

AGENDA

TUSAYAN TOWN COUNCIL REGULAR MEETING

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

Wednesday, September 17, 2014 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, 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 open to the public on Wednesday, September 17, 2014 at the Tusayan Town Hall Building. 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 the Town Manager at (928) 638-9909 as soon as possible.

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.

TOWN COUNCIL REGULAR MEETING AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

MAYOR GREG BRYAN
VICE MAYOR AL MONTOYA

COUNCILMEMBER BILL FITZGERALD
COUNCILMEMBER JOHN RUETER
COUNCILMEMBER CRAIG SANDERSON

❖ *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 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/OR INFORMATIONAL MATTERS

Presentation of certificate of appreciation to Sandra Angat for her service as Planning and Zoning Commissioner

5. CONSENT AGENDA

Items on the consent agenda are routine in nature and will be acted on with one motion and one vote. 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.

A. Minutes of the Town Council Regular Meeting on 9/3/14

B. Accounts Payable Billings

6. COMMITTEE REPORTS

- A. Update on the Sports Complex Committee**
- B. Update on the Planning and Zoning Commission**

7. ACTION ITEMS

- A. Consideration, discussion, and possible approval of entering into a service agreement with CommNet for internet connectivity for Town Hall**
- B. Consideration, discussion, and possible approval of Forest Service Cost Recovery Agreement for access to Town Housing Parcels and Kotzin Ranch**
- C. Discussion, consideration and possible action to ratify the approval of the US Forest Service application ("Application") submitted to the US Forest Service pursuant to Section 5(e) of the First Amendment to Pre-Annexation and Development Agreement ("First Amendment"), dated January 22, 2014, between the Town of Tusayan ("Town") and Stilo Development Group ("Stilo"). As a result of US Forest Service requirements, the southern access to Kotzin depicted in the Application is not consistent with the southern access to Kotzin depicted in the Pre-Annexation and Development Agreement ("Prior Agreement"), dated July 1, 2011, between the Town and Stilo. When final US Forest Service approval of the southern access to Kotzin is obtained, such approved southern access to Kotzin shall be identified as Exhibit C1 and attached to the form of Second Amendment to the Prior Agreement and the First Amendment attached as Exhibit 1**

8. DISCUSSION ITEMS

- A. Update on the aerial topographic mapping of the Town of Tusayan**
- B. Update on the sewer line for the community park**
- C. Update on discussions of a possible Tusayan Tourism Board**
- D. Discussion of next steps on storm water issues, aerial survey costs, and costs of detention basins**
- E. Update on crosswalk safety improvements**
- F. Reports on the annual League of Arizona Cities and Towns conference held in August**
- G. Discussion of public request to form Town Police Department**
- H. Discussion of Town Building and Permit Fees**
- I. Discussion of Tusayan Fire District request for assistance**

9. TOWN MANAGER'S REPORT

10. FUTURE AGENDA ITEMS

11. COUNCIL MEMBERS' REPORTS

12. MAYOR'S REPORT

13. MOTION TO ADJOURN

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 September, 2014, at _____ pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

ITEM NO. 5A

TUSAYAN TOWN COUNCIL REGULAR MEETING

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

Wednesday, September 3, 2014 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Bryan called the meeting to order at 6:01pm and the Pledge of Allegiance was recited.

2. ROLL CALL

**MAYOR GREG BRYAN
VICE MAYOR AL MONTOYA
COUNCILMEMBER BILL FITZGERALD
COUNCILMEMBER JOHN RUETER
COUNCILMEMBER CRAIG SANDERSON**

Also present were:

Will Wright, Town Manager
Melissa M. Drake, Town Clerk

Mayor Bryan requested a moment of silence for local Winchester Family whose granddaughter is currently missing.

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

Josh Collet asked the Council to consider forming a local police force. He stated that response times are long due to the large territory the Coconino County Sheriff's Department must cover.

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

A. Presentation from Holly Krake, Kaibab National Forest Fire Information Officer, regarding upcoming prescribed fires

Holly Krake spoke about the current and planned management of the lightning-caused Belknap Fire. She also spoke about upcoming prescribed fires around Tusayan for the fall.

Dan Pearson with the National Park Service spoke about prescribed fires and thinning projects planned within Grand Canyon National Park this fall.

Kaibab District Ranger James Simino spoke briefly about local areas which will be treated as part of the 4 FRI project.

B. Mayor's Proclamation of September 22-26, 2014 as National Employer Support of the Guard and Reserve Week in the Town of Tusayan

Mayor Bryan read his proclamation naming the week of September 22-26 as National Employer Support of the Guard and Reserve Week in the Town of Tusayan.

5. CONSENT AGENDA

A. Minutes of the Town Council Workshop on 8/12/14 and 8/13/14 and Regular Meeting on 8/13/14

B. Accounts Payable Billings

Vice Mayor Montoya made a motion to approve the Consent Agenda. Councilmember Rueter seconded the motion and it passed on unanimous vote.

6. COMMITTEE REPORTS

A. Update from the Sports Complex Committee

No update

B. Update from the Planning and Zoning Commission

The next meeting is scheduled for 9/10/14.

7. ACTION ITEMS

A. Consideration, discussion, and possible approval of a funding request from the Grand Canyon Chamber and Visitors' Bureau (CVB) for matching funds for an Arizona Office of Tourism (AOT) tourism marketing grant

Freda Rahnenfuehrer, CVB President, spoke to the Council requesting matching funds for an AOT grant. The funds will be used for advertising, maps, etc. for Tusayan and the area. The CVB will match half of the grant and is requesting the Town to match the other half.

Vice Mayor Montoya made a motion to approve funding \$4,792.50 for matching funds for the AOT Grant. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

B. Consideration, discussion, and possible approval of a proposal for aerial topographic mapping of the Town of Tusayan

Manager Wright directed the Council to a proposal and quote from Woodson Engineering for aerial mapping of the Town of Tusayan. Woodson Engineering and Manager Wright suggest mapping (A) the Tusayan townsite, (B) the northeast drainage area, and (C) the 20 acres of Kotzin Ranch where the Town Housing Parcel is located for a total of \$36,860.

Councilmember Sanderson suggested that the Town either choose Options A & B or Options A, B, C, and D (the remainder of Kotzin Ranch which is Stilo property and may require Stilo to participate). The Council discussed the options.

Councilmember Sanderson made a motion to move forward with Options A & B for a cost of \$25,885 and to move forward with Options C & D, only if the Stilo agrees to pay \$9,357.50 for their portion of the mapping. Councilmember Rueter seconded the motion it passed on unanimous vote.

Manager Wright will clarify the description of "corridor to Highway 64."

C. Consideration, discussion, and possible approval of the purchase of a large live tree for Christmas lighting purposes

Manager Wright researched the purchase as requested by the Council. The cost of the recommended spruce is \$1,500 including delivery and planting. Mayor Bryan suggested placing the tree at the northern round-about with a solar panel for lighting it.

Mayor Bryan made a motion to approve the purchase of the "Fat Albert" Spruce for \$1,500 with the intention of lighting it with solar lighting for Christmas. Councilmember Rueter seconded the motion. Councilmember Fitzgerald requested investigation into another type of tree which may use less water. The motion passed with a vote of 4 to 1 with Councilmember Fitzgerald voting "No."

D. Consideration, discussion, and possible decision on utility location for the Community Development Block Grant (CDBG) project at the Community Park

Manager Wright introduced the topic and covered options for placing the utilities for the project at the park. He stated that locating the utilities on an easement with ADOT would provide a higher level of service and be of greater use to the Town than to tie-in to the utilities on the Vail property.

Manager Wright stated that he presented the recorded easement information to Mike Thomas at ADOT and he said that he'd have to look into it. The Council discussed the existing water and sewer line locations and the options for the future.

Vice Mayor Montoya made a motion to have the Town Manager pursue the ADOT easement option and have the engineers proceed with plans for this option. Councilmember Rueter seconded the motion and it passed on unanimous vote.

The Town Manager will report back to the Council at the next meeting on the time limits for expending CDBG funds.

E. Consideration, discussion, and possible approval of Forest Service Cost Recovery Plan for access to Town Housing Parcels and Kotzin Ranch

Manager Wright requested the Council to table this topic until additional discussions of the costs and authorizations can occur with the Stilo attorney.

Bob Petzoldt, Superintendent for the Sanitary District, spoke about planning which is required for any development. He asked that the Council encourage all developers to notify the Sanitary District in the very early stages of planning.

Mayor Bryan tabled the discussion and action until the September 17 meeting.

F. Consideration, discussion, and possible approval of continuing membership in the Coconino Plateau Water Advisory Council (CPWAC)

Manager Wright stated that annual dues of \$5,000 are required to maintain membership in CPWAC.

Mayor Bryan stated his belief that Tusayan will never benefit from the CPWAC Water Study and gaining additional sources of water without the participation of Grand Canyon National Park. He stated that he believes that there are benefits for discussing water conservation.

Mayor Bryan asked for input on the topic from Former Mayor Pete Shearer since he is on the Sanitary District Board and a member of CPWAC. Mr. Shearer stated that there are advantages in information shared within CPWAC.

Councilmember Rueter spoke in favor of maintaining membership in this regional water council. He suggested the Town and the Sanitary District split the fee or membership. Mr. Shearer stated that the request could be taken to the board.

Mayor Bryan stated that since the money for the membership was already budgeted, barring a motion to withdraw from CPWAC, the membership would continue.

The Council took no action.

8. DISCUSSION ITEMS

A. Update on discussions of a possible Tusayan Tourism Board

Councilmember Sanderson spoke about the background of the Grand Canyon Chamber and Visitors' Bureau (CVB) and his discussions with the CVB which have occurred since the last meeting. He stated that there was originally reluctance but now there seems to be interest in creating a tourism board.

Councilmember Fitzgerald spoke in favor of a tourism board with a position being a hired consultant.

Councilmember Rueter stated he would support a board if a town hall was held determining an interest level among the townspeople/businesses.

Councilmember Sanderson will report again at the next Council meeting.

B. Discussion of next steps on storm water issues, aerial survey costs, and costs of detention basins

Manager Wright stated that the aerial topographic mapping would be most useful in determining next steps and a proposal to proceed..

C. Discussion of possibility of the Town assuming responsibility for the Special Lighting District (SLID)

Mayor Bryan stated that a bill passed this year makes it possible to assume responsibility for the Tusayan SLID.

Pete Shearer spoke about the history of the SLID and spoke in favor of the Town taking control of the SLID, the lighting on all the roads in town, and possibly using HURF funds.

Mayor Bryan stated that the current SLID contains Highway 64 frontage and 300 feet on either side of it.

Councilmember Rueter stated that he is in favor of the town taking over the SLID and changing it to town facilities instead of a special district.

Manager Wright will research past costs of the SLID, what would be required to absorb the district, and talk to Coconino County Manager Cynthia Seelhammer about adding this topic to the joint meeting with the Coconino County Board of Supervisors.

D. Discussion of possible Agenda Items for the joint meeting with the Coconino County Board of Supervisors

Manager Wright noted an e-mail and draft agenda he received from Manager Seelhammer today. The Council would like to add the following topics:

- Permitting
- 4 FRI
- SLID
- Sheriff's Department services

Manager Wright stated that he met with Sheriff Bill Pribil today and updated the Council on the discussions. He stated that changes in the contract would be outlined in a memo and will be sent to the Town in the near future.

9. TOWN MANAGER'S REPORT

Manager Wright stated that his report was in the packet and asked if there were any questions. There was a short discussion regarding the Municipal Code status.

A School Board meeting will be held on 9/10/14 at 6pm and one topic will be to discuss the Forest Service application. All Councilmembers are invited to attend as private citizens.

Tim Stine will be training with state officials on Manufactured Home Inspection.

10. FUTURE AGENDA ITEMS

- 9/11/12 at 9am – Special Meeting to canvass the vote
- 9/17/14 – Cost recovery agreement
- 9/17/14 – Crosswalk safety update
- 9/17/14 – Tourism board

ITEM NO. 7A



Will Wright <tusayantownmanager@gmail.com>

Re: Pricing

1 message

john rueter <rueter.jw@gmail.com>

Thu, Sep 4, 2014 at 11:23 AM

To: Will Wright <tusayantownmanager@gmail.com>, greg bryan <gbtusayan@gmail.com>

I will speak with you both about this shortly. I believe it is the only near solution on the horizon. I believe it should be presented to the council ASAP. It might be we can "sell" some of it to others at the airport to reduce our costs.

On Thu, Sep 4, 2014 at 8:31 AM, Mike Pogue <mike@lastmileresearch.com> wrote:

John –

Commnet will sell the city 5 megs for 225 a meg and install the equipment at no charge! Will ask for a three year contract. Let me know, I am holding 5 back for you out of the current allocation – that's what we have left!

Best,

Mike

ITEM NO. 7B



File Code: 2730
Date: AUG 22 2014

GREG BRYAN
MAYOR
TOWN OF TUSAYAN
PO BOX 709
TUSAYAN, AZ 86023

Dear Mr. Bryan:

On July 1, 2014 a letter was sent to you, informing you that I have accepted the application from the Town of Tusayan for Transportation and Utility Systems, and Facilities on Federal Lands within the Tusayan Ranger District of the Kaibab National Forest. This letter is to forward to you, for your review and signature, the *Cost Recovery Agreement 14MJ-11030704501*, along with the associated appendices, to start the processing of the application.

I, as the Authorized Officer, am informing you of the anticipated steps that will be needed to process the application. These steps are outlined for you in the attached *Cost Recovery Agreement 14MJ-030704501, in Appendix C, Scope of Work* document, under item *I. Processing Timeline*. Please review this document carefully.

If you have any questions or need clarification about these documents, please contact Deirdre A. McLaughlin, Forest Service Case Manager, at (928) 635-5662 or damclaughlin@fs.fed.us.

The estimated fee for this category 6 Major Cost Recovery Agreement is \$55,853.00. There will be an initial estimated processing fee of \$13,963.25 and three (3) subsequent quarterly estimated processing fees of \$13,963.25, for a total of \$55,853.00. The processing fees for the application are based upon the direct and indirect costs that the Forest Service incurs in reviewing the application as stated in the agreement. If the application results in an authorization for transportation and utility corridors, monitoring fees may be assessed prior to construction.

If the Town of Tusayan, as the applicant, disagrees with the fee category determination or estimate fee amount, the Town may request substitution of an alternative fee category or estimated fee amount. This request must be submitted in writing to:

Calvin Joyner, Regional Forester
Southwestern Regional Office
333 Broadway SE
Albuquerque, NM 87102

The Town must also provide documentation that supports selection of an alternative fee category or estimated fee amount (36 CFR 251.58(e)). Once the Town of Tusayan has signed the Cost Recovery Agreement, please return the original signed agreement to:

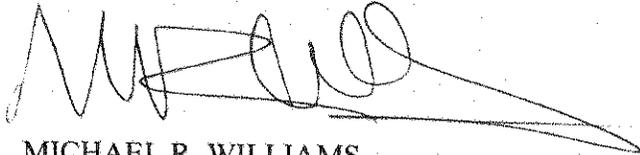
Deirdre A. McLaughlin
Forest Service Case Manager
742 South Clover Rd
Williams, AZ 86046



When the Cost Recovery Agreement has been fully executed, a bill for the initial payment will be sent to the Town of Tusayan. The Town will have 30-days from the date on the bill for collection to make the payment. The Forest Service shall not initiate application processing until the initial estimated processing fee is paid. If the Town fails to pay the initial, or any subsequent estimated processing fee, or the fee is late, the Forest shall cease processing the application until the fee is paid.

Additionally, once the Cost Recovery Agreement is signed and the initial estimated processing fee has been paid, I will review the qualifications of any potential Prime Consultant. The Prime Consultant will be chosen solely by and serve under the direct supervision and control of the Forest Service. The Prime Consultant's work product will be considered Forest Service work product owned by the Forest Service because it will be prepared under Forest Service supervision and is intended to meet legal requirements that apply to the Forest Service. I will consider the views of the Town in choosing the Prime Consultant and manage the contract. The selection of the Prime Consultant will be based on past experience, technical competence, availability to perform work, cost factors, and an absence of conflict of interest.

I look forward to working with the Town as we proceed forward with the processing of this application. If you have any questions, please contact Deirdre A. McLaughlin, Williams/Tusayan Lands and Minerals Staff Officer, at (928) 635-5662.



MICHAEL R. WILLIAMS
Forest Supervisor

Enclosures (3)

cc: Liz M Schuppert, James E Simino

APPLICATION FOR TRANSPORTATION AND
 UTILITY SYSTEMS AND FACILITIES
 ON FEDERAL LANDS

FORM APPROVED
 OMB NO. 0598-0082

FOR AGENCY USE ONLY

NOTE: Before completing and filing the application, the applicant should completely review this package and schedule a preapplication meeting with representatives of the agency responsible for processing the application. Each agency may have specific and unique requirements to be met in preparing and processing the application. Many times, with the help of the agency representative, the application can be completed at the preapplication meeting.

Application Number

Date Filed

1. Name and address of applicant (include zip code)
 Town of Tusayan
 PO Box 709
 845 Mustang Drive
 Tusayan AZ 86023

2. Name, title, and address of authorized agent
 if different from item 1 (include zip code)

For the Town of Tusayan:
 Will Wright, Town Manager
 Town of Tusayan
 PO Box 709
 845 Mustang Drive
 Tusayan AZ 86023

For Stilo:
 Stilo Development Group USA, LP
 Attn: Dawn Meldinger
 c/o Fennemore Craig
 2394 E. Camelback Rd., Ste. 600
 Phoenix, AZ 85016

3. Telephone (area code)

Applicant
 (928) 638-9909

Authorized Agent
For the Town of Tusayan:
 Will Wright
 (928) 638-9909

For Stilo:
 Dawn Meldinger
 (602) 916-5470

4. As applicant are you? (check one)

- a. Individual
- b. Corporation*
- c. Partnership/Association*
- d. State Government/State Agency
- e. Local Government
- f. Federal Agency

* If checked, complete supplemental page

5. Specify what application is for: (check one)

- a. New authorization
- b. Renewing existing authorization No.
- c. Amend existing authorization No.
- d. Assign existing authorization No.
- e. Existing use for which no authorization has been received *
- f. Other*

* If checked, provide details under item 7

6. If an individual, or partnership are you a citizen(s) of the United States? Yes No

7. Project description (describe in detail): (a) Type of system or facility; (b) related structures and facilities; (c) physical specifications (Length, width, grading, etc.); (d) term of years needed; (e) time of year of use or operation; (f) Volume or amount of product to be transported; (g) duration and timing of construction; and (h) temporary work areas needed for construction (Attach additional sheets, if additional space is needed.)

(a) Type of system or facility

The use requested in this application is in support of the requirements of the *Pre-Annexation and Development Agreement (PADA) No. 2011-11-02* (Appendix A of this application) and the *First Amendment to the PADA No. 2011-11-02* (Appendix B of this application) between the Town of Tusayan (Town) and Stilo Development Group USA, LP (Stilo). The applicant proposes to make improvements to segments of existing forest roads and construct new segments to provide all weather access and utility service to two in-holding properties (TenX Ranch and Kotzin Ranch). Kotzin Ranch includes land owned by Stilo and the Town, and Ten-X is wholly owned by Stilo. The Town has agreed to act as the applicant and hold the right of way authorization sought via this application. The roadway improvements and utility construction would begin at State Route 64 (SR 64) in the Town. As depicted in Figure 1, the project area lies within the Tusayan Ranger District of the Kaibab National Forest, and the proposed corridors cross the areas listed in Table 1. TenX Ranch is identified as the Coconino County Assessor's Parcel Number (APN) 502-14-001, and Kotzin Ranch is APN 502-16-006.

Table 1. Project Location

Proposed Corridor from SR 64 to:	Sections	Township	Range
Kotzin Ranch (2 alignments)	13, 14, 23, 24	T30N	R2E
TenX Ranch (FR 302)	24 19, 29, 30	T30N T30N	R2E R3E

Township and Range of the Gila and Salt River Baseline and Meridian

The locations of the requested alignments are depicted in Figure 2. Generally, access and utility service to TenX Ranch requires improvements to the existing Forest Road (FR) 302; the road and utility corridors to Kotzin Ranch would improve segments of existing FR 605M (Long Jim Loop) and FR 605 as well as construction of new road and utility corridor segments. Table 2 identifies the physical specifications of the requested corridors on a segment-by-segment basis.

(b) Related structures and facilities

From the requested southern access road and utility corridor to Kotzin Ranch, an approximately 255-foot long corridor along FR 605 is necessary to accommodate a sewer line to the existing collection system facilities of the South Grand Canyon Sanitary District (SGCSD) wastewater treatment plant in the Town, as depicted in Figure 3B. In addition, an approximately 300-foot long sewer line corridor is necessary parallel to SR 64 from the intersection of FR 302 to the existing developed boundaries of the Town. This corridor facilitates a second tie-in to the SGCSD wastewater collection system to convey flows from TenX Ranch, and is depicted in Figure 3A. The two sewer line corridors are estimated to be 25 feet wide; the specific width and location will be dependent on the capacity, location and depth of the existing wastewater collection facilities. The sewer line corridors would consist of temporary ground disturbance for construction, with the exception of manhole covers that would remain at grade.

A wastewater lift station is anticipated to convey wastewater flows to the SGCSD wastewater treatment plant from TenX Ranch. The lift station would be located adjacent to the access and utility corridor along FR 302. Two booster pump stations, one for reclaimed water and one for potable water, would be located approximately 0.3 mile east of SR 64, adjacent to FR 302. Each station would each be approximately 0.2 acre in size, or 100 feet by 100 feet, and would be located adjacent to the access and utility corridor along FR 302. The approximate locations of these stations are depicted in Figure 3A.

A wastewater lift station is anticipated on the southern access road and utility corridor to Kotzin Ranch to convey wastewater flows to the SGCSD wastewater treatment plant from Kotzin Ranch. The lift station would be located adjacent to the access and utility corridor at the Kotzin Ranch property line. The lift station would be approximately 0.2 acres in size or 100 feet by 100 feet. The approximate location is shown on Figure 3B.

The specifications of these improvements will be further determined as the environmental review and engineering design proceed. Utilities would be installed per the applicable local standards. As part of the environmental review and engineering design, existing permitted utility easements would be identified and the proposed utility corridors designed to avoid conflicts.

(c) Physical specifications

The project proposes to improve and construct maintenance level 5 roadway access to the two in-holdings. As defined in Forest Service Handbook (FSH) 7709.58, 12.3, maintenance level 5 is assigned to roads that provide a high degree of user comfort and convenience; these roads are normally double-lane, paved facilities. The roadway and utility improvements are needed to accommodate the Town approved land use plans as defined in the PADA Exhibit B1 *Kotzin Ranch Land Use Plan and Data Table* and Exhibit B2 *TenX Ranch Land Use Plan and Data Table*.

In total, approximately 28,213 linear feet of roadway access and utility corridor (including approximately 255 linear feet of sewer line without roadway access) are requested. The total area of disturbance on USFS land is estimated to be approximately 52.0 acres, of which 17.5 acres (34 percent) has been previously disturbed.

Table 2 lists each corridor segment, existing and proposed maintenance levels, the existing recreation opportunity spectrum (ROS), the length of the segment (in feet and miles), the area disturbance (including estimates of new and previously disturbed areas), and the utility lines proposed for each segment.

Figure 4 depicts the cross section of the proposed corridor, conforms to the requirements specified by the PADA and meets applicable local standards. The corridor would accommodate two, paved travel lanes (14 feet wide each), resulting in 28 feet of surfaced roadway, with aggregate shoulders (2 feet wide each) and a 14-foot-wide border area/utility corridor adjacent to each shoulder. The corridor would also accommodate an 8-foot-wide bike/pedestrian path on either side of the paved surface. An additional 4 feet would allow for adjustments to grade. In total, an 80-foot-wide corridor is requested to provide all weather access and utility service to the two privately owned in-holding parcels. Note that the dimensions specified above and in Figure 4, which comprise the overall 80-foot-wide corridor, represent a typical cross section; the engineering design may vary in locations to accommodate topographic and other site-specific constraints.

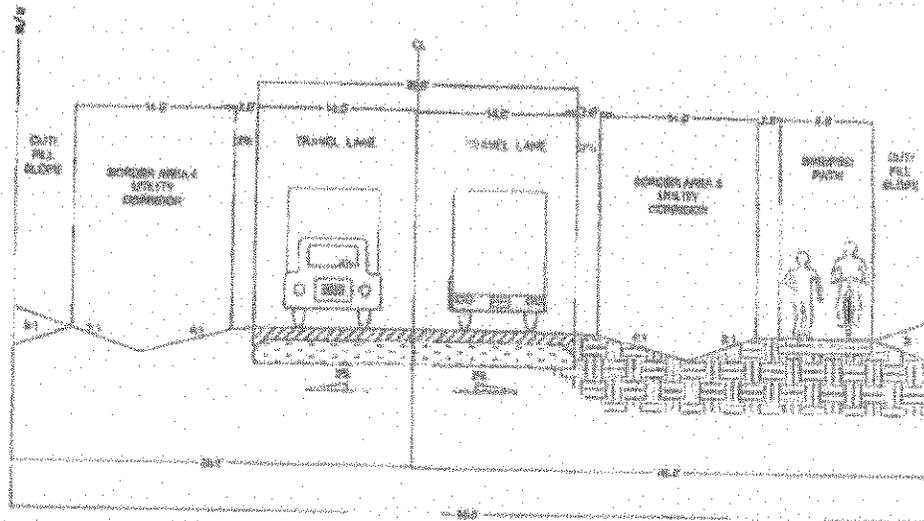


Figure 4: Access roadway and utility corridor typical section

Corridor to TenX Ranch

FR 302 would be improved from SR 64 for approximately 2.8 miles, or 14,880 feet, to TenX Ranch. Utilities to be provided within the two, 14-foot-wide border area and utility corridors include a potable water distribution main, a reclaimed water transmission main, a sewer main, a natural gas pipeline, electric, and telecommunications (internet, cable television, telephone, etc.).

Corridor to Kotzin Ranch

Southern Access

The southern access roadway and utility corridor would be 1.4 miles (7,100 feet) long and would traverse lands within the Kaibab National Forest (approximately 0.9 miles; 4,850 feet), connecting the existing SR 64 roundabout at Long Jim Loop to Kotzin Ranch, including the segments listed below. The utilities proposed within the two, 14-foot-wide border area and utility corridors vary slightly by segment, but generally include water transmission and distribution mains, a reclaimed water main, and a sewer main. Dry utilities in the corridor also vary by segment, but generally include a natural gas pipeline, electric lines, and telecommunications. Details of the utility lines included in each segments are listed herein and in Table 2.

- The existing FR 605M (Long Jim Loop) would be improved from the SR 64 roundabout west approximately 2,460 feet to the forest boundary. Of the 2,460 feet, approximately 200 feet are on USFS lands and approximately 2,260 feet are on private land road easements administered by the USFS.
 - Utilities proposed in this segment include water transmission and distribution mains, a reclaimed water main, a natural gas pipeline, and telecommunications.
- From the forest boundary, a new roadway and utility corridor would be constructed for approximately 1,080 feet west to the intersection with FR 605, which accommodates the existing Arizona Public Service (APS) easement.
 - Utilities proposed in this segment include water transmission and distribution mains, a reclaimed water main, a natural gas pipeline, and telecommunications.
- The existing FR 605 would be improved for approximately 1,750 feet to the west.
 - Utilities proposed in this segment include water transmission and distribution mains, a reclaimed water main, a sewer force main, a natural gas pipeline, and telecommunications.
 - The sewer main from Kotzin Ranch would leave the utility corridor near the southern boundary of the SGCSO facilities and continue northeast in a corridor for approximately 255 feet to the existing wastewater collection facilities of the SGCSO.
- From FR 605 to Kotzin Ranch, a new roadway would be constructed in a generally northwesterly direction for approximately 1,810 feet to Kotzin Ranch.
 - Utilities proposed in this segment include water transmission and distribution mains, a reclaimed water main, sewer force main, electric lines, a natural gas pipeline, and telecommunications.
 - Electric lines would be in this segment of the corridor, connecting to the existing APS power lines that parallel FR 605.

Northern Access

The northern access roadway and utility corridor would traverse lands within the Kaibab National Forest for approximately 7,930 feet, or 1.5 miles, from the intersection of SR 64 and Moqui Drive (FR 328) west to Kotzin Ranch, including the segments listed below. The utilities within the two, 14-foot-wide border area and utility corridors would include a potable water main and a reclaimed water main. Dry utilities are not anticipated in this corridor.

- FR 328 would be improved approximately 4,070 feet from SR 64 west to FR 605F.
- FR 605F would be improved approximately 1,560 feet west from FR 328 to the intersection with FR 605E.
- FR 605E would be improved for approximately 1,530 west.

A new roadway and utility corridor would be constructed west approximately 770 feet to Kotzin Ranch.

(d) Term of years needed

All weather access and utility service is requested in perpetuity. Pursuant to the PADA, construction and maintenance funding for the roadway and utilities is the responsibility of Stilo, however, if not completed in a timely manner the Town may fund and construct. Per the PADA, the roads would be maintained to the standards of the Forest Service, which are defined in the *Guidelines for Road Maintenance Levels (2005)*. The utilities would be maintained to the standards of the local utility providers.

(e) Time of year of use or operation

All weather access and utility service is requested yearlong.

(f) Volume or amount of product to be transported

The volume of traffic and sizes of utilities are undetermined at this time. Details, to the extent available, will be provided as the environmental review and engineering design proceed. The two-lane roadways are proposed as presented in the PADA (page 4 and Exhibits C1 and C2). Preliminary engineering indicates two-lane roadways would adequately accommodate anticipated traffic.

Utility infrastructure for the private parcels that will be served by these roadways across Forest Service lands will be sized based on the anticipated build out of the private parcels. The utility corridors within the roadway section are of sufficient size to support all of the utility infrastructure contemplated for the private parcels at build out.

(g) Duration and timing of construction

Construction would be anticipated to be complete within an approximate 36-month period, considering the potential for inclement weather.

(h) Temporary work areas needed for construction

No temporary work areas for construction would be needed within the Kaibab National Forest. All temporary construction areas will be on private lands.

8. Attach a map covering area and show location of project proposal

9. State or Local government approval: Attached Applied for Not Required

10. Nonreturnable application fee: Attached Not required

11. Does project cross international boundary or affect international waterways? Yes No (If "yes," indicate on map)

12. Give statement of your technical and financial capability to construct, operate, maintain, and terminate system for which authorization is being requested.

The applicant is technically and financially capable of completing the project described in this application. The contractor must be duly licensed, bonded and insured, and would be selected based on a review of bids submitted in response to a solicitation/design package. Criteria to be considered may include factors such as: project understanding, relevant management and technical experience, staff qualifications, capacity to conduct the work, proposed work plan, past performance on similar work and record of completion, quality plan, cost, and health, safety, and environmental record.

Pursuant to the PADA, Stilo will fund construction and maintenance of the road and utilities, however if the project is not completed in a timely manner, the Town may fund construction and maintenance. The ability to fund will be demonstrated based upon the Kaibab National Forest requirements for substantiating (i.e., financial records, list of completed projects, etc.). The applicant would agree to completion and maintenance bonding, as appropriate. Bonding would be utilized as a form of surety, in addition to other protective stipulations and contractual remedies in the road maintenance agreement. Guidance is needed from Kaibab National Forest regarding bonding requirement and/or calculation methodology for determining the appropriate amount.

The proposed corridors would be open to the public for travel.

The properties are inholdings, completely surrounded by federal lands administered by the Kaibab National Forest, with no private lands abutting either property. As such, any access to the properties would require use of forest lands. The Forest land alternatives considered are shown in the PADA, Exhibits D1 and D2.

Alternative alignments for the southern roadway access and utility corridor to Kotzin Ranch may be feasible and will be considered during the environmental review and engineering design process. No other alternatives were considered for the roadway access and utility corridor to TenX Ranch or for the northern corridor to Kotzin Ranch due to the presence of existing forest roads, thus minimizing surface disturbance.

b. Why were these alternatives not selected?

Alternative alignments for the southern roadway access and utility corridor to Kotzin Ranch will be considered during the environmental review and engineering design process.

c. Give explanation as to why it is necessary to cross Federal Lands.

Kotzin Ranch and TenX Ranch are in-holdings in the Kaibab National Forest. Both properties are accessible via existing forest roads, however, these roads are subject to closure at the discretion of the District Ranger during wet weather periods. Improved, all-weather access is necessary to ascertain reasonable use and enjoyment of these privately held lands. Per the PADA, both properties would be developed for commercial and residential, year around use requiring all weather access.

14. List authorizations and pending applications filed for similar projects which may provide information to the authorizing agency. (Specify number, date, code, or name)

No other authorizations or applications are known to be pending for similar, linear projects in the vicinity. Table 3 lists projects within the Tusayan Ranger District of the Kaibab National Forest identified on the Forest Service Schedule of Proposed Actions (SOPA).

Of the projects listed, only the Tusayan Flood Control Project Environmental Assessment (EA) is located in the immediate vicinity of the proposed roadway and utility corridor. The applicant will coordinate with the Forest Service to ensure the flood control project and the proposed roadway and utility corridor project are compatible.

Table 3. Tusayan Ranger District Schedule of Proposed Actions

Project Name	Project Purpose	Location	Expected Implementation
GC Hub Wireless Communications Site Development CE	Construct a communications facility to serve the Grand Canyon area	Tusayan Ranger District; Township 29 North, Range 4 East, NW ¼, SW ¼ of Section 7.	On hold
Four-Forest Restoration Initiative EIS; Kaibab and Coconino EIS	Road, fuels, watershed, and vegetation management (other than forest products) and forest products	Coconino National Forest All Units, Williams Ranger District, Tusayan Ranger District, including ponderosa pine habitat on the Kaibab and Coconino National Forests	12/2014
Rock Pit Development: Coconino and Kaibab National Forests EA	Road management	Coconino National Forest All Units, Williams Ranger District, Tusayan Ranger District	04/2014
Kaibab National Forest Plan Revision EIS	Land management planning	Kaibab National Forest All Units	02/2014
Watts Vegetation Management Project CE	Land management planning	Tusayan Ranger District; Township 29 North, Range 5 East, Sections 1, 2, 3, 11, and 12; Township 30 North, Range 5 East, Sections 26, 27, 34, 35, and 36.	05/2014
VANE Minerals Uranium Exploratory Drilling Project EIS	Minerals and Geology	Tusayan Ranger District; Townships 27, 28, and 29 North; and Ranges 2, 3, and 4 East	On hold
Tusayan Flood Control Project EA	Watershed management	Tusayan Ranger District; Township 30 North, Range 2 East, Sections 19, 24, and 30, just east of the Town of Tusayan	01/2014

15. Provide statement of need for project, including the economic feasibility and items such as: (a) cost of proposal (construction, operation, and maintenance); (b) estimated cost of next best alternative; and (c) expected public benefits.

Statement of need for project, including the economic feasibility

The need for this project is to improve access to facilitate reasonable use and enjoyment of the in-holding properties in a safe and adequate manner. All-weather access is required to the Kotzin Ranch and TenX Ranch in-holdings in accordance with the PADA. Both properties will be developed for commercial and residential use requiring higher level of services for

vehicle access as well as accommodation for the required utilities.

The project is economically feasible and would be privately funded.

(a) Cost of proposal (construction, operation, and maintenance)

Preliminary construction costs were provided in the Kotzin Ranch Applicant's Narrative Report, Planned Community District Zoning Submittal, Approved November 2, 2011, Exhibit 5, Primary Infrastructure (see Appendix B of this application) and TenX Ranch Applicant's Narrative Report, Planned Community District Zoning Submittal, Approved November 2, 2011, Exhibit 5, Primary Infrastructure (see Appendix C of this application). Revised cost estimates will be provided as the environmental review and engineering design proceed.

(b) Estimated cost of next best alternative

Cost estimates for reasonable alternatives will be provided as the environmental review and engineering design proceed.

(c) Expected public benefits

Expected public benefits include improved access to the in-holdings and the surrounding lands of the Kaibab National Forest. The planned land use for the properties is defined in the PADA, Exhibit B1 Kotzin Ranch Land Use Plan and Data Table and Exhibit B2 TenX Ranch Land Use Plan and Data Table.

16. Describe probable effects on the population in the area, including the social and economic aspects, and the rural lifestyles.

The in-holdings are surrounded by public lands administered by the Kaibab National Forest and have no form of access except across public land. While the proposed access roadways and utility corridors across lands administered by the Kaibab National Forest would not directly result in population growth, the population growth anticipated by the allowed zoning of the in-holdings is a reasonably foreseeable future action that would be considered during the environmental review of this application.

The proposed roadway access and utility corridors would also improve access to lands administered by the Kaibab National Forest with the potential for some increase in utilization of localized areas for recreational purposes. Impacts to rural lifestyles are expected to be localized and minimal in the context of the role of the local community as a gateway to the Grand Canyon National Park. The applicant will work to identify and minimize potential resource conflicts with rural lifestyles with safety in mind.

17. Describe likely environmental effects that the proposed project will have on: (a) air quality; (b) visual impact; (c) surface and ground water quality and quantity; (d) the control or structural change on any stream or other body of water; (e) existing noise levels; and (f) the surface of the land, including vegetation, permafrost, soil, and soil stability.

The applicant concurs that the environmental effects will be analyzed as part of the National Environmental Policy Act process.

(a) Air quality

The proposed project would pave existing gravel and dirt roads within the Tusayan Ranger District, which would reduce sources of fugitive dust in dry weather. There is substantial use of the existing roadways for dispersed camping and an immediate reduction of fugitive dust emissions from this user-group is anticipated with paving of these existing roadways. Additional traffic would be expected to traverse the improved roads, which may increase vehicle emissions.

(b) Visual impact

Removal of existing vegetation would be minimized to the extent practical; indigenous plants and trees and/or low-water use plants would be used to revegetate areas of temporary disturbance and in landscaped areas.

(c) Surface and ground water quality and quantity

The existing roads are unpaved and therefore subject to erosion during storm events, contributing to sediment generation and transport. The proposed project would pave access roadways, reducing the potential for erosion and sedimentation. Increased runoff generation and the potential for water quality impacts from the impervious roadway surfaces would be managed through engineering controls. Impacts to groundwater would not be anticipated from the roadway access and utility corridors.

(d) The control or structural change on any stream or other body of water

The existing FR 302 crosses a tributary to Coconino Wash approximately one half mile east of SR 64. The existing culvert may need to be extended laterally to accommodate the wider roadway. Additional culvert crossings may also be required to accommodate existing drainages and swales. Stormwater conveyance would be maintained, and no control or structural change of any stream or other body of water is anticipated.

(e) Existing Noise Levels

Existing noise on forest roads serving Kotzin Ranch results from occasional vehicles passing through to access lands within the Kaibab National Forest for recreational uses. Existing noise on FR 302 near TenX Ranch also occurs from vehicles accessing lands within the Kaibab National Forest for commercial and non-commercial recreational use; jeep tour operators use FR 302 routinely to access Grandview. FR 302 has a higher operational maintenance level and continues through the Kaibab National Forest, ultimately providing access to Flagstaff. As such, the road has greater existing vehicle volumes than the roads at Kotzin Ranch, with resulting higher noise levels. The proposed roadway and utility corridor may increase noise levels; however, limited receptors exist in the project area. The effects will be analyzed during the environmental review.

(f) The surface of the land, including vegetation, permafrost, soil, and soil stability

Where possible, new disturbance areas are proposed adjacent to existing roadways or other areas of prior disturbance. Impacts to the soil, vegetation, and soil stability would be minimized through the implementation of best management practices, engineering controls, and revegetation as appropriate. Impacts will be analyzed in detail during the environmental review. No impacts to permafrost would occur.

18. Describe the probable effects that the proposed project will have on (a) populations of fish, plantlife, wildlife, and marine life, including threatened and endangered species; and (b) marine mammals, including hunting, capturing, collecting, or killing these animals.

(a) Populations of fish, plantlife, wildlife, and marine life, including threatened and endangered species

Direct and indirect effects to plants and wildlife may occur, including lost or degraded habitat and increased vehicle/animal encounters and collisions. A complete analysis of the potential for effects to biological resources will be conducted during the environmental review.

(b) Marine mammals, including hunting, capturing, collecting, or killing these animals

The proposed project would not affect marine animals.

19. State whether any hazardous material, as defined in this paragraph, will be used, produced, transported or stored on or within the right-of-way or any of the right-of-way facilities, or used in the construction, operation, maintenance or termination of the right-of-way or any of its facilities. "Hazardous material" means any substance, pollutant or contaminant that is listed as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq., and its regulations. The definition of hazardous substances under CERCLA includes any "hazardous waste" as defined in the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, 42 U.S.C. 6901 et seq., and its regulations. The term hazardous materials also includes any nuclear or byproduct material as defined by the Atomic Energy Act of 1954, as amended, 42 U.S.C. 2011 et seq. The term does not include petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under CERCLA Section 101(14), 42 U.S.C. 9601(14), nor does the term include natural gas.

Hazardous materials would not be produced or stored within the proposed corridor or related facilities. While not anticipated, hazardous materials that may be used during construction or transported by others would be in accordance with the Hazardous Materials Transportation Act and other applicable regulations.

20. Name all the Department(s)/Agency(ies) where this application is being filed.

US Department of Agriculture, Forest Service – Kaibab National Forest, Tusayan Ranger District

I HEREBY CERTIFY, That I am of legal age and authorized to do business in the State and that I have personally examined the information contained in the application and believe that the information submitted is correct to the best of my knowledge.

Signature of Applicant

Date

6/5/14

Title 18, U.S.C. Section 1001, makes it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representations as to any matter within its jurisdiction.

**GENERAL INFORMATION
ALASKA NATIONAL INTEREST LANDS**

This application will be used when applying for a right-of-way, permit, license, lease, or certificate for the use of Federal lands which lie within conservation system units and National Recreation or Conservation Areas as defined in the Alaska National Interest Lands Conservation Act. Conservation system units include the National Park System, National Wildlife Refuge System, National Wild and Scenic Rivers System, National Trails System, National Wilderness Preservation System, and National Forest Monuments.

Transportation and utility systems and facility uses for which the application may be used are:

1. Canals, ditches, flumes, laterals, pipes, pipelines, tunnels, and other systems for the transportation of water.
2. Pipelines and other systems for the transportation of liquids other than water, including oil, natural gas, synthetic liquid and gaseous fuels, and any refined product produced therefrom.
3. Pipelines, slurry and emulsion systems, and conveyor belts for transportation of solid materials.
4. Systems for the transmission and distribution of electric energy.
5. Systems for transmission or reception of radio, television, telephone, telegraph, and other electronic signals, and other means of communications.
6. Improved right-of-way for snow machines, air cushion vehicles, and all-terrain vehicles.
7. Roads, highways, railroads, tunnels, tramways, airports, landing strips, docks, and other systems of general transportation.

This application must be filed simultaneously with each Federal department or agency requiring authorization to establish and operate your proposal.

In Alaska, the following agencies will help the applicant file an application and identify the other agencies the applicant should contact and possibly file with:

Department of Agriculture
Regional Forester, Forest Service (USFS)
Federal Office Building,
P.O. Box 21626
Juneau, Alaska 99802-1626
Telephone: (907) 586-7847 (or a local Forest Service Office)

Department of the Interior
Bureau of Indian Affairs (BIA)
Juneau Area Office
Federal Building Annex
9109 Mendenhall Mall Road, Suite 5
Juneau, Alaska 99802
Telephone: (907) 586-7177

Department of the Interior
Bureau of Land Management
222 West 7th Avenue
P.O. Box 13
Anchorage, Alaska 99513-7589
Telephone: (907) 271-5477 (or a local BLM Office)

U.S. Fish & Wildlife Service (FWS) Office of the Regional Director 1011 East Tudor Road Anchorage, Alaska 99503 Telephone: (907) 786-3440	National Park Service (NPS) Alaska Regional Office, 2225 Gambell St., Rm. 107 Anchorage, Alaska 99502-2692 Telephone: (907) 786-3440
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Note - Filings with any Interior agency may be filed with any office noted above or with the Office of the Secretary of the Interior, Regional Environmental Office, P.O. Box 120, 1675 C Street, Anchorage, Alaska 99513.

Department of Transportation
Federal Aviation Administration
Alaska Region AAL-4, 222 West 7th Ave., Box 14
Anchorage, Alaska 99513-7587
Telephone: (907) 271-5285

NOTE - The Department of Transportation has established the above central filing point for agencies within that Department. Affected agencies are: Federal Aviation Administration (FAA), Coast Guard (USCG), Federal Highway Administration (FHWA), Federal Railroad Administration (FRA).

OTHER THAN ALASKA NATIONAL INTEREST LANDS

Use of this form is not limited to National Interest Conservation Lands of Alaska.

Individual department/agencies may authorize the use of this form by applicants for transportation and utility systems and facilities on other Federal lands outside those areas described above.

For proposals located outside of Alaska, applications will be filed at the local agency office or at a location specified by the responsible Federal agency.

SPECIFIC INSTRUCTIONS

(Items not listed are self-explanatory)

- 7 Attach preliminary site and facility construction plans. The responsible agency will provide instructions whenever specific plans are required.
- 8 Generally, the map must show the section(s), township(s), and range(s) within which the project is to be located. Show the proposed location of the project on the map as accurately as possible. Some agencies require detailed survey maps. The responsible agency will provide additional instructions.
- 9, 10, and 12 The responsible agency will provide additional instructions.
- 13 Providing information on alternate routes and modes in as much detail as possible, discussing why certain routes or modes were rejected and why it is necessary to cross Federal lands will assist the agency(ies) in processing your application and reaching a final decision. Include only reasonable alternate routes and modes as related to current technology and economics.
- 14 The responsible agency will provide instructions.
- 15 Generally, a simple statement of the purpose of the proposal will be sufficient. However, major proposals located in critical or sensitive areas may require a full analysis with additional specific information. The responsible agency will provide additional instructions.
- 16 through 19 Providing this information in as much detail as possible will assist the Federal agency(ies) in processing the application and reaching a decision. When completing these items, you should use a sound judgment in furnishing relevant information. For example, if the project is not near a stream or other body of water, do not address this subject. The responsible agency will provide additional instructions.

Application must be signed by the applicant or applicant's authorized representative.

EFFECT OF NOT PROVIDING INFORMATION: Disclosure of the information is voluntary. If all the information is not provided, the application may be rejected.

DATA COLLECTION STATEMENT

The Federal agencies collect this information from applicants requesting right-of-way, permit, license, lease, or certification for the use of Federal lands. The Federal agencies use this information to evaluate the applicant's proposal. The public is obligated to submit this form if they wish to obtain permission to use Federal lands.

SUPPLEMENTAL

NOTE: The responsible agency(ies) will provide instructions	CHECK APPROPRIATE BLOCK	
	ATTACHED	FILED*
I - PRIVATE CORPORATIONS		
a. Articles of Incorporation	<input type="checkbox"/>	<input type="checkbox"/>
b. Corporation Bylaws	<input type="checkbox"/>	<input type="checkbox"/>
c. A certification from the State showing the corporation is in good standing and is entitled to operate within the State	<input type="checkbox"/>	<input type="checkbox"/>
d. Copy of resolution authorizing filing	<input type="checkbox"/>	<input type="checkbox"/>
e. The name and address of each shareholder owning 3 percent or more of the shares, together with the number and percentage of any class of voting shares of the entity which such shareholder is authorized to vote and the name and address of each affiliate of the entity together with, in the case of an affiliate controlled by the entity, the number of shares and the percentage of any class of voting stock of that affiliate owned, directly or indirectly, by that entity, and in the case of an affiliate which controls that entity, the number of shares and the percentage of any class of voting stock of that entity owned, directly or indirectly, by the affiliate.	<input type="checkbox"/>	<input type="checkbox"/>
f. If application is for an oil or gas pipeline, describe any related right-of-way or temporary use permit applications, and identify previous applications.	<input type="checkbox"/>	<input type="checkbox"/>
g. If application is for an oil and gas pipeline, identify all Federal lands by agency impacted by proposal.	<input type="checkbox"/>	<input type="checkbox"/>
II - PUBLIC CORPORATIONS		
a. Copy of law forming corporation	<input type="checkbox"/>	<input type="checkbox"/>
b. Proof of organization	<input type="checkbox"/>	<input type="checkbox"/>
c. Copy of Bylaws	<input type="checkbox"/>	<input type="checkbox"/>
d. Copy of resolution authorizing filing	<input type="checkbox"/>	<input type="checkbox"/>
e. If application is for an oil or gas pipeline, provide information required by Item "f-f" and "f-g" above.	<input type="checkbox"/>	<input type="checkbox"/>
III - PARTNERSHIP OR OTHER UNINCORPORATED ENTITY		
a. Articles of association, if any	<input type="checkbox"/>	<input type="checkbox"/>
b. If one partner is authorized to sign, resolution authorizing action is	<input type="checkbox"/>	<input type="checkbox"/>
c. Name and address of each participant, partner, association, or other	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. If application is for an oil or gas pipeline, provide information required by Item "f-f" and "f-g" above.	<input type="checkbox"/>	<input type="checkbox"/>

* If the required information is already filed with the agency processing this application and is current, check block entitled "Filed." Provide the file identification information (e.g., number, date, code, name). If not on file or current, attach the requested information.

III(c): Name and address of each participant, partner, association, or other:

NOTICES

Note: This applies to the Department of Agriculture/Forest Service (FS)

This information is needed by the Forest Service to evaluate the requests to use National Forest System lands and manage those lands to protect natural resources, administer the use, and ensure public health and safety. This information is required to obtain or retain a benefit. The authority for that requirement is provided by the Organic Act of 1897 and the Federal Land Policy and Management Act of 1976, which authorize the secretary of Agriculture to promulgate rules and regulations for authorizing and managing National Forest System lands. These statutes, along with the Term Permit Act, National Forest Ski Area Permit Act, Granger-Thye Act, Mineral Leasing Act, Alaska Term Permit Act, Act of September 3, 1954, Wilderness Act, National Forest Roads and Trails Act, Act of November 16, 1973, Archeological Resources Protection Act, and Alaska National Interest Lands Conservation Act, authorize the Secretary of Agriculture to issue authorizations or the use and occupancy of National Forest System lands. The Secretary of Agriculture's regulations at 36 CFR Part 251, Subpart B, establish procedures for issuing those authorizations.

BURDEN AND NONDISCRIMINATION STATEMENTS

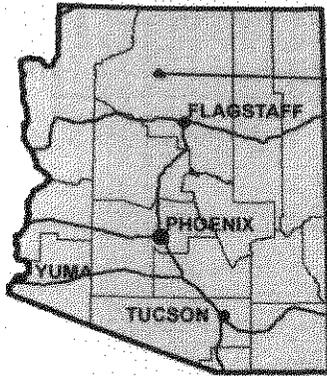
According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

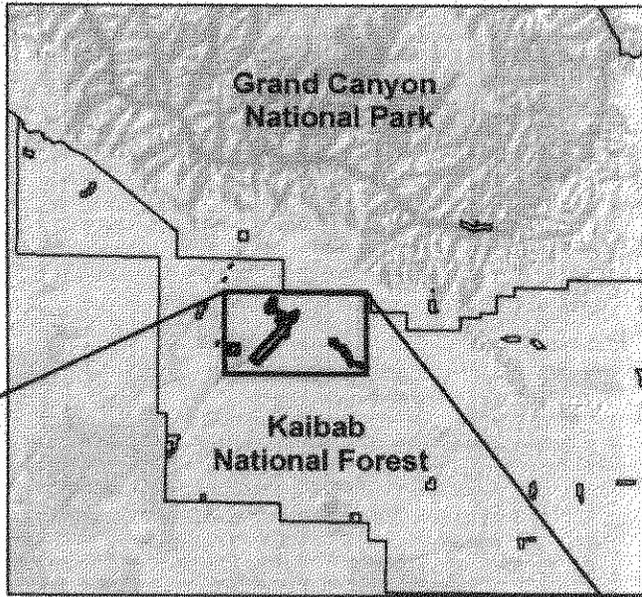
To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice) USDA is an equal opportunity provider and employer.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

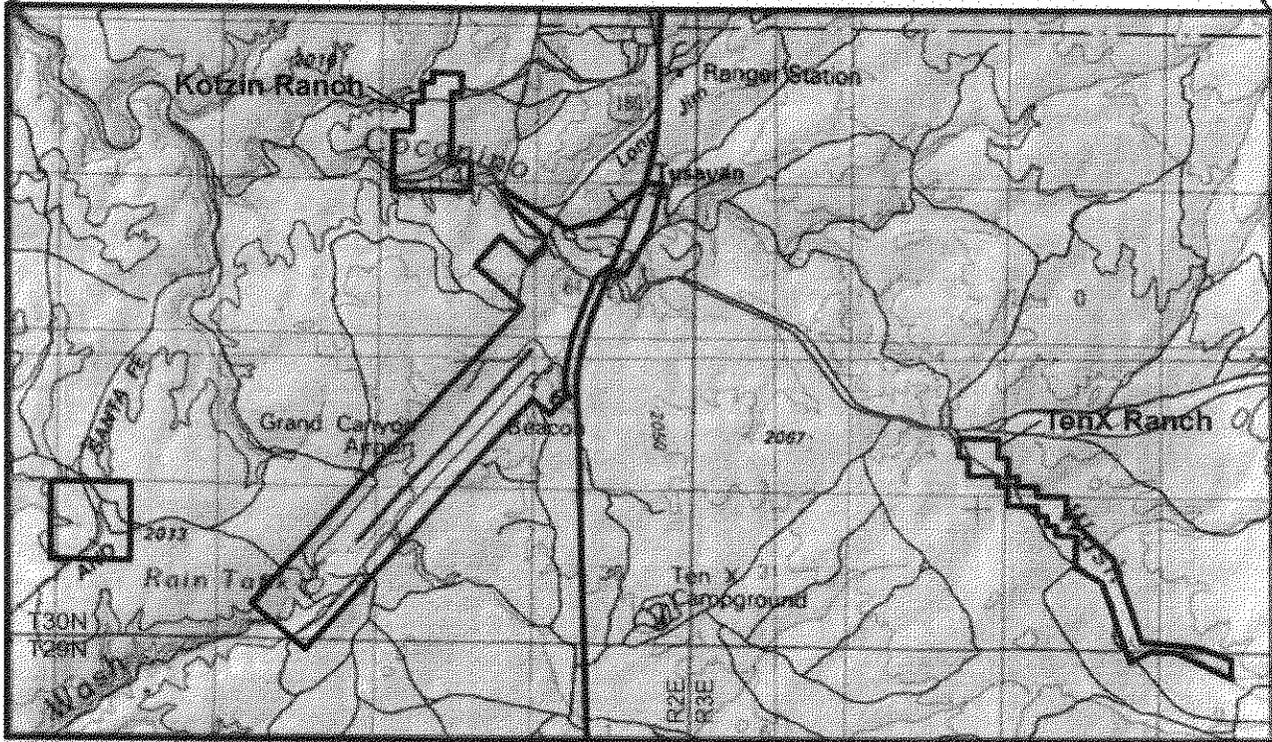
ARIZONA



PROJECT LOCATION

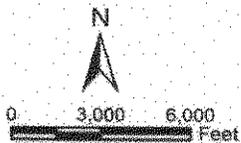


Approximate Scale 1 Inch = 10 Miles



T30N, R2E, Portion of Sections 13, 14, 23, 24,
T30N, R3E, Portion of Sections 19, 29, 30,
Coconino County, Arizona.
Tusayan East & Tusayan West USGS 7.5' Quadrangles

Town of Tusayan
the entrance to Grand Canyon National Park

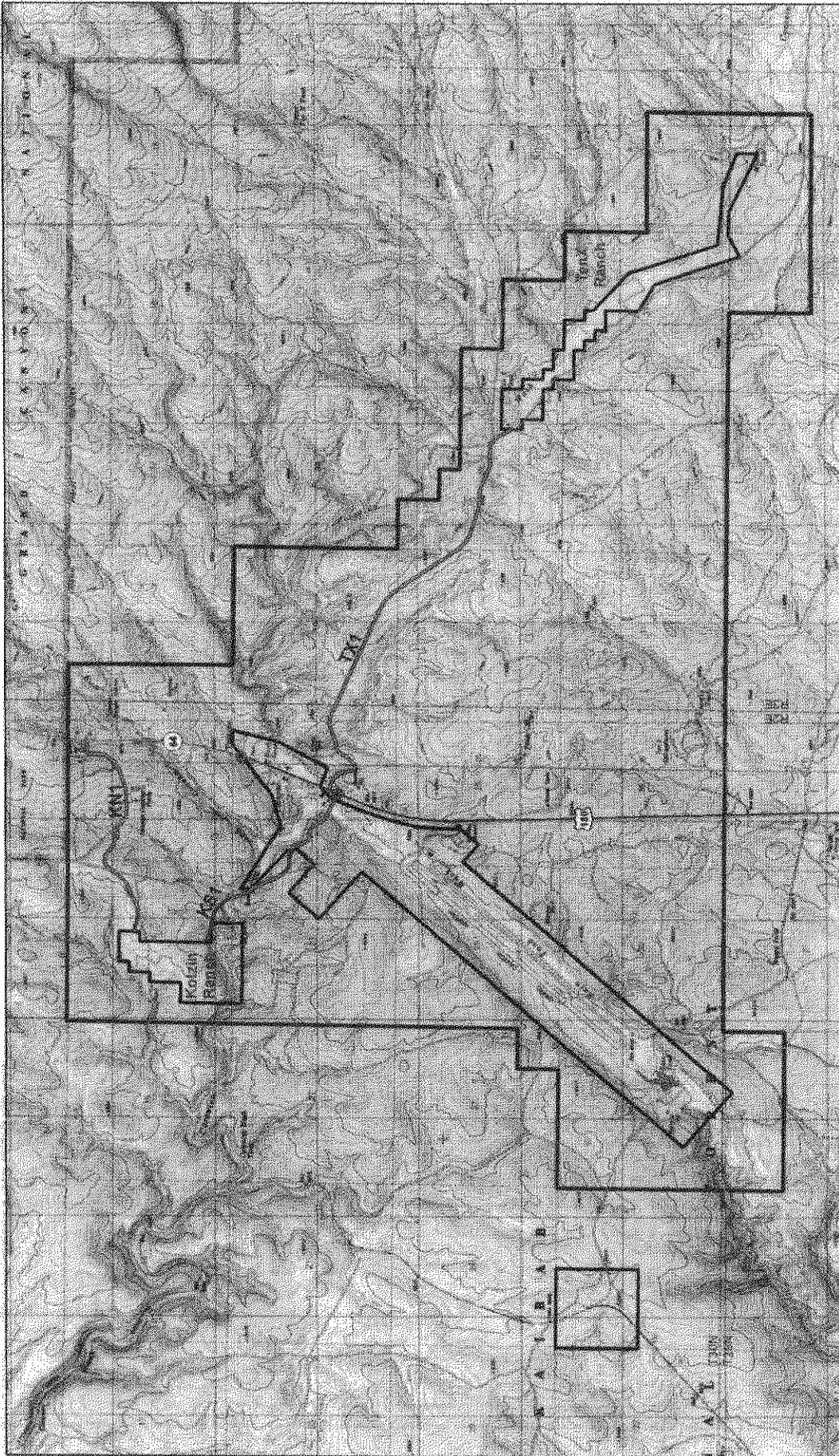


Legend

- Project Area
- Private Land

TUSAYAN
Proposed Corridor Project

VICINITY MAP
Figure 1



Tusayan
 Proposed Corridor Project
 USGS TOPOGRAPHY
 Figure 2

- Legend
- Motorized Vehicle Use Map (MVUM) Roads
 - Railroad
 - Town of Tusayan
 - Private Lands
 - Proposed Roadway Access and Utility Corridor
 - Roundabout



Town of Tusayan
 Prepared for Grand Canyon National Park

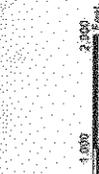


Tusayan
Proposed Corridor Project
 Figure 3A

- Proposed Private Water Booster Pump Station
- Proposed Lift Station
- Proposed Reclaimed Water Booster Pump Station

- Proposed Sewer Line
- Monitored Vehicle Use Map (MUSM) Route
- Drainage
- Remediation

- Town of Tusayan
- Private Land
- Proposed Roadway Access and Utility Corridor





Tusayan
Proposed Corridor Project

Figure 3B

- Legend**
- Town of Tusayan
 - Private Land
 - Proposed Easement Access and Utility Corridor
 - Motorized Vehicle Use Map (MVUM) Roads
 - Drainage
 - Proposed Sewer Line
 - Roundabout
 - Proposed Public Water Booster Pump Station
 - Proposed Lift Station
 - Proposed Reshaped Water Booster Pump Station



Town of Tusayan
 An entity of Grand Canyon National Park

Appendix C
Scope of Work

This scope of work is based on the assumption that an environmental assessment will be prepared for this project. The environmental assessment will be attached as an appendix to this scope of work. If the Forest Service determines, based on scoping or subsequent analysis, that an environmental impact statement is required, it will be attached to this scope of work as an appendix. The Forest Service reserves the right to make any revisions to this scope of work based on any changes in estimated Agency processing or monitoring costs.

I. PROCESSING TIMELINE

TASK	START DATE	ESTIMATED TIME REQUIRED	RESPONSIBLE PARTY
Review Application	06/05/14	45 days	Forest Service (FS)
Cost Recovery Agreement & selection of 3 rd Party Contractor	08/15/14	15 days	FS, Applicant
Public Notification - newspapers - scoping letters	09/30/14	30 days	FS, Applicant
Scoping Meetings - agency	09/15/14	1 day	FS, Applicant
- public	09/15/14	1 day each	FS, Applicant
Alternative Development (driven by public comments)	10/30/15	as required (estimate 15 days)	FS, Applicant
Field Review and Specialist's Reports	11/15/14	45 days	FS, Applicant, 3 rd party contractor
Preparation of the EA	12/31/14	45 days	3 rd Party Contractor
Internal Review EA	02/15/15	30 days	FS
Public Notice & Comment	03/15/15	30 days	Public
Issue Draft Decision Notice	04/15/15	5 days	FS
Objection Period	04/20/15	45 - 75 days	Public
<u>If Approved</u>			
Issue Authorization & Monitoring Cost Recovery	7/24/15	30 days	FS
Pre-Construction Meeting	TBA	1 day	FS
Start Construction & Compliance Inspections	TBA	As required	FS

Appendix C
Scope of Work

Information to be Supplied by Applicants

Technical drawings; plans for construction, operation and maintenance; survey drawings; and other information specifically related to the proposed project

Consultant Statement of Work

Specify the studies/documents that the Forest Service is requiring. This information is necessary to clearly identify the statement of work to be performed by the applicant/consultant.

Centerline survey
Biological Assessment and Evaluation for ESA (plant, animal, aquatic) for consultation with USFWS
Cultural Resource Survey
Water & Soil Evaluations
Plan of Development and Best Management Practices

Coordination with Other Agencies

USDA Forest Service will coordinate this proposed project with at least the following other agencies: (select those that apply)

US Fish and Wildlife Service	Local Native American Tribes
State Department of Fish and Game	Environmental Groups
State Historic Preservation Department	Grand Canyon Unified School District
NPS-Grand Canyon National Park	

Agency Statement of Work

Review Application, Plan of Development, Best Management Practices
Review technical reports/surveys provided by Applicant/Consultant
Meet with Applicant/Consultant and/or subcontractors
Write Decision Document
Prepare Authorization if Use Approved

Environmental Analysis

(See section III. Third Party NEPA)

Appendix C
Scope of Work

II. FINANCIAL PLAN
 (Agency cost for processing Application)

Estimate for Fiscal Year(s) 2014 & 2015

PROCESSING

Personnel Needed for Processing	Estimated Processing Hours	Estimated Labor Costs
Permit Administrator/Case Manager	240	\$9,907.20
NEPA Coordinator	184	\$10,515.60
Archeologist/Cultural Resources/Tribal	320	\$15,399.20
Wildlife/Fisheries	120	\$4,644.80
Air/Water/Soils	120	\$4,644.80
Recreation/Visual	24	\$986.86
Range/Botanist	24	\$897.12
Timber/Silviculture	24	\$722.16
Fire/Fuels	24	\$1,145.76
PAO/Web Master	40	\$1,803.68
Engineering	24	\$1,163.04
TOTAL HOURS	1,224	TOTAL LABOR \$49,515.68
		\$51,830.22

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Estimated Operating Costs

Travel: Estimated Tribal Trips 1 @ \$500.00 per trip	\$ 500.00
Vehicle mileage: Estimating 200 miles per month at \$0.40/mile	\$1,000.00
Misc. Supplies (copies and postage)	\$ 500.00
Printing/Publication	\$ 500.00

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Total Operating Costs \$2,500.00

Calculation

Total Labor Costs	\$51,830.22
Total Operating Costs	\$ 2,500.00
Total Direct (Labor and Operating) Costs	\$54,330.22

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Total Direct Costs (all offices) \$51,715.68 \$54,330.22

Indirect Cost Rate 8% (as given in SUDS) (Determined by ASC) \$ 4,346,421.37
 (Based on current National Overhead Rate published in the Annual Program Direction)

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Scope of Work

PROCESSING GRAND TOTAL
\$585,667,853.00

~~\$58,676,645,852.93~~ rounded to

III. Applicant/Third Party Contract/Agency Responsibilities

A. PURPOSE

The purpose of this Scope of Work is to articulate the working arrangement whereby a third-party contractor (Prime Consultant) will be chosen by the Forest Service, in consultation with the Applicant, to prepare an environmental analysis to analyze the application for special use authorization ~~Proposed Roadway Easements from the Town of Tusayan, AZ~~ submitted to the Forest Service by the Applicant to provide access to private in-holdings parcels on the Tusayan Ranger District of the Kaibab.

B. STATEMENT OF MUTUAL INTERESTS AND BENEFITS.

The Forest Service has discretion to accept and approve the Applicant's proposal, and as part of this approval process must comply with the National Environmental Policy Act of 1969 (NEPA), the National Forest Management Act of 1976, the Forest Service special-use permit regulations in 36 C.F.R. 251, and other applicable statutes, regulations, Executive orders, and the Forest Service Manual and Handbook direction (collectively, the applicable legal requirements) before any action can proceed.

Based upon the project description and other information provided by the Applicant, and an initial assessment of the Project, the Forest Service has determined that an Environmental Assessment (EA) must be prepared to determine whether an Environmental Impact Statement (EIS) is required or a Finding of No Significant Impact is required, or an Environmental Impact Statement must be prepared. The NEPA documents will be prepared by a contractor in a manner consistent with the applicable legal requirements.

The parties agree that the analysis will be given a high priority, will be initiated and completed promptly, will utilize existing information and resource specialists to the greatest extent appropriate, will focus on key environmental issues, and will provide an opportunity for full participation by interested members of the public and governmental agencies consistent with the applicable legal requirements.

The parties recognize that the Forest Service retains sole responsibility for making decisions with regard to the analysis.

C. IN CONSIDERATION OF THE ABOVE, THE PARTIES AGREE AS FOLLOWS:

1. It is understood by the Applicant and the Forest Service that the analysis will be prepared by a Prime Consultant, hired from a list of Forest Service approved contractors and paid for by the Applicant. The Prime Consultant will be chosen solely by and serve under the direct

Appendix C
Scope of Work

supervision and control of the Forest Service. The Prime Consultant's work product will be considered Forest Service work product owned by the Forest Service because it will be prepared under Forest Service supervision and is intended to meet legal requirements that apply to the Forest Service. The Prime Consultant may obtain technical assistance or information from one or more independent, third-party subcontractors subject to Forest Service approval. The combination of the Prime Consultant and any required subcontractors working under the direction of the Forest Service Case Manager should be sufficient to prepare the analysis.

2. Based upon a review of the project and the information developed to date, the Forest Service and the Prime Consultant will make every effort to meet a time schedule mutually agreed upon in writing by the Applicant and the Forest Service. The schedule may be subsequently modified by mutual agreement of the parties due to events or conditions beyond the control of the parties. In this event, the Forest Service will work with the applicant on a new schedule.
3. Meetings between the Applicant and the Forest Service, for the purpose of exchanging facts and/or information, and updating the status of the analysis, will occur during the project planning stages at the following key points in the planning part of the process:
 - a. Prior to selection of the Prime Consultant or subcontractors.
 - b. Prior to establishing a written time schedule for the preparation of the analysis and prior to modifications thereto.
 - c. The pre-work meeting with the Prime Consultant to review this Scope of Work.
4. These meetings in no way limit the communications between the Applicant and the Forest Service regarding questions of procedural matters, scope of analysis, technical feasibility, mitigation, or other matters. All such meetings will generally include the Forest Service Case Manager, Deirdre A. McLaughlin and the principal contact of the Applicant, Will Wright, Town Manager.
5. Once the NEPA process has started (when the scoping letter is sent out), contact by the Applicant with the Prime Consultant ~~contractor~~ or the Forest Service will be limited to matters of budget, process, technical information and/or clarifications and ~~or~~ scheduling (see F.3 and F.4).

D. THE FOREST SERVICE SHALL:

1. Establish a principal point of contact for the Forest Service (see F.12) as the Case Manager on all matters relating to the environmental analysis and the preparation of the document. The duties of the Case Manager shall include oversight of all analyses using past relevant studies and reports, and information supplied by the Applicant, the Forest Service, other agencies, the Prime Consultant, and any subcontractors where necessary; facilitate communications between the Forest Service, the Applicant, the Prime Consultant, and

Appendix C **Scope of Work**

- subcontractors to assure a timely and thorough exchange of relevant information among the parties; oversee the public involvement plan developed by the Forest Service, including, without limitation, all necessary scoping meetings and other public reviews; and be responsible for other duties as required to complete the analysis. The goal is to facilitate appropriate and efficient communication between the Forest Service, the Prime Consultant, the Applicant, the public, and affected Federal, State, and local agencies, to expedite the flow of information necessary for the analysis.
2. Consider the views of the Applicant, in choosing the Prime Consultant and manage the contract. Select the Prime Consultant based on past experience, technical competence, availability to perform work, cost factors, and an absence of conflict of interest.
 3. Assist the Applicant, as necessary, with preparation of the contract with the Prime Consultant. The contract will be in accordance with the terms of the Scope of Work.
 4. Furnish copies of the following information to the Prime Consultant and/or Applicant:
 - a. The Prime Consultant shall be provided with the agreed-upon schedule of work between the Forest Service and the Applicant.
 - b. An outline of the format to be used and the contents of the analysis as specified at 40 CFR 1500-1508.
 - c. A copy of the Forest Plan, Forest Plan environmental analysis, and Record of Decision with all amendments.
 - d. Copies of the statutes, regulations, Executive orders, Forest Service Manuals and Handbooks which control or guide the preparation of the analysis and the formulation of the legal concerns related to each of the issues.
 - e. The Prime Consultant shall be provided with written comments or reports prepared by Forest Service the Interdisciplinary Team.
 - f. Letters, comments or other materials received by the Forest Service from interested parties or agencies in the scoping session, comments on the document, or at other stages in the analysis process.
 5. Meet with the Prime Consultant throughout the preparation of the [X] EA [] EIS to discuss at a minimum the following topics:
 - a. The significant issues that will be addressed in the analysis.
 - b. The design criteria for the proposed action and the alternatives to the proposed action.
 - c. The alternatives to be analyzed in detail and the alternatives that will not be analyzed in detail.
 - d. The changes to the [X] EA [] EIS required by the comments received from the public.

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- e. Proposed mitigation measures and analysis and disclosures required by those measures.
6. Make its own independent evaluation of the information submitted by the Prime Consultant, subcontractors, the applicant, or others, and have responsibility for its accuracy (40 CFR 1506.5(b)). Make the final determination of the inclusion or deletion of material from the analysis and in all instances involving questions as to the content of any material (including all data, analysis, and conclusions).
7. Convene a Forest Service Interdisciplinary Team (ID Team) as required by 40 CFR 1500 to oversee the environmental analysis. It is anticipated that the ID Team will function principally as a review team, providing technical guidance to the Project Manager, Prime Consultant, and subcontractors regarding the issues and alternatives to be addressed in the analysis. They will provide input and guidance on the adequacy of existing data and studies, and such additional matters as are useful to the prompt and efficient completion of the analysis in compliance with the applicable legal requirements. Every effort will be made to avoid duplication of tasks between the Case Manager, Prime Consultant, subcontractors, and ID Team members and to focus the analysis on significant issues.
8. Provide the necessary personnel and other resources to complete their responsibilities in a timely and professional manner.
9. Upon written request, make available all records provided to the USDA Forest Service, pursuant to the provisions of the Freedom of Information Act (FOIA), 5 U.S.C.552 and the Privacy Act, 5 U.S.C. 552a. The authorized agents of the Applicant Submitters of business information will be provided prompt notification of a request for that information and ~~The business information submitter will be given reasonable time in which to object to the disclosure of any specified portion of the information. Further, the authorized agents of the Applicant~~ The business information submitter will be notified of any determination to disclose such records in a reasonable time period prior to the disclosure date, in order that the matter may be considered for possible judicial intervention. Business information submitters will be promptly notified of all instances in which FOIA requesters bring suit seeking to compel disclosure of submitted information. 7 CFR 1.12.
10. Coordinate the release of the Decision Document.
11. Supervise the preparation of the analysis in compliance with applicable legal requirements including, but not limited to, public review of the analysis, analysis of public comments, and decision documentation. In exercising this responsibility, the Forest Service will endeavor to foster cooperation among other relevant agencies and to integrate NEPA requirements with other environmental review and consultation requirements in order to avoid, to the fullest extent possible, duplication of efforts by such agencies. (40 CFR 1500.5(g)-(h), 1501.2(d)(2), 1506.2) However, the Forest Service will not delegate to any other agency its authority over the scope and content of the analysis or its approval of the Project.

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Scope of Work

12. Via the Prime Consultant, and consistent with the applicable legal requirements, maintain the official administrative record for the project until the decision is signed. At that time, the project record will be delivered to the Forest Service.
 - a. The Forest Service shall provide direction to the Prime Consultant for design, organization, indexing, preparation, and maintenance of the administrative record for the project.
 - b. The Prime Consultant and subcontractors shall document the sampling, testing, field observations, literature searches, analysis, recommendation, and other work which provides source material for the analysis, and any Supplements to them. The Prime Consultant and subcontractors shall also document all the Forest Service's records in a similar and compatible manner.
 - c. The documentation shall be assembled in some organizational system which will make it possible for the responsible official to refer conveniently to specific documents or pages within documents. The source documents shall be listed. The list shall show the date, author, addresses, subject, and document or page number. The list shall be an appendix to the analysis and used to incorporate by reference the items on the list in the analysis.
 - d. The list shall be prepared on a current basis throughout the environmental analysis and documentation processes so that it reflects the following information for each document: date, document number, page number, author, addressee, issue, sub-issue, and by page number. Provision should be made for printing reports of the sorted information.
 - e. Two complete copies of the record will be available to the public during the Draft analysis comment period. Any documents added after the comment period is prepared shall be included in the set of documents.
13. Through the Case Manager, develop a protocol, appended as Attachment A, on page 13 (the "Protocol"), to facilitate communication and coordinate the exchange of information between the Applicant, the Forest Service, and the Prime Consultant. All such communications will be part of the Forest Service's deliberative process regarding the proposed project. This protocol will be determined considering the complexity of the proposed action, the Federal Advisory Committee Act, the Freedom of Information Act, and related agency guidance.
14. The Case Manager will keep the Applicant informed of the status of the analysis and will discuss with the Applicant any additional data needs, and of changes needed in the terms of the third-party contracts.
15. Via the Prime Consultant and subcontractors, and as documented in their respective written contracts, and consistent with the applicable legal requirements:

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- a. Develop a public involvement plan for the public scoping.
 - b. Arrange for and participate in the agency and public scoping meetings and make available to the Applicant and the public any summary of the results.
 - c. Design visual aids for meetings and open houses including maps, handouts, poster boards, mailers, and so forth.
 - d. Develop an information mailer/newsletter and news releases for the scoping period and comment period, as well as for the release of the final analysis and decision documents.
 - e. Develop a mailing list and, at the direction of the Forest Service, draft responses to comments for Forest Service approval.
 - f. Be responsible for conducting and completing all necessary studies, inventories, and suitable reports for all resource values in the scoping process. These resource values may include but not be limited to: Cultural features; sensitive, threatened and endangered plant and animal species; wetlands; visual esthetics; fisheries; and riparian zones and tundra environments.
16. Invite the Applicant to attend meetings with Federal, State, regional, and local agencies and the public whenever possible and as appropriate (for example, discussions on procedural matters; physical, biological, and social issues; the proposal and alternative actions; impacts and their mitigation; and other compliance requirements).
 17. Meet with the Applicant as early as possible to discuss the project description, and various components of the analysis as needed to determine mitigation measures necessary to avoid or mitigate adverse impacts.
 18. Address Applicant-proposed alternatives and respond to comments submitted by the Applicant during the analysis process, whether of a procedural or substantive nature.
 19. Be responsible for the public review of the analysis, public hearings, analysis of public comments, distribution of the documents, within established time frames, with input as required from the Applicant.
 20. Be recipient of all comments on the Draft analysis resulting from the public comments. Determine any necessary modification of the text as a result of public comments with input from the Applicant.
 21. To the fullest extent possible, utilize existing information, inventories, studies, and reports to support the analysis. Accept and utilize information submitted within the established time schedule by the Applicant, consultants working for the Applicants, and other parties provided that such information can be verified by the Forest Service and is accurate as required by 40 CFR 1506.5(a) and (c).

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E. THE APPLICANT SHALL:

1. Establish a principal point of contact (see F.12) for the Applicant on all matters relating to the environmental analysis.
2. Select a Prime Consultant from the Forest Service list of qualified contractors for the completion of the analysis on the Project which will be subject to review and written acceptance by the Forest Service. The Applicant's views on the selection of a Prime Consultant will be solicited and considered, but the Prime Consultant will be selected solely by the Forest Service.
3. Require a disclosure statement to be executed by the Prime Consultant, the Prime Consultant's professional personnel, and the Prime Consultant's subcontractors stating that the Prime Consultant, the Prime Consultant's professional personnel and the Prime Consultant's subcontractors have no financial interest in the outcome of the analysis or any Biological Assessment pertaining to the project proposed by the Applicant (40 CFR 1506.5(c)).
4. Provide to the Prime Consultant or the Forest Service any justifiable, necessary, or relevant technical or environmental information it may have, which is needed (at the Forest Service's discretion) for analysis preparation.
5. Respond to data requests and provide review comments (for example, on description of the project and changes thereto) within a reasonable time set by the Forest Service. If the Applicant fails to provide requested materials on schedule, the analysis schedule will be adjusted by the Forest Service to the extent necessary for timely completion of the proposal.
6. Provide information about the practicality and feasibility of design criteria, mitigation measures, and related agreements as requested by the Forest Service.
7. Be solely responsible for all Primary Consultant and subcontractor fees, costs, and expenses and make no claim against the Forest Service for such fees, costs, and expenses.
8. Fund all reproduction, printing, and distribution of preliminary, Draft, and Final documents, unless otherwise agreed to by the Forest Service.
9. Provide in contracts with the Prime Consultant and any subcontractors that they are not to conduct public surveys or questionnaires without prior approval of the Forest Service.

F. IT IS MUTUALLY AGREED AND UNDERSTOOD BY THE PARTIES THAT:

1. The Prime Consultant will be under the supervision of the Forest Service, and the Forest Service will make the final determination concerning the scope and contents of the consultant's work. The contract between the Applicant and the Prime Consultant will specify compliance with all applicable legal requirements.

Appendix C
Scope of Work

2. Except for any information that may be exempt from disclosure under the Freedom of Information Act (5 U.S.C. 552) and that is clearly marked as proprietary or confidential, aAll information and data collected by the Prime Consultant and any subcontractors will be inserted in the administrative record.
3. The complexity and the independent nature of the NEPA process requires a common understanding of the roles of the Forest Service personnel, the Applicant, the Prime Consultant, and other interested persons, agencies, and organizations. The role of the Applicant is the same as it would be if the process were being entirely performed by Forest Service personnel, with no Applicant financing.
4. The independent nature of the NEPA process creates the need to conduct the process with integrity. As specified in D.13, the Forest Service Case Manager will establish the process for the efficient flow of communication between the Prime Consultant, the Applicant, and the Forest Service. Oral and written communications among ID Team members are protected from disclosure to preserve the integrity of the deliberative process. Individuals who disclose this kind of information to the public and/or the applicant will be excluded from further participation in the analysis.
5. The Prime Consultant is an important part of the interdisciplinary process and will aid and support the Forest Service ID Team.
6. All planning data, maps, files, reports, computer, audio or video tapes, and disks and other records will be made a part of the permanent administrative record.
7. In the event of a challenge to the legality or adequacy of the Forest Service compliance with NEPA with respect to the proposal of the Applicant, the Applicant, the Prime Consultant, the Prime Consultant's professional personnel, and the subcontractors shall, at the Applicant's expense, make available to the Federal Government all pertinent non-privileged information that is part of the administrative record and under their control, and to the extent reasonable, discuss such information with the Government, and testify at deposition or trial regarding such information.
8. As required by NEPA, the Forest Service will give full consideration to a "No Action Alternative" and other alternatives identified by the ID Team that are technically and economically feasible and address the purpose and need and significant issues. The Applicant's financing of this analysis will have no bearing on the consideration given to the "No Action" or other alternatives.
9. Either party, in writing, may terminate the Cost Recovery Agreement (FS-2700-26) in whole, or in part as stated in clause C.11 of that Agreement, at any time before the date of expiration. In the event of termination, it is agreed to as follows:
 - a. The analysis preparation process will terminate.

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- b. All documentation, reports, analyses, and data used in the analysis developed by the Applicant, the Prime Consultant, or the Prime Consultant's subcontractors up to the date of termination will be delivered to the Forest Service and be placed in the administrative record.
 - c. The Applicant's contract with the Prime Consultant will require the Prime Consultant to submit to the Forest Service a written report on the environmental work and analyses done by the Contractor.
 - d. Preparation of the analysis may be initiated by the Forest Service, consistent with federal government manpower and budget limitations.
10. Any information furnished to the Forest Service under this Scope of Work is subject to the Freedom of Information Act (5 U.S.C. 552).
 11. This Scope of Work in no way restricts the Forest Service or the Applicant from participating in similar activities with other public and private agencies, organizations, and individuals.
 12. The principal contacts for this Scope of Work are:
 - For the Forest Service: Deirdre A. McLaughlin, Williams and Tusayan Ranger District, Lands and Minerals Staff Officer, 928/635-5662
 - For the Applicant: Will Wright, Town Manager, Town of Tusayan 928/638-9909
 13. Nothing in this Scope of Work must obligate either the Forest Service or the Applicant to obligate or transfer funds. Specific work projects or activities that involve the transfer of funds, services, or property among the various agencies and offices of the Forest Service and the Applicant will require execution of separate agreements and be contingent upon the availability of appropriated funds. Such activities must be independently authorized by appropriate statutory authority. This Scope of Work does not provide such authority. Negotiation, execution, and administration of each such agreement must comply with all applicable statutes and regulations.
 14. This Scope of Work is not intended to, and does not create, any right, benefit, or trust responsibility, substantive or procedural, enforceable at law or equity, by a party against the United States, its agencies, its officers, or any person.
 15. This Scope of Work may be amended upon mutual written agreement of all parties.

Appendix C
Scope of Work

Attachment A
Communication Protocol

~~This document will be developed between the Case Manager for the Forest Service, Deirdre A. McLaughlin and the Applicant's Point of Contact, Will Wright, Town Manager for the Town of Tusayan.~~

PURPOSE

The purpose of this Communication Protocol is to expand upon the guidance provided in the Scope of Work to further the Forest Service (Forest Service, Lead Agency) National Environmental Policy Act (NEPA) requirements of 36 CFR Pt. 220 and provide effective communication in the review of the Special Use Permit application submitted June 5, 2014. The Communication Protocol has been established considering the complexity of the proposed action, the Federal Advisory Committee Act, the Freedom of Information Act, and related agency guidance.

POINTS OF CONTACT

Lead Agency: Forest Service, Kaibab National Forest, Tusayan Ranger District

Deirdre A. McLaughlin, Case Manager
Kaibab National Forest
742 South Clover Road
Williams, AZ 86046
(928) 635-5662

Applicant Authorized Agents:

Will Wright, Town Manager
Town of Tusayan
PO Box 709
845 Mustang Drive
Tusayan AZ 86023
(928) 638-9909

Stilo Development Group USA, LP
Attn: Dawn Meidinger
c/o Fennemore Craig
2394 E. Camelback Rd., Ste. 600
Phoenix, AZ 85016
(602) 916-5470

Prime Consultant:

TBD

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Appendix C Scope of Work

ROLES AND RESPONSIBILITIES

An EA is being prepared by the Forest Service. The agency will be assisted by a Prime Consultant selected by and working at the direction of the Kaibab National Forest. While the Town is the Applicant for the Special Use Permit, Stilo Development Group USA, LP will be responsible for all reasonable costs incurred by the USFS and for funding the Prime Consultant. The Forest Service maintains supervisory authority of the Prime Consultant in preparation of the EA.

GENERAL COMMUNICATION PROTOCOLS

As defined in the Scope of Work, the Forest Service, Applicant Authorized Agents, and Prime Consultant agree to:

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Meetings between the Applicant Authorized Agents and the Forest Service, for the purpose of exchanging facts and/or information, and updating the status of the analysis, will occur during the project planning stages at the following key points in the planning part of the process:

- a. Prior to selection of the Prime Consultant or subcontractors.
- b. Prior to establishing a written time schedule for the preparation of the analysis.
- c. The pre-work meeting with the Prime Consultant to review this Scope of Work.

These meetings in no way limit the communications between the Applicant Authorized Agent and the Forest Service regarding questions of procedural matters, scope of analysis, technical feasibility, mitigation, or other matters. All such meetings will generally include the Forest Service and Applicant Authorized Agents.

The Forest Service shall facilitate appropriate and efficient communication between the Forest Service, the Prime Consultant, the Applicant Authorized Agents, the public, and affected Federal, State, and local agencies, to expedite the flow of information necessary for the analysis.

The Forest Service shall furnish the following information to the Prime Consultant and/or Applicant Authorized Agents:

- o written comments or reports prepared by the Forest Service Interdisciplinary Team.
- o letters, comments or other materials received by the Forest Service from interested parties or agencies in the scoping session, comments on the document, or at other stages in the analysis process.

The Forest Service will keep the Applicant Authorized Agent informed of the status of the analysis and will discuss with the Applicant Authorized Agent any additional data needs, and of changes needed to the terms of the third-party contract with the Prime Consultant.

Oral or written communications among ID Team members are protected from disclosure to preserve the integrity of the deliberative process. Individuals who disclose this kind of

Appendix C **Scope of Work**

information to the public and/or the Applicant Authorized Agents will be excluded from further participation in the analysis.

The Prime Consultant will:

Invite the Applicant Authorized Agent to attend meetings with Federal, State, regional, and local agencies and the public whenever possible and as appropriate (for example, discussion on procedural matters; physical, biological, and social issues; the proposal and alternative actions; impacts and their mitigation; and other compliance requirements).

Meet with the Applicant Authorized Agents as early as possible to discuss the project description, and various components of the analysis as needed to determine mitigation measures necessary to avoid or mitigate adverse impacts.

Address Applicant-proposed alternatives and respond to comments submitted by the Applicant Authorized Agents during the analysis process, whether of a procedural or substantive nature.

Be responsible for the public review of the analysis, public hearings, analysis of public comments, distribution of the documents, within established time frames, with input as required from the Applicant Authorized Agents.

Be recipient of all comments on the Draft analysis resulting from the public comments. Determine any necessary modification of the text as a result of public comments with input from the Applicant Authorized Agents.

The Applicant Authorized Agents shall:

- Provide to the Prime Consultant or the Forest Service any justifiable, necessary, or relevant technical or environmental information it may have, which is needed (at the Forest Service's discretion) for analysis preparation.
- Respond to data requests and provide review comments (for example, on description of the project and changes thereto) within a reasonable time set by the Forest Service. If the Applicant Authorized Agents fail to provide the requested materials on schedule, the analysis schedule will be adjusted by the Forest Service to the extent necessary for timely completion of the proposal.
- Provide information about the feasibility of design criteria, mitigation measures, and related agreements as requested by the Forest Service.

PLANNED COORDINATION ACTIVITIES

Project Administration Meetings

- To be held monthly in a location to be agreed to by the Lead Agency, Applicant Authorized Agents, and Prime Consultant.
- Agenda for meeting to include:
 - Review of schedule, including:

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- Current activities
- Anticipated activities
- Review of budget
- Identification of data needs and status of requested data
- Agenda to be prepared by the Prime Consultant, reviewed by the Lead Agency, and distributed to attendees prior to the meeting.
- Meeting summary, including action items, to be prepared by the Prime Consultant, reviewed by the Lead Agency, and distributed to meeting attendees within one week following the meeting.

Project Technical Meetings (IDT Meetings)

- To be held bi-weekly with an in person meeting to be held immediately prior to the Project Administration Meeting and a conference calls for all other meetings.
- Agenda for meeting to include:
 - Review of schedule, including:
 - Current activities
 - Anticipated activities
 - Identification of data needs and status of requested data
- Agenda to be prepared by the Prime Consultant, reviewed by the Lead Agency, and distributed to attendees prior to the meeting.
- Meeting summary, including action items, to be prepared by the Prime Consultant, reviewed by the Lead Agency, and distributed to meeting attendees within one week following the meeting.

Weekly and Monthly Status Reports

- The Prime Consultant will provide the Forest Service and Applicant Authorized Agents weekly status reports on Friday. The reports will be provided via email by close of business. The reports will follow an agreed upon standardize format including deliverable, due date, status, and update comments.
- The Prime Consultant will provide the Forest Service and Applicant Authorized Agents monthly status reports by the 15th of each month. The reports will provide detailed written descriptions of the efforts completed during the month, efforts ongoing during the month, efforts to be undertaken during the next month, and outstanding data needs.

EMAIL AND WRITTEN COMMUNICATIONS

Correspondence regarding hudget and schedule shall be communicated in writing to the Lead Agency, Applicant Authorized Agents, and the Prime Consultant.

Correspondence regarding the NEPA analysis shall be communicated in writing to the Lead Agency and the Prime Consultant.

ITEM NO. 7C

When Recorded, Return to:
Town Clerk
Town of Tusayan
PO Box 709
Tusayan, AZ 86023

With a copy to:
Grady Gammage, Jr.
Gammage & Burnham
Two North Central Avenue
Fifteenth Floor
Phoenix, AZ 85004

**SECOND AMENDMENT
TO
PRE-ANNEXATION AND
DEVELOPMENT AGREEMENT
Agreement No. __**

**BETWEEN THE TOWN OF TUSAYAN,
an Arizona municipal corporation**

and

STILO DEVELOPMENT GROUP USA, LP

This Second Amendment to Pre-Annexation and Development Agreement (the “**Second Amendment**”) is entered into as of the ___ day of _____, 2014 (“**Effective Date**”), by and between the **TOWN OF TUSAYAN**, an Arizona municipal corporation (the “**Town**”) and **STILO DEVELOPMENT GROUP USA, L.P.**, an Arizona Limited Partnership (“**Stilo**”).

RECITALS

A. The Town and Stilo entered into the Pre-Annexation and Development Agreement, dated as of July 1, 2011 (the “**PADA**”) to document, among other things, a schedule for development, the process for annexation and to establish performance benchmarks.

B. The parties amended the PADA pursuant to the First Amendment to the Prio Agreement dated as of January 22, 2014 (collectively, the PADA and the First Amendment shall be referred to as the “**Prior Agreement**”).

C. As a result of US Forest Service approval requirements, the parties now desire to amend the Prior Agreement to reflect a new southern Kotzin Access as required by the US Forest Service.

NOW, THEREFORE, in consideration of the foregoing premises and mutual promises set forth in this Second Amendment, the Town and Stilo state, confirm, and agree as follows:

AGREEMENT

1. **Recitals**. The recitals set forth above are acknowledged by the parties to be true and correct and are incorporated herein by this reference.

2. **Prior Agreement**. The terms of the Prior Agreement are incorporated by reference, unless expressly modified by this Second Amendment. Capitalized terms and Exhibit references not otherwise defined herein shall have the meaning ascribed to such terms in the Prior Agreement.

3. **Kotzin Access**. Exhibit C1 of he Prior Agreement and is superceded and replaced by the attached Exhibit C1.

4. **General Provisions**. This Second Amendment shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. This Second Amendment may be executed in one or more counterparts, all counterparts shall be valid and binding on the party executing them and all counterparts shall together constitute one and the same document for all purposes. This Second Amendment may be executed and delivered by facsimile signature for execution on the part of one or more parties hereto and upon one party sending via facsimile to another party a facsimile copy of a signature page

showing the sending party's execution or signature, the sending party shall be bound by such signature or execution.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Town has caused this First Amendment to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested to by the Town Clerk, and the Developer has executed and sealed the same on or as of the day and year first above written.

ATTEST:

"TOWN"

THE TOWN OF TUSAYAN,
an Arizona municipal corporation

Town Clerk

By _____
Greg Bryan, Mayor

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

On this _____ day of _____, 2014, before me, the undersigned officer, personally appeared Greg Bryan, who acknowledged himself to be Mayor of THE TOWN OF TUSAYAN, an Arizona municipal corporation, whom I know personally/whose identity was proven to me on the oath of _____, a credible witness by me duly sworn/whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument/whose identity I verified on the basis of his _____, and he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

“DEVELOPER”

**STILO DEVELOPMENT GROUP USA,
L.P., an Arizona limited partnership**

By: _____

Name: _____

Its: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this _____ day of _____, 2014, before me, the undersigned officer, _____ personally _____ appeared _____ who acknowledged him/herself to be the _____ of STILO DEVELOPMENT GROUP USA, L.P., an Arizona limited partnership, whom I know personally/whose identity was proven to me on the oath of _____, a credible witness by me duly sworn/whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument/whose identity I verified on the basis of his/her _____, and s/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

ITEM NO. 8H

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: September 10, 2014

TO: Tusayan Town Council

FROM: Will Wright, Manager

SUBJECT: Building Permit/Plan Review Fees

Willdan provided a review of construction costs and building permit fees from four jurisdictions, including: 1) City of Page; 2) City of Williams; 3) Coconino County, and 4) Current Valuation Data from valuation table adopted by the Town of Tusayan by Resolution 2011-02-16-02, which used the 2006 International Building Code Council (IBC) valuation table (see resolution with tables attached). The IBC provides a construction valuation table that has regional modifiers periodically. Each jurisdiction determines the cost of construction from this data then they apply a formula from which a building permit fee is derived. In short, calculating a building permit fee is a multi-pronged process and jurisdictions determine the construction valuation table and the regional modifier they will use as well as the formula needed to calculate the building permit fee.

Willdan also used several building scenarios, including a 1,500 square foot residence, 4,000 square foot restaurant, and 40,000 square foot hotel, to compare building permit fees from three entities (Page, Williams and Coconino County) as well as the construction table Tusayan adopted in 2011 using the 2006 IBC. Table 1 compiles the calculations from these four entities that use various construction valuation tables, modifiers and formulas, which indicate the final construction cost for these structures shown on top and the building fee figures in *italics*.

Table 1
Comparison of Building Permit Fees
From Four Entities with Various Valuation Tables

Jurisdiction	1,500 sq. ft. Residence	4,000 sq. ft. Restaurant	40,000 sq. ft. Hotel
City of Page	\$165,396 <i>\$2,249.53</i>	\$404,470 <i>\$4,457.89</i>	\$3,665,420 <i>\$25,308.94</i>
City of Williams	\$173,726 <i>\$2,549.25</i>	\$583,135 <i>\$7,007.55</i>	\$5,755,330 <i>\$31,486.95</i>
Coconino County	\$124,391 <i>1,640.02</i>	\$404,470 <i>4,229.02</i>	\$3,665,420 <i>\$23,423</i>
Current Valuation IBC 2006	\$176,100 <i>\$2,376</i>	\$521,000 <i>\$6,360.75</i>	\$4,946,000 <i>\$37,925.25</i>

TUSAYAN FEE COMPARISON
Page Valuation Data:

1,500 sq. ft. Residence (R)
 400 sq ft Garage (S-2)
 200 sq ft patio (U)
 VB Construction
 Sprinklers

(R) \$101.64 per sq ft X 1500 = \$152,460
 (S-2) 26.73 per sq ft X 400 = \$10,692
 (U) 11.22 per sq ft X 200 = \$2,244
Value \$165,396

Building Permit = \$1,363.35
 Plan Review = \$886.18
Total Fees \$2,249.53

4,000 sq. ft. Restaurant (A-2)
 1500 sq ft Patio (U)
 VB Construction
 Sprinklers

(A-2) \$94.27 per sq ft X 4,000 = \$377,080
 (U) \$18.26 per sq ft X 1,500 = \$27,390
Value \$404,470

Building Permit = \$2,701.75
 Plan Review = \$1,756.14
Total Fees \$4,457.89

40,000 sq ft Hotel (R-1)
 3000 sq ft Restaurant (A-2)
 1000 sq ft Patio
 VA Construction
 Sprinklers

(R) \$83.82 per sq ft X 40,000 = \$3,352,800
 (A-2) \$98.12 per sq ft X 3,000 = \$294,360
 (U) \$18.26 per sq ft X 1,000 = \$18,260
Value \$3,665,420

Building Permit = \$15,338.75
 Plan Review = \$9,970.19
Total Fees \$25,308.94

TUSAYAN FEE COMPARISON
Williams Valuation Data:

1,500 sq. ft. Residence (R)
 400 sq ft Garage (S-2)
 200 sq ft patio (U)
 VB Construction
 Sprinklers

(R) \$95.91 per sq ft X 1500 =	\$143,865
(S-2) 55.71 per sq ft X 400 =	\$22,284
(U) 37.93 per sq ft X 200 =	\$7,586
Value	\$173,726

Building Permit =	\$1,545.00
Plan Review =	<u>\$1,004.25</u>
Total Fees	\$2,549.25

4,000 sq. ft. Restaurant (A-2)
 1500 sq ft Patio (U)
 VB Construction
 Sprinklers

(A-2) \$131.56 per sq ft X 4,000 =	\$526,240
(U) \$37.93 per sq ft X 1,500 =	<u>\$56,895</u>
Value	\$583,135

Building Permit =	\$4,247.00
Plan Review =	<u>\$2,760.55</u>
Total Fees	\$7,007.55

40,000 sq ft Hotel (R-1)
 3000 sq ft Restaurant (A-2)
 1000 sq ft Patio
 VA Construction
 Sprinklers

(R) \$132.93 per sq ft X 40,000 =	\$5,317,200
(A-2) \$133.40 per sq ft X 3000 =	\$400,200
(U) 37.93 per sq ft X 1,000 =	<u>\$37,930</u>
Value	\$5,755,330

Building Permit =	\$19,083.00
Plan Review =	<u>\$12,403.95</u>
Total Fees	\$31,486.95

**TUSAYAN FEE COMPARISON
Coconino County Valuation Data**

1,500 sq. ft. Residence (R)
400 sq ft Garage (S-2)
200 sq ft patio (U)
VB Construction
Sprinklers

(R) \$74.03 per sq ft X 1500 =	\$111,045
(S-2) 20.00 per sq ft X 400 =	\$8,000.00
(U) 26.73 per sq ft X 200 =	<u>\$5,346.00</u>
Value =	\$124,391

Building Permit =	\$1,093.41
Plan Review =	<u>\$546.61</u>
Total Fees	\$1,640.02

4,000 sq. ft. Restaurant (A-2)
1500 sq ft Patio (U)
VB Construction

Sprinklers	
(A-2) \$94.27 per sq ft X 4,000 =	\$377,08
(U) 18.26 per sq ft X 1500 =	<u>\$27,390</u>
Value =	\$404,470

Building Permit =	\$2,563.04
Plan Review =	<u>\$1,665.98</u>
Total Fees	\$4,229.02

40,000 sq ft Hotel (R-1)
3000 sq ft Restaurant (A-2)
1000 sq ft Patio
VA Construction
Sprinklers

(R) \$83.82 per sq ft X 40,000 =	\$3,352,800
(A-2) \$98.12 per sq ft X 3,000 =	\$294,360
(U) \$18.26 per sq ft X 1,000 =	<u>\$18,260</u>
Value =	\$3,665,420

Building Permit =	\$14,195.76
Plan Review =	<u>\$9227.24</u>
Total Fees	\$23,423.00

TUSAYAN FEE COMPARISON
Current Valuation Data:

1,500 sq. ft. Residence (R)
 400 sq ft Garage (S-2)
 200 sq ft patio (U)
 VB Construction
 Sprinklers

(R) \$99.00 per sq ft X 1500 = \$148,500
 (S-2) 50.00 per sq ft X 400 = \$20,000
 (U) 38.00 per sq ft X 200 = \$7,600
Value \$176,100

Building Permit = \$1,440.00
 Plan Review = \$936.00
Total fees \$2,376.00

4,000 sq. ft. Restaurant (A-2)
 1500 sq ft Patio (U)
 VB Construction
 Sprinklers

(A-2) \$116.00 per sq ft X 4,000 = \$464,000
 (U) 38.00 per sq ft X 1,500 = \$57,000
Value \$521,000

Building Permit = \$3,855.00
 Plan Review = \$2,506.75
Total Fees \$6,360.75

40,000 sq ft Hotel (R-1)
 3000 sq ft Restaurant (A-2)
 1000 sq ft Patio
 VA Construction
 Sprinklers

(R) \$114.00 per sq ft X 40,000 = \$4,560,000
 (A-2) \$116.00 per sq ft X 3,000 = \$348,000
 (U) \$38.00 per sq ft X 1,000 = \$38,000
Value \$4,946,000

Building Permit = \$22,985.00
 Plan Review = \$14,940.25
Total fees \$37,925.25

RESOLUTION NO. 2011-02-16-02

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF TUSAYAN AUTHORIZING THE ADOPTION OF A FEE SCHEDULE FOR CERTAIN TOWN SERVICES.

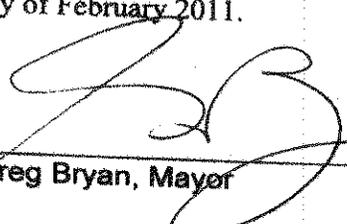
WHEREAS, the Town of Tusayan is authorized pursuant to A.R.S. § 9-240.B.2 to provide for the payment of Town expenses; and

WHEREAS, Sections 20.7.-3 and 20.9-3 of the Town Zoning Code permit the Town to cover the costs of certain land use proceedings by adopting a fee schedule by resolution.

WHEREAS, the Town Council desires to establish a fee schedule for certain Town services for 2011.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Town Council of the Town of Tusayan, Arizona that the Permit and Fee Schedule attached hereto as Exhibit A and the Building Permit Schedule attached hereto as Exhibit B are hereby.

PASSED, ADOPTED, AND APPROVED by the Mayor and Town Council of the Town of Tusayan this 16TH day of February 2011.



Greg Bryan, Mayor

7/24/13

ATTEST:



Tam Parsons, Town Clerk
MELISSA A. MALONE

7/24/13

APPROVED AS TO FORM:



William J. Sims, Interim Town Attorney

Exhibit A

8E

BUILDING SAFETY PERMIT FEES

1. New Construction, Additions and Remodel Existing Building Permits

Permit fees are based on the valuation (building square footage times standard rate for occupancy) of each building or building addition. For fee calculation purposes, building square footage shall be the total area of all floors under roof and enclosed within the outer surface of the outside enclosing walls or columns. Building square footage includes roofed patios or porches, bay windows, basements, mezzanine and penthouses or other mechanical spaces. Building square footage does not include roof eaves or overhangs not exceeding 3 feet in depth, courts or light shafts open at the top, or unroofed patios or porches. The fees for each separate building shall be separately calculated.

Minimum valuation of the work shall be determined by the Building Official based on nationally recognized standards and shall include the value of materials, labor, overhead, and profit.

TABLE A: BUILDING SAFETY VALUATION-BASED PERMIT FEE

Project Valuation	Permit Fee
\$1 - \$1,000	\$75 Minimum for Residential Water Heaters and Fences*
\$1 - \$1,000	\$150 Base fee only*
\$1,001 - \$10,000	\$150 on first \$1,000, plus \$9 for each additional \$1,000, or fraction thereof, to and including \$10,000
\$10,001 - \$50,000	\$231 on first \$10,000 plus \$8 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 - \$200,000	\$551 on first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$200,000
\$200,001 - \$1,000,000	\$1,601 on first \$200,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 - \$10,000,000	\$7,201 on first \$1,000,000 plus \$4 for each additional \$1,000, or fraction thereof, to and including \$10,000,000
Over \$10,000,000	\$43,201 on first \$10,000,000 plus \$4 for each additional \$1,000, or fraction thereof, on the total amount of the project valuation

BUILDING VALUATION TABLE

Exhibit B



Effective January 2011

Dollars per Square Foot

2006 International Building Code

Type of Construction

Group	Type of Construction									
	IA	IB	IIA	IIB	IIIA	IIIB	IVA	VB		
A-1a	202	196	191	183	172	167	157	151		
A-1b	183	176	172	164	153	148	138	132		
A-2	155	150	146	141	131	129	119	116		
A-3	157	151	145	138	126	123	112	107		
A-4	182	175	170	163	151	147	136	131		
B										
E	155	149	145	138	125	121	110	105		
F-1	172	166	161	153	142	135	124	119		
F-2	95	91	85	83	74	71	61	58		
H-1	94	90	85	82	74	70	61	57		
H-234	89	85	80	77	69	65	56	**N.P.**		
H-5	89	85	80	77	69	65	56	52		
M	155	149	145	138	125	121	110	105		
I-1	159	154	149	143	131	127	117	113		
I-2	261	255	250	244	230	**N.P.**	215	**N.P.**		
I-3	178	172	168	161	150	144	134	128		
I-4	159	154	149	143	131	127	117	113		
I-5	261	255	250	244	230	**N.P.**	215	**N.P.**		
M	116	111	107	102	93	90	81	78		
R	Residential - Meets IRC Standards (Production)									
R-1	160	155	150	144	132	129	119	114		
R-2	134	129	124	118	107	103	93	89		
R-3	126	123	120	116	112	109	105	99		
R-3C	138	134	130	127	121	121	114	108		
R-4	159	154	149	143	131	127	117	113		
S-1a	89	85	79	77	68	65	55	52		
S-1b	88	84	78	75	67	64	54	51		
S-2	87	83	78	75	67	63	54	50		
S-3	88	84	78	76	67	64	54	51		
U	69	65	61	57	51	48	40	38		

N.P. = Not Permitted

ITEM NO. 8.I.



Will Wright <tusayantownmanager@gmail.com>

Council Meeting 09/11/14

1 message

Chrystal Schoppmann <chrystal.tfdgc@outlook.com>
To: tusayantownmanager@gmail.com

Thu, Sep 11, 2014 at 3:41 PM

Mr. Wright,

Per our phone discussion today, please accept this as a formal request to be put on the Agenda for Wednesday, September 16th Town Council meeting.

Tusayan Fire District (TFD), like most of the Fire Departments/Districts across the nation, has experienced a growth in the demand for emergency medical services and a significant decrease in funding for providing these services. In addition, our budget has decreased by \$3 million over the past 7 years due to real property values continually decreasing, as the majority of our funding comes from the tax base of real property.

Tusayan is a unique town, in that there are a limited number of property owners (6) that are currently funding approximately 80% of the current real property values that we receive our funding from. We are also unique in that we provide services to the Airport/state land and Forrest Service areas, yet these entities do not provide any "hard money" funding or real property tax base funding to TFD.

We would like to thank the Town for their current support of funding one (1) full time paid firefighter and the administrative assistant positions, but

with the recent growth and current growth patterns, the need for services are only going to increase and we are currently unable to provide such services at the current funding base we receive. Without some type of additional funding from our Town, TFD will be faced with the reality of not being able to continue with our current financial situation.

This is an extremely timely matter and we would appreciate any and all help in regards to thereof.

Kindest Regards -

Chrystal Schoppmann

Administrative Assistant

Tusayan Fire Department

928-638-3473

ITEM NO. 9

MANAGER'S REPORT
September 17, 2014

- I. ADMINISTRATION:
 - a) Tim attended training offered by State Office of Manufactured Housing and continues to work to receive field training before an IGA to meet the State's requirements.
- II. ADOT – Town purchased metal poles to proceed with placement of gateway community sign as well as three service organizations. The Town has requested utility easements from ADOT to service the park with sewer and water to better meet community needs, which Mike Thomas of ADOT is processing.
- III. BROADBAND – Staff and Council continue to consider alternatives to improve broadband services for the community.
- IV. CDBG – Council approved Woodson Engineering to perform the engineering to install the utilities and restroom structure at the park with Council considering alternative routes into these facilities. This new route will better serve the community, but will slow the process to get this engineering for CDBG done.
- V. COMMUNITY PARK – Woodson is putting a design and build bid together for the grading and dirt work for the baseball and soccer fields. Staff re-submitted the D'backs grant for a baseball field at the park.
- VI. COUNCIL FOLLOWUP:
 - a) The Town is holding a joint meeting with the Coconino Board of Supervisors in Tusayan on Tuesday, September 30th at the Tusayan Town Hall for the afternoon and early evening.
- VII. DEVELOPMENT/P&Z MEETING –Woodson was hired to draft the Subdivision Regulations for the town, while Willdan is redrafting the Zoning Code. The P&Z met on September 10th and selected John Schoppmand as Chairperson and Rob Gossard as Vice Chair. Further, the Master Plan for the Best Western was approved as well as Design Review for Phase 1 (68 units) of that development.
- VIII. DRAINAGE – J2 Engineering is putting together a plan for moving forward with drainage improvement projects for the town.
- IX. ELECTIONS – Primary election took place on August 26th with Expenditure Limitation being approved by a 59% vote of 81 ballots cast for this measure. The Council canvassed the primary election results on September 11, 2014 presenting Bill Fitzgerald, John Rueter and Craig Sanderson certificates of election. An initiative will be voted on to have the mayor elected directly by the people with other conditions at the General Election on November 4, 2014.
- X. MUNICIPAL CODE – Staff put together the Municipal Code in binders and presented to the Council. Council will now work through this as scheduled. Chapter 11 – Offenses is currently being reviewed by the Town Attorney, Prosecutor, Magistrate, Sheriff's Office as well as members of the Council.
- XI. PUBLIC OUTREACH – Fire Chief Robbie Evans wants to discuss funding alternatives with the Council to support the Tusayan Fire District.
- XII. STILO – The Town submitted the FS application to access Kotzin Ranch across FS land on July 8, 2014 with Council considering the Cost Recovery Agreement at an upcoming meeting.