

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 17, 2020 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, January 14, 2021, 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 Scott Towsley, for rezoning of approximately 13 acres of a 20 acre parcel that is currently mixed zoning with 7 acres zoned CBD (Central Business District), and the remaining 13 acres RR (Rural Residential). Mr. Towsley is requesting the 20 acre parcel be rezoned CBD. The property is located at 700 E. Route 66, APN 200-08-007C.

For further information, please contact Tim Pettit, Community Development Director 928-635-4451 ext. 208 or e-mail tpettit@williamsaz.gov .

**REPORT TO:
PLANNING & ZONING COMMISSION
CITY COUNCIL**

CASE NO. (Rezoning) RZ# 12-2020-03 Scott Towsley

DRT MEETING: October 22, 2020

PLANNING & ZONING COMMISSION MEETING: December 17, 2020

CITY COUNCIL MEETING; January 14, 2021

REQUEST: Rezoning request by Scott Towsley

PROPOSED LAND USE: 20 acre amusement park(Canyon Coasters Adventure Park)

SITE LOCATION: 700 E. Route 66, APN 200-08-007C

SITE SIZE: 20 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. This area is currently mixed zoned, with approximately 7 acres being CBD (Commercial Business District) and the remaining 13 acres being RR (Rural Residential). Rezoning the 20 acre parcel to CBD is in compliance with the General Plan.

EXISTING AND SURROUNDING ZONING & LAND USE:

On-site – Mixed zoning CBD & RR vacant land
East – CBD – vacant land
North – Public and BNSF Right-of-Ways
West – CBD - Motel
South –RR / Vacant Land

ACCESS ROAD STATUS:

Property will be accessed off E. Route 66

EXISTING UTILITIES AND SERVICES STATUS:

Water, Sewer, Police Protection & Trash Collection – City of Williams;
Fire Protection – City of Williams Volunteer Fire Department;
Power – APS;
Natural Gas – UniSource;
Telephone – CenturyLink.

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

BACKGROUND:

1. Rezoning Application was submitted 12/2/2020, was reviewed for completeness and fees were paid.
2. Notice of Public Hearing was published in the Williams News, mailed to property owners within 300 feet of the site and posted at City Hall, on the city website and on site December 3, 2020.
3. At this time no written responses have been received.

MODEL MOTIONS-

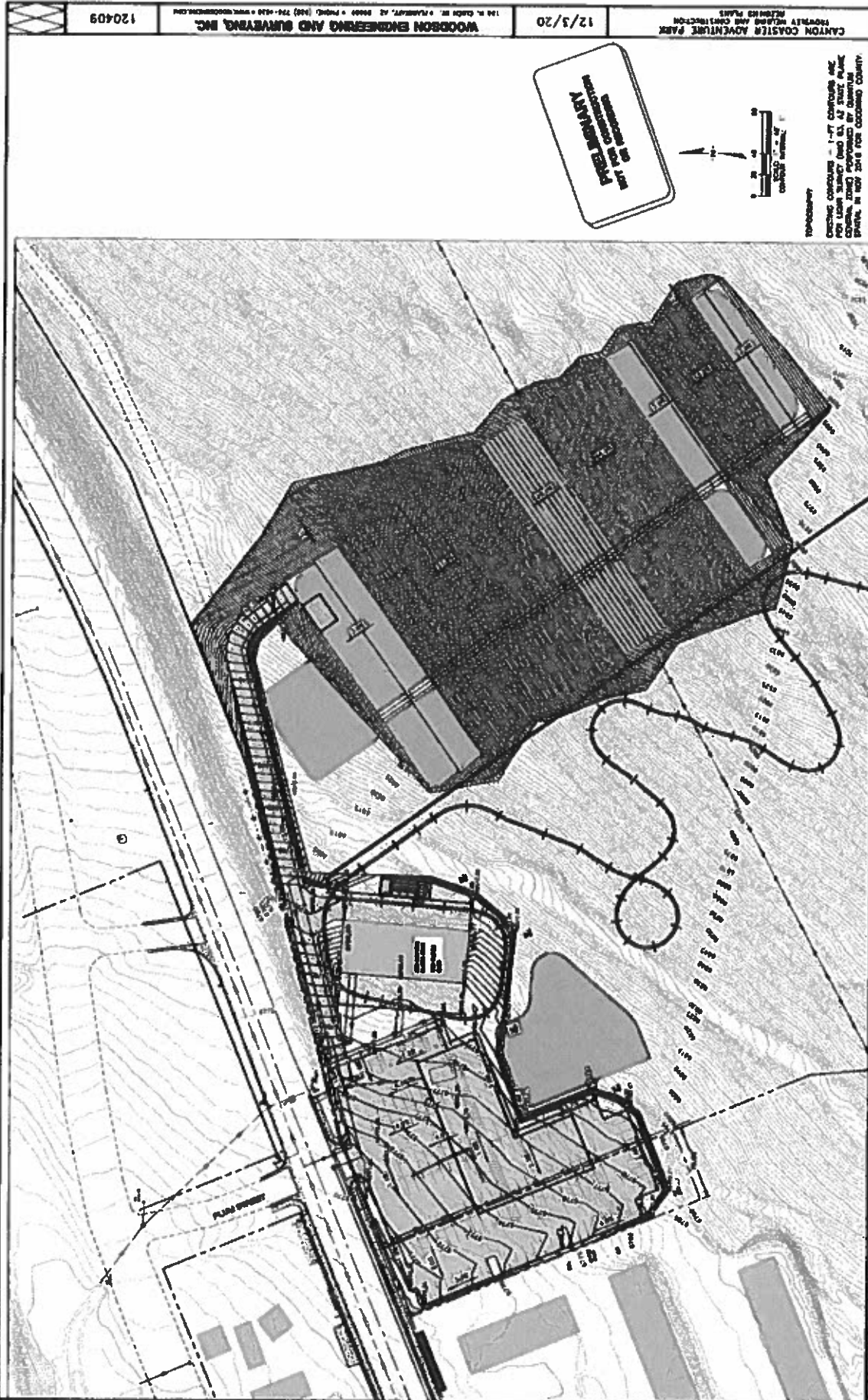
FOR APPROVAL:

I move to recommend approval to Council, the request by Scott Towsley to rezone parcel #200-08-007C from the mixed zoning of Central Business District (CBD) and Rural Residential (RR) for the entire parcel be zoned Central Business District with the following condition:

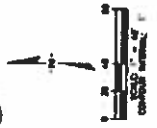
1. Development of this property must be in substantial conformity with the attached conceptual site plan, if not causing the zoning to revert back the mixed zoning.

FOR DISAPPROVAL:

I move to deny the request by Scott Towsley, to rezone parcel# 200-008-007C.



FIELD SURVEY CONTROL POINTS



BOUNDARY
 GRADING CONTOURS - 1' FT CONTOURS ARE FOR LIGHT SURVEY (NO. 1) AT STATE PLUMB SURVEY IN 1997. ALL CONTOUR DATA IS FROM A 2016 SURVEY BY WOODSON ENGINEERING AND SURVEYING, INC. IN 2016 FOR COCHISE COUNTY.

<p>WOODSON ENGINEERING & SURVEYING 124 N SLOAN ST FLAGSTAFF AZ 86001 (928) 774-4838 WWW.WOODSONENGINEERING.COM</p>	<p>CANYON COASTER ADVENTURE PARK</p>	<p>GRADING PLAN</p>
	<p>DATE: 12/3/20 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number] SHEET NO.: [Number]</p>	

I.

Executive Summary

Canyon Coaster adventure Park

OWNERS

Canyon Coaster Adventure Park
B&S Land INC

I.

Executive Summary

B&S Land INC desires to develop a 20.2 acre parcel on Route 66 in Williams AZ into family an adventure park and will fund and develop the park as the owners. Operations of the park will be run under contract by K&L INC an amusement park operations company. Management will be overseen by Chaps INC an amusement park management company. Other venture's that these companies have built and are operating are- Alpine Slide at Magic Mountain, Big Bear Snow Play and Mine Shaft Coaster (First Alpine Coaster in the state of California) all located in Big Bear Lake CA. Our parks have proven to be valuable assets to the community and are well received by visitors and locals alike. We support the community and will strive to add to the family tourist draw that Williams is known for.

Target date for Canyon Coaster Adventure park to be under construction will be January 2021 and opening date will be late Fall early Winter 2021.

The park will create between 20-30 full and part time jobs once its operating and will provide 20-30 jobs during construction. We will always hire local people first and will have many part time high school and collage students working in operations .

Project Overview

Anticipated park visits

To meet our projections we are anticipating total visits to the park at around 70,000 -100,000 for the first year. We will market to existing visitors to Williams and the Grand Canyon and provide a fun healthy activity for families to take advantage of while they visit the beautiful town of Williams. We hope to gradually increase our visitors and would like to market our park in conjunction with The existing draws of The Town of Williams ,The Grand Canyon Railroad and Bearizona.

Why Canyon Coaster Adventure park?

Alpine Coaster's, which will be our anchor attraction and the first in the state of Arizona are gaining in popularity at destination resorts all over the county. The Coaster as well as Tubing ,Putt Putt Golf and our Adventure Ropes Course provide fun,thrilling activity for a broad spectrum of visitors of almost any age and abilities.

Construction

We would like to begin construction by January 2021 to meet our late fall goal of opening. Priority one is base area infrastructure and the Alpine Coaster. Priority two is the Tubing area and the Ropes course.

General contractor for construction of the park will be Towsley Welding & Construction. TW&C is an "A" licensed Arizona general engineering contractor with 35 years experience in resort construction.

Priority one:

Parking lot, base area infrastructure.

Parking lot will be constructed to have 130 spaces ,one egress/ degress to Highway 66 and will be paved. Other tree thinning and grading will occur along the frontage area to create pads for buildings/ decks, tubing and rope course. Tree thinning will be as minimal as possible for the whole park.

Coaster and Coaster buildings details

Track layout consist of one up track to carry carts and riders to the top with a electrically powered cable pulley system ,one down track that is gravity powered will include bank turns, 360's and drops. The coaster will have 36 carts total, Carts speed is controlled by the rider but also have computer control's for managing speed and braking.

Most of the coaster will sit on steel frames pinned into the ground. Parts of the coaster that rise above 5' will have engineered concrete footings, safety netting and walkways . The highest areas of the coaster will be up to 35' in the air. The Base lodge and coaster cart building will be constructed in the base area in a central location with good views and access to the parking lot, putt putt golf, tubing and the ropes course. There will be a pedestrian path from the parking lot to the Base lodge and pathways between the various activities. Power demands for the coaster is 85 kva and will be fed from a panel in the coaster cart building.

The Base lodge will serve as the coaster start/stop building and will be the center hub of the park .The Base lodge will be the Que up area for entry and exit to the coaster and will have sign in and ticketing for all activities. Additional areas are the snack bar with seating, rest rooms, offices, employee break rooms.

Outdoor decking to provide seating and views of all the activities. The building will be between 4,000' and 7,000' with 3,000' of decking . Design will be one that is appropriate for our park and the character of Williams AZ.

The ticketing ,start and exit area will be approximately 1,500 sq ft and will have roll up garage style doors to allow customers to freely enter /exit the buildings as well as the coaster itself. This area will include a counter with approximately 8 iPad service portals for signing a waiver and receiving a participant armband. Next will be an enclosed ticket window area to purchase tickets for the attractions. An Additional counter will have 10 iPad portals and 4 big screen monitors on the wall. This area will be for the customer to review and purchase video and photos of them participating in the activities. Office's,employee lockers ,employee restrooms and other operations area will be approximately 2,000 sq/ft. Customer Rest rooms will be 500 sq/ft and will include 4 toilets and 3 sinks for women and 2 toilets 2 urinals ,3 sinks for the men. A snack bar ,gift shop and customer seating will take up approximately 1,200 sq/ft. and be tied into 3,000 sq/ft of Outdoor decking. The decking will go around the building and will be constructed as well as graded earth and finished .

Estimated water usage for the Base lodge for one year will be 30,000 flushes or 48,000 gals for toilets 15,000 gal for sinks. and 7,000 gal for the snack bar. Power Gas and sewer service will be provided by local utility suppliers. Power needs for both building are around 15 kva,150 amp service. Gas will service radiant heating in both building and gas range in snack bar.

Coaster cart building will be of the same design as the visitor center but will not be accessible by the public,it is located on the opposite side of the coaster track and this is where coaster employees engage the customers to help them get seated and belted into the coaster carts. Employees will also add and remove carts as needed using the monorail and electric boom. It will also have a small work space for maintenance and part storage .Building will be approximately 1,200 sq ft. One employee will also be replacing and removing the onboard video cameras as carts come in for processing the videos for customer viewing.

Priority Two:

Tubing area

Winter tubing will have 8 lanes and be approximately 150' wide by 500' long . Customers will have uphill transportation via a magic carpet lift system A state of the art snowmaking system will be installed.A snowcat will create and maintain the lanes for optimal customer experience. There will be a pump house constructed to house (1) vertical turbine pump,a control system and tube storage. Building size will be 500 sq/ft.We will install a 300 kva transformer to feed electrical circuit's to service (4) 65 amp snow gun pedestals ,night lights and an additional circuit to power the Magic carpet people mover. We anticipate 150-200 hrs of snowmaking time and around 100 days of tube operations including night sessions as demand dictates and will have lights on the tubing area.

The water needs to operate the tubing and snow play will be approximately 1.5 million gallons and will be used mostly in late fall early winter when water demands are at their lowest.

Power consumption -snowmaking 200 hours at 150 HP(112.5 KW) or 22,500 KWH,

Magic carpet, lights, others 1200 hours at 45 Hp (35 KW) or 42,000 KWH.

Total winter load is around 60,000 to 90,000 KWH per winter.

Summer tubing will be constructed next to the winter tubing with the Magic carpet between them and operating to service both areas. Summer tubing will have approximately 6 lanes and will operate when winter tubing is closed.. We will grade the area to accommodate design and equipment to provide the safest, funnest experience possible for our customers.The magic carpet will provide uphill transportation and operations will be the same as winter tubing.

Ropes and challenge course

The ropes course will be constructed using the best adventure /ropes course equipment available. It will constructed with safety and fun for all ages and abilities in mind. It will provide a challenge for all with its multiple levels of difficulty. RCIs patented harness system is proven as the safest in the business. The system is designed with the ability to have expansion and changes to layout to always keep it fresh and up to date. The footprint for our initial system will be 80' x 100' with concrete footings supporting the structure.

