

FINAL AMENDED AGENDA

TUSAYAN TOWN COUNCIL SPECIAL MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

October 26, 2011 @ 6:00 P.M.

Best Western Squire Inn, Zuni Conference Room
74 State Route 64, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Town Council and to the general public that the Tusayan Town Council will hold a meeting and public hearing open to the public at 6:00 p.m. on Wednesday, October 26, 2011 at the Best Western Squire Inn. If authorized by a majority vote of the Tusayan Town Council, an executive session may be held immediately after the vote and will not be open to the public. The Council may vote to go into executive session pursuant to A.R.S. § 38-431.03.A.3 for legal advice concerning any matter on the agenda, including those items set forth in the consent and regular agenda sections. The Town Council may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting Greg Bryan (928) 638-8401 as soon as possible.

TOWN COUNCIL SPECIAL MEETING AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

**MAYOR BRYAN
VICE MAYOR MANIACI**

**COUNCILMEMBER MONTOYA
COUNCILMEMBER RUETER
COUNCILMEMBER FITZGERALD**

** One or two Council Members may attend by telephone*

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Members of the public may address the Council on items not on the printed agenda. The Council may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

Members of the audience who wish to speak to the Council on an item listed on the Agenda as an Action Item or as Public Hearing should complete a Request to Speak Card and turn it into the Town Clerk. Speakers will be limited to three minutes each.

4. CEREMONIAL AND INFORMATIONAL MATTERS

5. CONSENT AGENDA

ITEMS ON THE CONSENT AGENDA ARE ROUTINE IN NATURE AND WILL BE ACTED ON WITH ONE MOTION AND ONE VOTE. PUBLIC HEARING ITEMS ARE DESIGNATED WITH AN ASTERISK (*). MEMBERS OF THE COUNCIL OR STAFF MAY ASK THE MAYOR TO REMOVE ANY ITEM FROM THE CONSENT AGENDA TO BE DISCUSSED

AND ACTED UPON SEPARATELY.

Consideration and possible approval of Administrative/Treasurer's Report

Acceptance of the Finance Report
Approval of the Payment of Bills
Approval of Minutes

6. COMMITTEE REPORTS

7. PUBLIC HEARING

A. Proposed Zoning Adoption for the Annexation of Ten X and Surrounding Properties

- 1) Open Public Hearing on Equivalent Zoning
- 2) Staff Report
- 3) Applicant Presentation
- 4) Public Comment
- 5) Close the Public Hearing on Equivalent Zoning

8. PUBLIC HEARING

A. Zoning Ordinance Text Amendment, Modifying Section 13.3-3.C of the Tusayan Zoning Ordinance. This section would be modified to read: "The area contained within a proposed PC Zone shall not be less than 10 acres."

- 1) Open Public Hearing on Text Amendment
- 2) Staff Report
- 3) Applicant Presentation
- 4) Public Comment
- 5) Close the Public Hearing on Proposed Zoning

9. PUBLIC HEARING

A. Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.

- 1) Open Public Hearing on Rezoning Camper Village
- 2) Staff Report
- 3) Applicant Presentation
- 4) Public Comment
- 5) Close the Public Hearing on Rezoning Camper Village

10. PUBLIC HEARING

A. Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.

- 1) Open Public Hearing on Rezoning Kotzin Ranch
- 2) Staff Report
- 3) Applicant Presentation

- 4) Public Comment
- 5) Close the Public Hearing on Rezoning Kotzin Ranch

11. PUBLIC HEARING

- A. Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.
 - 1) Open Public Hearing on Rezoning Ten X Ranch
 - 2) Staff Report
 - 3) Applicant Presentation
 - 4) Public Comment
 - 5) Close the Public Hearing on Rezoning Ten X Ranch

12. ACTION ITEMS

Discussion, consideration and possible approval of Planning and Zoning Commission recommendation regarding Proposed Equivalent Zoning in connection with the Annexation of Ten X and Surrounding Properties.

Discussion, consideration and possible approval of Planning and Zoning Commission recommendation regarding Zoning Ordinance Text Amendment, Modifying Section 13.3-3.C of the Tusayan Zoning Ordinance. This section would be modified to read: "The area contained within a proposed PC Zone shall not be less than 10 acres."

Discussion, consideration and possible approval of Planning and Zoning Commission recommendation regarding Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.

Discussion, consideration and possible approval of Planning and Zoning Commission recommendation regarding Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.

Discussion, consideration and possible approval of Planning and Zoning Commission recommendation regarding Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.

13. SET AGENDA ITEMS FOR NEXT MEETING

14. TOWN MANAGER'S AND STAFF REPORTS

15. SET AGENDA AND ACTION ITEMS FOR NEXT MEETING

16. COUNCIL MEMBERS' REPORTS

17. MAYOR'S REPORT

18. MOTION TO ADJOURN INTO EXECUTIVE SESSION for the following purpose:

The Tusayan City Council may wish to go into Executive Session pursuant to A.R.S. Section 38-431.03.A.3 and A.4 in order to receive legal advice

concerning items on the agenda and to instruct staff and the Town Attorney concerning negotiations of the Pre-annexation and Development Agreement with Stilo Development Group USA.

The Council may wish to go into Executive Session pursuant to A.R.S. Section 38-431.03.A.3 in order to receive legal advice concerning items on the agenda.

Following e-session the Council may take action on the Pre-annexation and Development Agreement with Stilo Development Group USA or give staff direction concerning modifications thereto.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan Arizona on this ____ day of the month of _____ in the year 2011, the Agenda of the Tusayan Town Council date of regular meeting, on the 26th day of the month of October and the year 2011 in accordance with the statement filed by the Tusayan Town Council.

Posted at ____ AM/PM this ____ day of _____, 2011. _____

Signature of person posting the agenda
As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.