointed out that he had distributed some 30 notices to the community, and no negative responses were received.

Al Richmond said he appreciates all of the comments and support and feels this will be a good source of revenue.

Commissioner Massey thanked Al Richmond for his perseverance.

Al Richmond pointed out some drainage issues they ran into and how it was being resolved.

Chairman Williams asked about the drainage routing and its ability to sufficiently to handle the flow.

Al Richmond said, "Yes" and explained, pointing to the map, how it will be routed. He said the engineers have gone over it and found the best direction for maximum drainage flow.

Chairman Williams asked if there were any more questions.

Al Richmond concluded by saying, the City of Williams is a strong partner, the Council a strong supporter and that everyone has provided ideas to move the project forward. Chairman Williams read the model motions to either approve or deny. After reading them he asked if the Commission would like to make a motion.

Commissioner Smiley made a motion to recommend to Council to approve the request by Al Richmond, representing Arizona State Railroad Museum to rezone parcel #200-12-002F from Heavy Industrial to Central Business District with the following conditions:

1. Development of this property must be in substantial conformance to the presented conceptual site plan. If not, the zoning would revert back to the original Heavy Industrial Zoning.
2. Development of the Arizona State Railroad Museum must adhere to all development procedures, engineering designs, floodplain requirement, zoning requirements and current building and fire standards and codes as adopted by the City of Williams.

Commissioner Massey seconded the motion, and it carried 4-0.

VI. ADJOURN

Commissioner Massey made a motion to adjourn the meeting. Commissioner Smiley seconded the motion, and it carried 4-0.
The meeting ended at 7:45 p.m.

Buck Williams, Chairman

Pamela Galvan, Deputy City Clerk