

DRAFT MINUTES

TUSAYAN PLANNING & ZONING COMMISSION MEETING

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

Continued Meeting of October 13, 2011 @ 6:00 P.M. to be held

October 24, 2011@ 6:00 P.M.

Best Western Squire Inn, Zuni Conference Room

74 State Route 64, Tusayan Arizona

TUSAYAN TOWN PLANING & ZONING COMMISSION MEETING

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Bryan called the meeting back to order at 6:00pm on and the Pledge of Allegiance was recited.

2. ROLL CALL

On roll call, the following were present:

CHAIRMAN G. BRYAN

COMMISSIONER MANIACI

COMMISSIONER MONTOYA

COMMISSIONER FITZGERALD

The following were also present:

Town Manager Ochoa

Town Clerk Sutton

Special Project Planner Reddie

Office Assistant Garver

Special Project Team Leader Tim Pickering

Commissioner Rueter did not attend the meeting, as well as he recused himself from any discussion because of his relationship with Camper Village, as they are his employers.

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

Sharyl Allen, Superintendent of the Grand Canyon School District, stated that she appreciated the legal staff for working with her on the tax impact. She distributed a document with the new tax rates if the changes went through. An assessed tax does not mean more taxes, just a wider distribution of those taxes. The school budget is driven on student enrollment.

Dave Uberuaga, Superintendent of the Grand Canyon Park, wanted to introduce himself to the Council as he had not met some of the newer members.

Alicyn Gitlin of the Sierra Club said that she had been told that she would need to fill out a Freedom for Information Act in order to receive the responses to their concerns that they submitted. She would like to see it prior to the October 26, 2011 meeting so that she can be prepared to respond.

At the October 24, 2011 meeting, there were a number of speaker cards turned in for request to speak on Action Items on the Agenda for that evening. The mayor ruled they were out of order and could not speak on those items because the agenda did not

permit public comment on items on the agenda and the Public Hearing had been closed at the earlier meeting and NO further public comment was being taken.

4. **Approval of Minutes**
No minutes to approve.

5. **Discussion and possible approval of recommendation to the Tusayan Town Council regarding Proposed Equivalent Zoning in connection with the Annexation of Ten X and Surrounding Properties.**

Mark Reddie stated that there had been no new adjustments to the staff report and no new adjustments for approval as there were no new concerns brought up on this item. Commissioner Montoya asked him if he had verified that the landfills were not in the annexation and Mr. Reddie stated that the engineers had carved out the landfills and that there had been an aerial photography taken today that clearly shows that the landfill would not be part of the annexation. Commissioner Fitzgerald asked why it was important that it not be in the annexation. Mr. Reddie and Chairman Bryan said it was an unlicensed dumpsite and it was unknown as to what was disposed of there. This was done as a precaution to save the town mitigation costs.

Commissioner Montoya moved to approve the recommendation regarding the proposed equivalent zoning in connection with the annexation of the Ten X and surrounding properties along with the suggested staff recommended adjustments and the reasons for recommendation.

Commissioner Maniaci seconded the motion. All were in favor that could vote.

6. **Discussion and possible approval of recommendation to the Tusayan Town Council 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 25 10 acres."**

Mark Reddie said that there were no new changes provided in the staff report.

What was presented on October 17th were the only changes recommended.

Commissioner Maniaci moved to approve the recommendation regarding the zoning ordinance text amendment, modifying Section 13.3-3.C of the Tusayan Zoning Ordinance that would be modified to read: "The area contained within a proposed PC Zone shall not be then 10 acres" along with the staff recommended adjustments and the reasons for recommendation.

Commissioner Montoya seconded the motion. All were in favor that could vote.

7. **Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.**

Mark Reddie stated that on October 17, 2011, the staff had given a detailed staff report and power point presentation. Per the discussions from that meeting, the staff has made some additional comments. The applicant has also responded to the public comments and were added an addendum.

The staff added four new stipulations:

The removal of the flood plain and floodway definitions from Part 2, Section B.1 of the zoning narrative & to utilize the definitions listed with the Tusayan Zoning Ordinance. The modification of the definition of Hostel, Hotel and Motel to be reduced to the maximum duration of occupancy from 180 days to a maximum of 30 days.

The removal of "Entertainment and Leisure Attractions" from the permitted use table to prohibit amusement parks, casinos, convention centers and regional malls.

In lieu of school land set aside, the Council should encourage the applicant to execute a memo of understanding with the Grand Canyon School District for a donation to the District from the applicant.

A conceptual master site plan for the entire property shall be submitted if the initial site plan does not include the entire property and/or the plan is not in substantial conformance with Exhibit 6. The conceptual master plan shall show a general internal circulation routes, general parking locations, conceptual building foot prints and open space location in accordance with the approved plan.

The existing RV park use on the property shall be terminated at the time development plans are approved and construction commences for the first phase of permanent development.

Mr. Reddie stated that the applicant has updated the Citizen Participation Report.

Commissioner Montoya moved to approve the recommendation regarding the request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone along with the staff recommended stipulations and the reasons for recommendation.

Commissioner Maniaci seconded the motion.

Commissioner Fitzgerald stated that he realized that though he is new to the P&Z Commission, that as he attended the same training meetings that were held, he was up to speed or not far behind with most of the Commission. With this understanding, he did not feel the Commission had enough of a firm grasp on P&Z and that he wanted a to make a frame work of detailed information on current and expired CUPS prior to making any additional changes to the zoning. He did not think he could recommend that the Commission could pass this change to the Council. His comments would apply to the next two other items for discussion.

Chairman Bryan, Commissioner Maniaci and Commissioner Montoya voted in favor. Chairman Fitzgerald voted against. Commissioner Rueter had recused himself.

8. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.

Mark Reddie stated that the staff had given a detailed staff report on October 17, 2011 and that there were four more additional stipulations added to the staff recommendations:

The removal of the flood plain and floodway definitions from Part 2, Section B.1 of the zoning narrative & to utilize the definitions listed with the Tusayan Zoning Ordinance. The modification of the definition of Hostel, Hotel and Motel to be reduced to the maximum duration of occupancy from 180 days to a maximum of 30 days.

The removal of "Entertainment and Leisure Attractions" from the permitted use table to prohibit amusement parks, casinos, convention centers and regional malls.

In lieu of school land set aside, the Council should encourage the applicant to execute a memo of understanding with the Grand Canyon School District for a donation to the

District from the applicant.

Mr. Reddie stated that the applicant has updated the Citizen Participation Report.

Commissioner Maniaci moved to approve the recommendation regarding the request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone along with the staff recommended stipulations and the reasons for recommendation.
Commissioner Montoya seconded the motion.

Commissioner Fitzgerald said that he could not recommend this rezoning change because of his concerns he had stated prior

Chairman Bryan, Commissioner Maniaci and Commissioner Montoya voted in favor. Chairman Fitzgerald voted against. Commissioner Rueter had recused himself.

9. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.

Mark Reddie stated that the staff had given a detailed staff report on October 17, 2011 and that there were five more additional stipulations were added to the staff recommendations:

The removal of the flood plain and floodway definitions from Part 2, Section B.1 of the zoning narrative & to utilize the definitions listed with the Tusayan Zoning Ordinance.
The modification of the definition of Hostel, Hotel and Motel to be reduced to the maximum duration of occupancy from 180 days to a maximum of 30 days.
The removal of "Entertainment and Leisure Attractions" from the permitted use table to prohibit amusement parks, casinos, convention centers and regional malls.
Within parcel SFR1, a maximum of 32 lots are permitted to be developed as park models, and any park models must be located at the north end of the parcel in a separate subdivision from the other permitted product types.
In lieu of school land set aside, the Council should encourage the applicant to execute a memo of understanding with the Grand Canyon School District for a donation to the District from the applicant.

Mr. Reddie stated that the applicant has updated the Citizen Participation Report.
Commissioner Maniaci asked about the 32 lots that are permitted to be developed, whether that was a maximum or minimum amount. Mr. Reddie said that there never had been a limit, but it was a concern that Chairman Bryan had asked to have limitations on how many and where they were located. Thirty two is thirty percent of the original 108 lots that are permitted to be built there.

Commissioner Maniaci moved to approve the recommendation regarding the request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone along with the staff recommended stipulations and the reasons for recommendation.
Commissioner Montoya seconded the motion.

Commissioner Fitzgerald said that he could not recommend this rezoning change because of his concerns he had stated prior

Chairman Bryan, Commissioner Maniaci and Commissioner Montoya voted in

favor. Chairman Fitzgerald voted against. Commissioner Rueter had recused himself.

10. SET AGENDA ITEMS FOR NEXT MEETING

A meeting will be set for minutes to be finalized

11. MOTION TO ADJOURN OR TO GO INTO EXECUTIVE SESSION for the following purpose:

The Council did not adjourn into executive session.

A. The Planning and Zoning Commission 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.

12. ADJOURNMENT OF PLANNING AND ZONING COMMISSION MEETIN

Commissioner Montoya moved to adjourn the meeting.

Commissioner Maniaci seconded the motion. All were in favor.

The meeting adjourned at 6:46pm.