

AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION

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

Tuesday, May 26, 2015 @ 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 Planning and Zoning Commission and to the general public that the commission will hold a meeting open to the public on Tuesday, May 26, 2015 at the Tusayan Town Hall Building. The commission 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 (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.

PLANNING AND ZONING COMMISSION AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

**CHAIR JOHN SCHOPPMANN
VICE CHAIR ROBERT GOSSARD**

**COMMISSIONER CLAYANN COOK
COMMISSIONER BETH HEARNE
COMMISSIONER JANET ROSENER**

TOWN COUNCIL LIAISON, COUNCILMEMBER CRAIG SANDERSON

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

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

4. CONSENT AGENDA

Approval of the Minutes of the Joint P&Z and Council Meeting held on 4/28/15

5. ACTION ITEM

Consideration, discussion, and possible approval of Design Review Case No. 2015-01, a request for approval of a message sign for the National Geographic Visitor Center

6. 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 May, 2015 at _____ pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

ITEM NO. 4

TUSAYAN PLANNING AND ZONING COMMISSION
PURSUANT TO A.R.S. 38-431.02 & 38-431.03
TUESDAY, APRIL 28, 2015 @ 6:00 pm
TUSAYAN TOWN HALL
845 Mustang Drive, Tusayan, Arizona

PLANNING AND ZONING COMMISSION MEETING SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Schoppmann called the meeting to order at 6:00 pm and the Pledge of Allegiance was recited.

2. ROLL CALL

Upon roll call, the following were present:

**CHAIR JOHN SCHOPPMANN
VICE CHAIR ROBERT GOSSARD
COMMISSIONER CLAYANN COOK
COMMISSIONER BETH HEARNE
COMMISSIONER JANET ROSENER**

TOWN COUNCIL LIAISON: COUNCILMEMBER CRAIG SANDERSON – arrived at 6:08pm

Also present were: Will Wright, Town Manager
Melissa Drake, Town Clerk

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

None

4. CONSENT AGENDA

Approval of the Minutes of the Joint P&Z and Council Meeting held on 3/24/15

Commissioner Rosener made a motion to approve the Consent Agenda. Commissioner Hearne seconded the motion and it passed unanimously.

5. ACTION ITEMS

A. Consideration, discussion, and possible approval of Design Review Case No. 2015-01, a request for approval of a message sign for the National Geographic Visitor Center

Commissioner Rosener recused herself from this item since she is employed by the National Geographic Visitor Center.

Manager Wright gave an overview of the application and the Staff Report from Town Planner Lawrence Tomasello. He stated that the current code does not reference

message signs even though 2 similar signs already exist in Town. The recommendation is to approve the request with similar conditions as was required of the Canyon Plaza sign.

Phil Kessie of Northern Arizona Signs answered questions from the Commission regarding shielding of the sign to maintain dark skies, animation, muted earth tones, the large size of the sign, and previewing and approving messages before projecting them on the sign.

The Commission voiced concerns about current code enforcement and adding another sign.

Clarinda Vail spoke about her concerns which echoed those of the Commission.

Janet Rosener, representing the National Geographic Visitor Center, stated that there are many businesses in the Visitor Center which are not currently noted on the existing signs. She also stated that there would not be any flashing. Ms. Rosener stated that they would be happy to submit content to the Commission before projecting it on the sign.

Manager Wright stated that increased code enforcement in Town will be a priority moving forward.

Commissioner Cook made a motion to table Design Review Case No. 2015-01 until National Geographic Visitor Center can provide content for approval by the Commission. Vice Chair Hearne seconded the motion and it passed on unanimous vote.

B. Consideration, discussion, and possible approval of the Tusayan Subdivision Regulations

Manager Wright stated that the changes requested at the last meeting have been made to the Tusayan Subdivision Regulations. He introduced Mark Woodson of Woodson Engineering and stated that Town Attorney Bill Sims has provided his input as well as the attorney for Red Feather Properties.

Robert Petzoldt, representing the Sanitary District, asked for more time to review the document before a decision is made.

John Vail, representing the Tusayan Fire District, echoed Mr. Petzoldt's comments requesting more time to review the document.

Clarinda Vail thanked the Commission for incorporating most of the changes she requested at the last meeting. She stated that there has not been enough time for review and the changes from version to version should be redlined to aid in review.

Commissioner Cook stated that the first half of the document should be reviewed with the same "eye for detail" as the second half was in the last meeting.

Mark Woodson spoke to the comments from the Sanitary and Fire Districts. He stated that the regulations refer to what may be Town-owned streets, water lines, etc. They were not written to address those districts' responsibilities.

The Commission asked Woodson Engineering to prepare a new draft (incorporating comments from the Town Attorney and the public) and have it available to the Commission for review 3 weeks prior to the meeting scheduled for June 23, 2015.

6. MOTION TO ADJOURN

Commissioner Cook made a motion to adjourn at 6:58 pm. Vice Chair Rosener seconded the motion and it passed unanimously.

John Schoppmann, Chair

Date

ATTEST:

Melissa M. Drake, Town Clerk

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on April 28, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

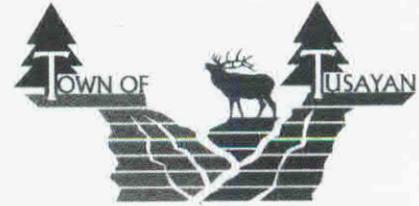
DATED this 29th day of April, 2015

Melissa M. Drake, Town Clerk

ITEM NO. 5

TOWN OF TUSAYAN

at the entrance to Grand Canyon National Park



DATE: April 21, 2015

TO: Members of the Planning and Zoning Commission

FROM: Lawrence Tomasello, Planning Administrator

SUBJECT: Design Review No. 2015-01, IMAX Sign

Issue: This is a request by NOAZ, Northern Arizona Signs on behalf of IMAX for design review and approval of a message sign as set forth in the attachments in this report.

Analysis: A sign, as defined in Section 8 (Definitions) and Section 16.1 (Signs) is any notice, advertising device or advertisement, pictorial or otherwise, used as an outdoor display or visible from outside a building for the purpose of advertising the property or the establishment or enterprise, including goods and services, on which the sign is exhibited, or for use for off-site directional purposes.

An application for a sign has been submitted by NOAZ (Northern Arizona Signs, located at 1214 Kaibab, Flagstaff, Arizona), for the National Geographic Visitor Center-RGB/Full-Color Electronic Message Center Retrofit at 450 State Route 64, Tusayan, Arizona. Any sign permitted in a commercially zoned district shall meet the requirements as set forth in Section 16 (signs) of the Town's Zoning Ordinance. It may be noted that message signs are not mentioned in the Zoning Ordinance, but the question arises whether or not this is the intent of the Town.

On December 17, 2013 a message sign was approved by the Planning and Zoning Commission for Design Review No. DR 2013-05 for a Replacement Sign for Canyon Plaza Resort. Conditions of approval for the sign were based on design criteria. It was mentioned in the staff report that while flashing signs were prohibited, a message sign could be permitted provided it changed copy no less than every 8 seconds and it must be a static display.

While there is not a provision in the Ordinance for determination of similar use, it is a common policy in many zoning ordinances and in fact a general planning practice utilized by many municipalities. For general information, a provision for a Determination of Similar Use is set forth in Section 1.100 of the proposed draft zoning ordinance, as follows;

A. Application: When a proposed use of property is not expressly authorized as a permitted use, or as a condition use by the regulation of the applicable zone district, an application may be submitted to the Town Manager, or his/her designee, for a land use interpretation to determine whether or not the proposed use is similar to those uses permitted or conditionally permitted in the applicable zone district.

B. Basis for Determination of Similar Use. The Town Manager shall make an investigation to compare the nature and characteristic of the proposed use with those specifically listed and shall report his/her determination to the Planning and Zoning Commission. The Commission's Determination of Similar Use shall be final 15 days from the date of decision unless an appeal to the Board of Adjustment is filed. If an appeal has been filed within the fifteen days, the decision of the Board will be final. An investigation shall be based on the following criteria:

1. The use resembles or is of the same basic nature as a use or uses expressly authorized in the applicable zone district in terms of the effects of the use on the surrounding area, such as traffic impacts, noise, dust, odors, vibrations, and appearance.
2. The use is consistent with the stated purpose of the applicable district.

The Planning and Zoning Commission, based upon the recommendation of the Town Manager, may determine that based on planning practice and the proposed language for determination of similar uses in the final draft of the proposed zoning ordinance, that the proposed sign is similar to permitted signs in the commercially zoned district subject to design review approval. As with common planning practice, once the determination that a message sign is similar to other permitted signs in commercially zoned districts, the Town Council would be notified of the decision and the use would then be entered into the existing Ordinance. Since the proposed Zoning Code update does have a provision for a Determination of Similar Use as referenced above, it is recommended that this request for a Design Review for a message sign be considered by the Planning and Zoning Commission as it was with the Canyon Plaza sign.

Recommendation:

It is recommended that this application, DR 2015- 01, be approved with the message center sign using muted earth tone colors for both background and test. There will be no bright colors. To satisfy the sign regulation that prohibits flashing signs, the message can only change every 8 seconds and must be a static display. It is the intent for the lighting on this sign be consistent with the "dark skies" regulations. This approval shall be subject to the following requirements and conditions:

1. Placement of the sign for application for DR 2015-01, be approved in accordance with the attachments which provide details on sign location, size, colors and design.
2. The property owner(s) shall be responsible for maintaining the sign in good condition and shall promptly replace or repair any damage to the sign.

Attachments: Application with attachments

Town of Tusayan
Design Review Overlay Application

Contact Information
Willdan Engineering 1440 East Missouri Avenue Ste. C-170
Phoenix, Arizona 85014
Phone (602)395-7531 - Fax (602) 870-7601
ganderson@willdan.com

APPLICANT

Name **GRAND CANYON THEATER VENTURE**
Mailing Address **PO BOX 3309**
TUSAYAN, AZ 86023
Contact Person **ROBB BALDOSKY**
Phone **928.607.4597** Fax _____
Email **ROBB@ROBBCOUSA.COM**

PROPERTY INFORMATION

Assessor's Parcel # **50217012E**
Subdivision _____
Unit # _____ Lot # **401**
Address/Location **450 STATE ROUTE 64**
TUSAYAN, AZ. 86023
Existing Zoning **CG 10,000**
Existing Land Use **THEATER**
Proposed Land Use _____
Lot Size **126558 SQ. FT.**

OFFICE USE ONLY

Received By: _____ Date: _____
Receipt #: _____ Fee: _____
Case #: _____
Related Cases: _____

SUBMITTAL CHECKLIST

- \$400 non-refundable filing fee.
The purpose of this fee is to pay for legal noticing and application processing.
- Pre-application meeting with a staff planner of the Town of Tusayan.
Date met with staff for pre-application _____
- A *typewritten* list of names and addresses of all property owners within 300 feet of subject property.
- Fifteen copies of each of the following plans and drawings:
(See reverse for detailed requirements)
 - Site Plan Signage Plan
 - Landscape Plan Lighting Plan
 - Architectural Drawings Grading and Drainage PlansAll materials must be folded to fit in a legal-size file (8"x14) and labeled so that the applicant's name and project location are visible.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the City of Tusayan access to the subject property during the course of project review.
No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Rosen Date 3-23-15

Signature of Property Owner (if not the applicant)

_____ Date _____

COMMISSION ACTION

___ Approved with Conditions(see attachments)

___ Denied

Resolution #: _____ Date: _____

BOARD ACTION

___ Approved with Conditions(see attachments)

___ Denied

Resolution #: _____ Date: _____

Properties within 300' of project

Red Feather Properties LTD

PO Box 1427

Grand Canyon, AZ 86023

Properties: 50217009C, 50217002L, 50217009B

Canyon Plaza

South Grand Canyon Hospitality Group

PO Box 520

406 Canyon Plaza Lane

Grand Canyon, AZ 86023

50217010H

Boomerang LLC

12515 Willows Rd NE

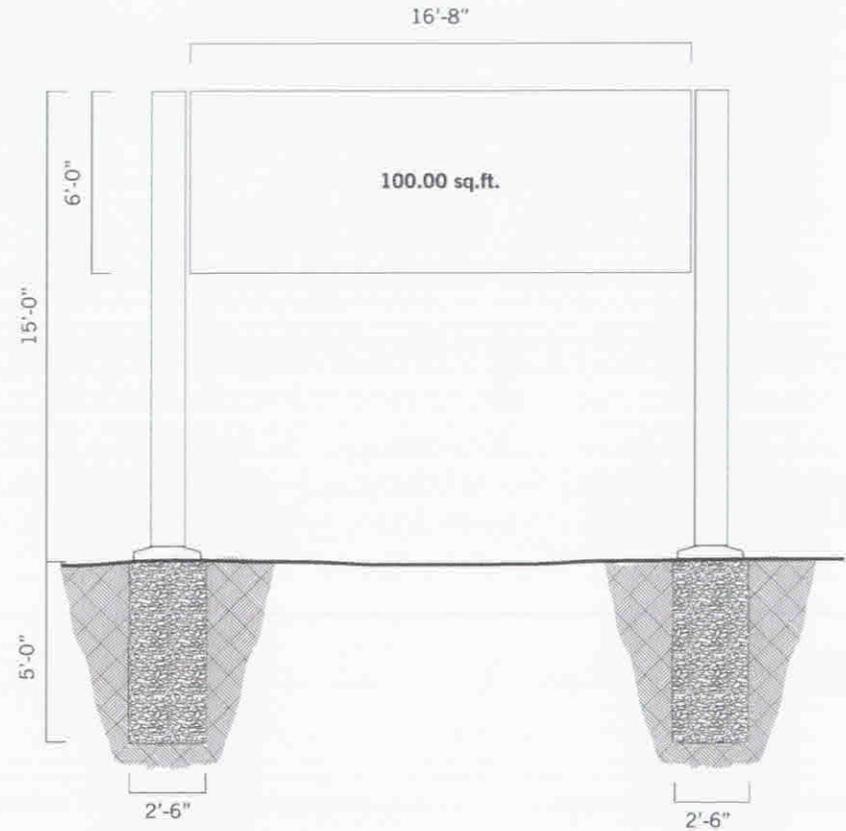
Suite 200

Kirkland, WA 98034

Properties: 50217028, 50217002P



EXISTING SIGN



Scale...1/4" = 1'-0"

The existing double faced illuminated sign is to be removed and replaced with Qty. (1) Double Faced RGB / Full-Color LED Electronic Message Center.

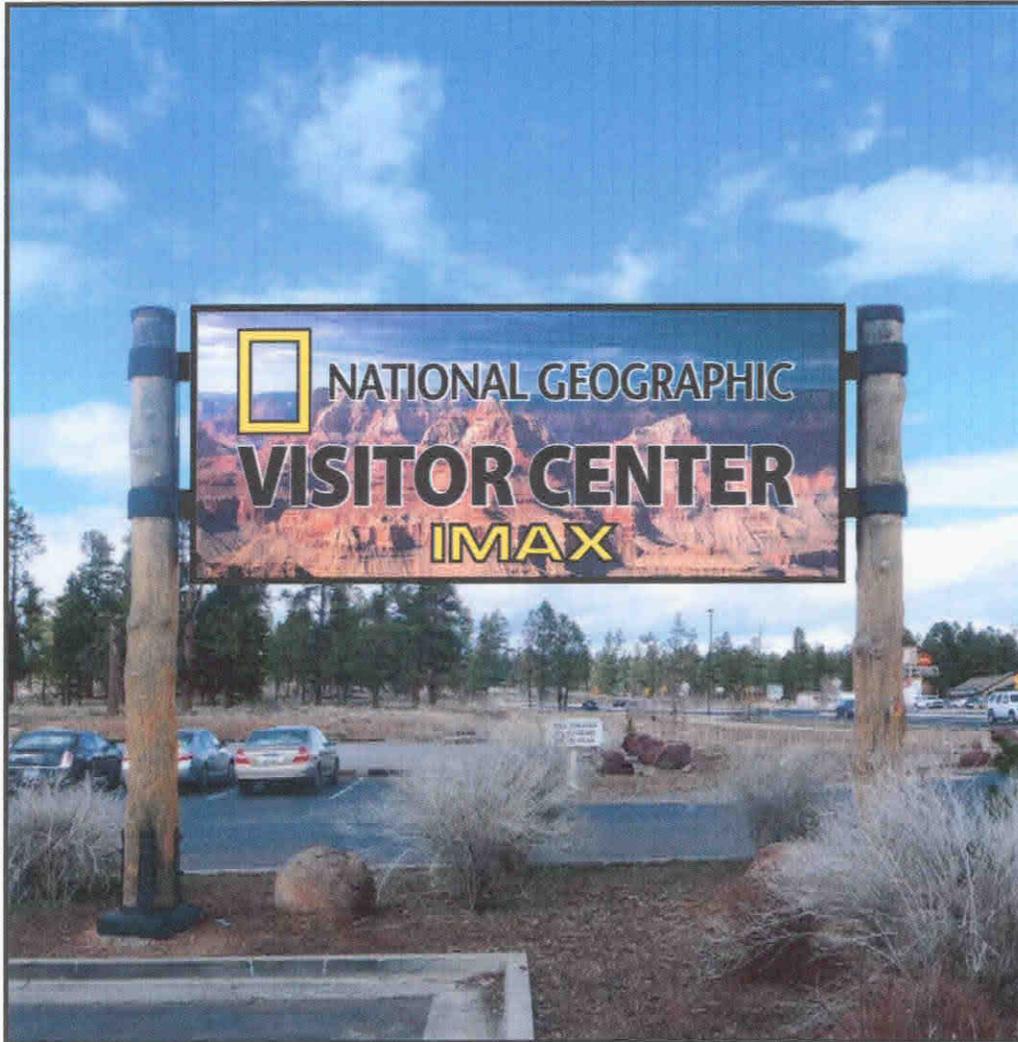
Presumed existing footing size shown.

page: 1
4
job: 15-7556
date: 03/05/15
rev.: 03/12/15
rev.:
drawn by: LK

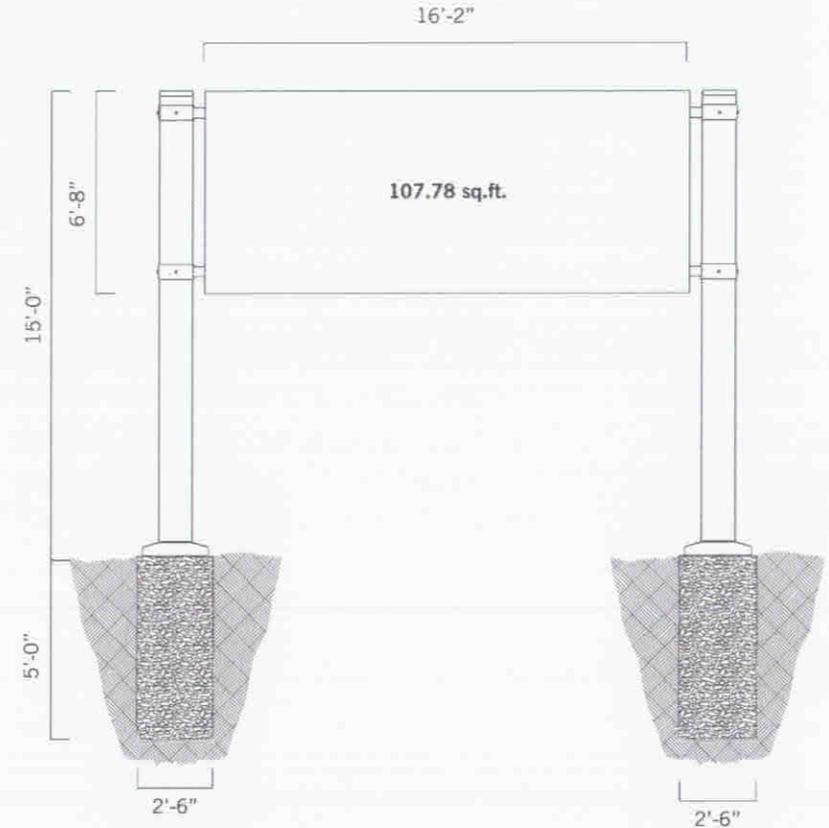
National Geographic Visitor Center - RGB/FULL-COLOR ELECTRONIC MESSAGE CENTER RETROFIT
450 State Route 64, Tusayan, AZ, 86023

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**E.M.C.
RETROFIT**



Scale... 1/4" = 1'-0"

Daktronics GALAXYPRO GP4 SERIES Electronic Message Center is only 7.78 square feet greater in area than the existing sign requiring no additional supporting structure.

Presumed existing footing size shown.

page:

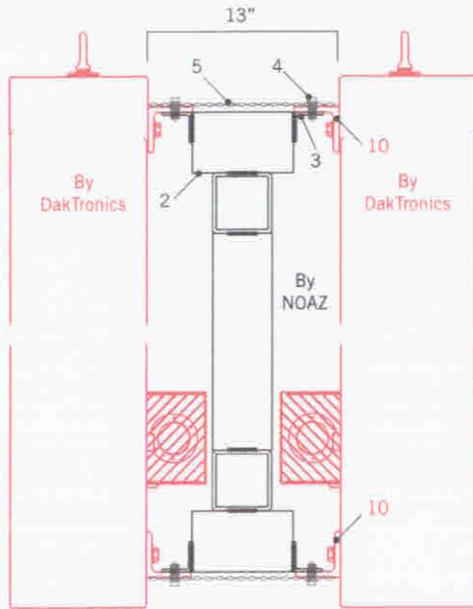
2
4

job: 15-7556
date: 03/05/15
rev. : 03/12/15
rev. :
drawn by: LK

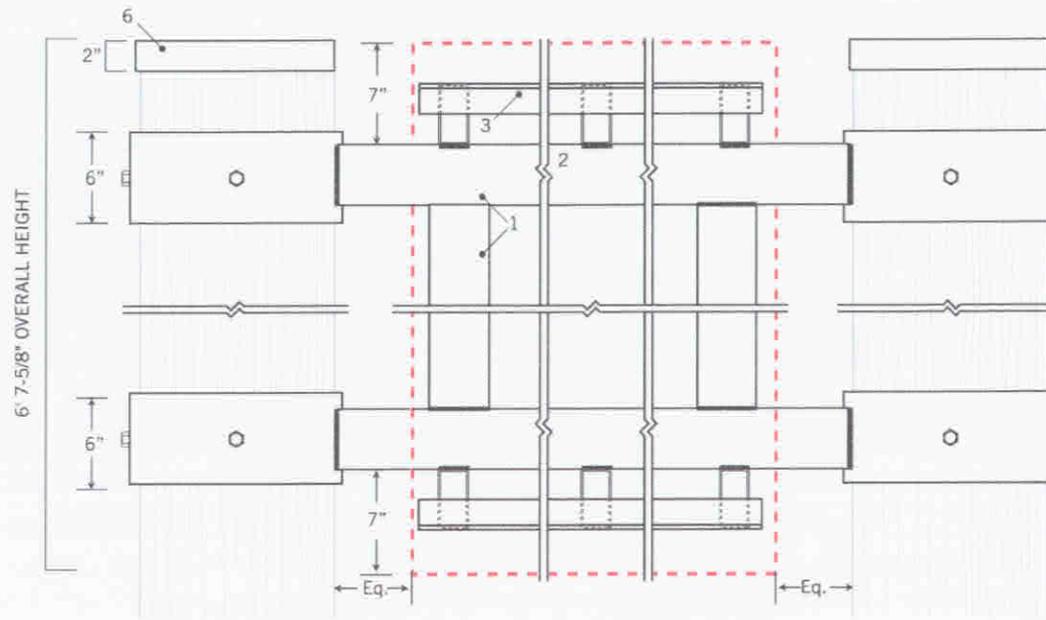
National Geographic Visitor Center - RGB/FULL-COLOR ELECTRONIC MESSAGE CENTER RETROFIT
450 State Route 64, Tusayan, AZ, 86023

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1-1/2" = 1'-0" ...End View

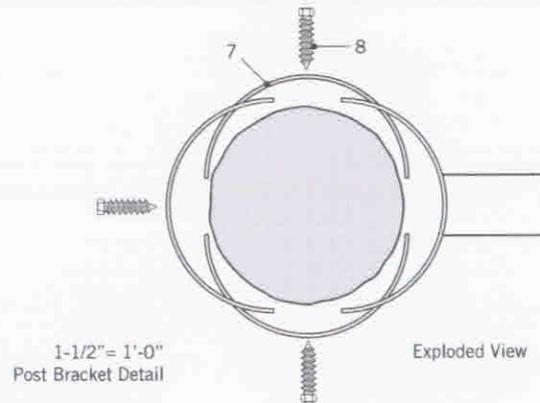


1-1/2" = 1'-0" ...Elev. View

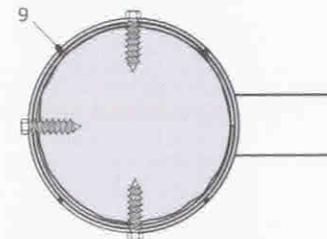
FABRICATION NOTES

- 1...4"x 4" stl. sq. tube, welded frame.
- 2...2"x 4" stl. rec. tube spacers @ ± 3' equal spacing.
- 3...Continuous 2"x 2"x 3/16" stl. angles.
- 4...Thread-Cutting Screw, Hex Washer Head Unslotted, Steel, 3/8"-16 Thread.
- 5...Expanded metal bird/critter barrier all around.
- 6...Fabricated aluminum post caps mount with silicone adhesive.
- 7...Bent 1/4" stl. plate half rings.
- 8...Lag Screw for Wood, zinc-plated stl. 5/8" Dia. 3" Long.
- 9...Plug weld, grind smooth & touch up Black.
- 10...Adjust EMC unit clips vertically to snug fit continuous angles on frame.

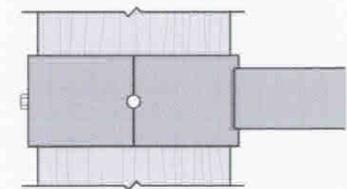
Paint critter screen and all metal parts satin Black.



1-1/2" = 1'-0" Post Bracket Detail



Plan View



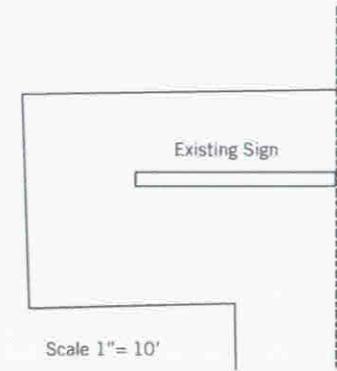
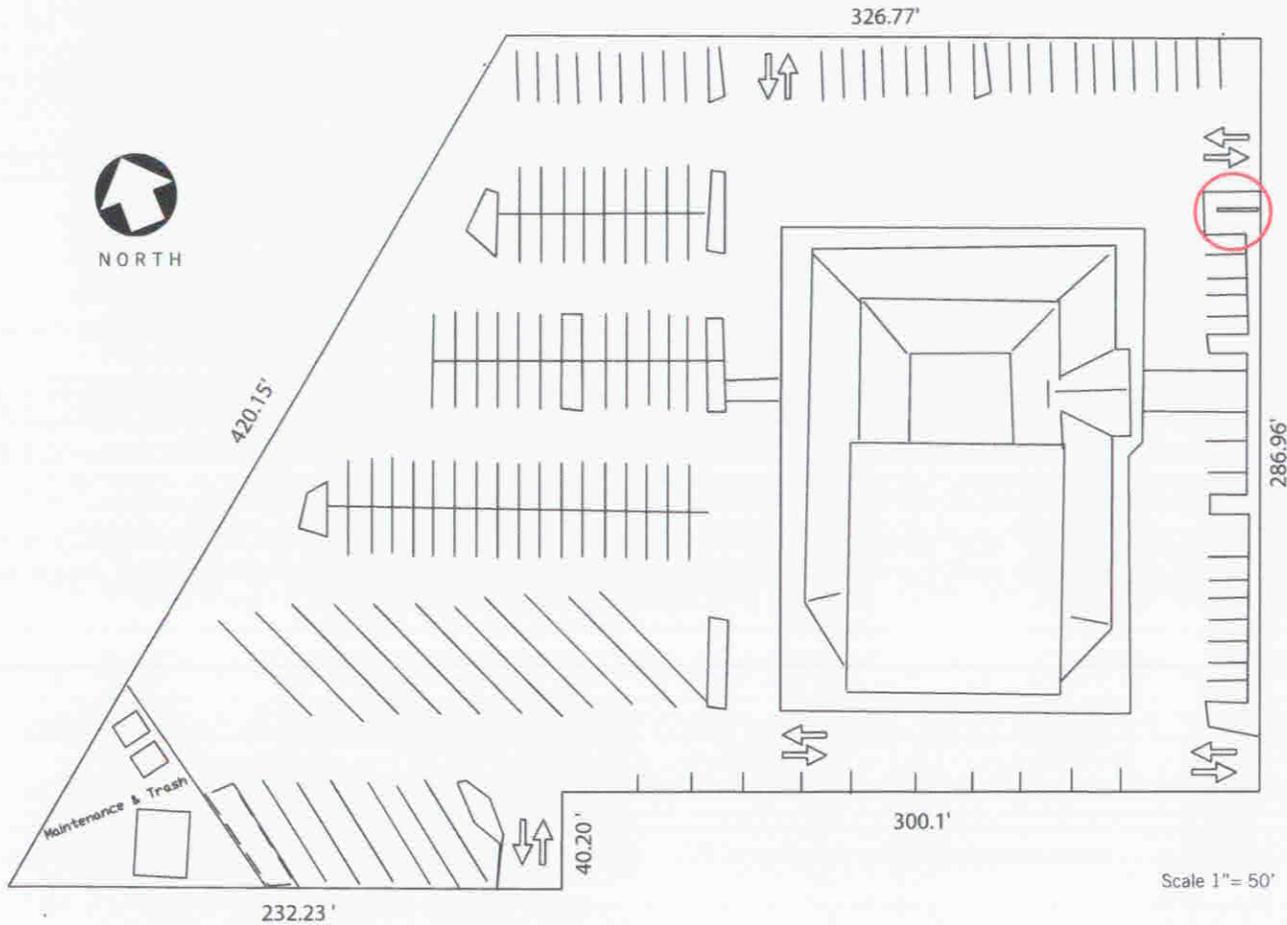
Elev. View

page: job: 15-7556
 3 date: 03/05/15
 4 rev.: 03/12/15
 rev.:
 drawn by: LK

National Geographic Visitor Center - RGB/FULL-COLOR ELECTRONIC MESSAGE CENTER RETROFIT
 450 State Route 64, Tusayan, AZ, 86023

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FIELD SURVEY AND INSTALLATION NOTES

- 1...Remove existing sign post caps and brackets. Lightly sand wood posts at old bracket positions to remove or obscure any staining that may remain in that new brackets are located at slightly different positions.
- 2...Measure both post circumferences at top and at new bracket positions to assist metal fab. to allow for variations in wood post diameter.
- 3...Measure distances between posts at each new bracket position to assure fit of new frame structure.

page:

4
4

job: 15-7556
date: 03/05/15
rev. : 03/12/15
rev. : 03/24/15
drawn by: LK

National Geographic Visitor Center - RGB/FULL-COLOR ELECTRONIC MESSAGE CENTER RETROFIT
450 State Route 64, Tusayan, AZ, 86023

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NOAZ
NORTHERN ARIZONA SIGNS
1214 W. Kainali, Flagstaff, Arizona 86004
(928) 779-2008 / Fax: 779-2038 / email@noaz.com



Tusayan Town clerk <tusayanclerk@gmail.com>

FW: Photos and creative concepts for digital sign

1 message

Janet Rosener <jrosener@ngvccanyon.com>

Tue, May 19, 2015 at 7:18 AM

To: "Melissa Drake (Tusayan Town Clerk)" <tusayanclerk@gmail.com>

Melissa,

This is the loop for the entrance side of the sign.

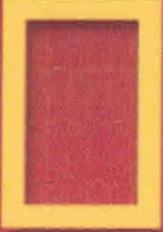
Thanks

Janet



*4,000 years of history
in 34 minutes*





NATIONAL
GEOGRAPHIC™ STORE



Tusayan Town clerk <tusayanclerk@gmail.com>

FW: Photos and creative concepts for digital sign

1 message

Janet Rosener <jrosener@ngvccanyon.com>

Tue, May 19, 2015 at 7:15 AM

To: "Melissa Drake (Tusayan Town Clerk)" <tusayanclerk@gmail.com>

Melissa,

Here are the signs for the exit, I will send the entrance side in a separate email.

Please let me know if you need anything else.

Thank you,

janet

From: Sean Nilsson [mailto:snilsson@destinationcinema.com]

Sent: Monday, May 18, 2015 5:24 PM

To: Janet Rosener

Subject: Re: Photos and creative concepts for digital sign

Janet,

A few of the slides are the same (IMAX, Pizza Hut & NG Store) but I've attached to avoid confusion. Anything further, just let me know.

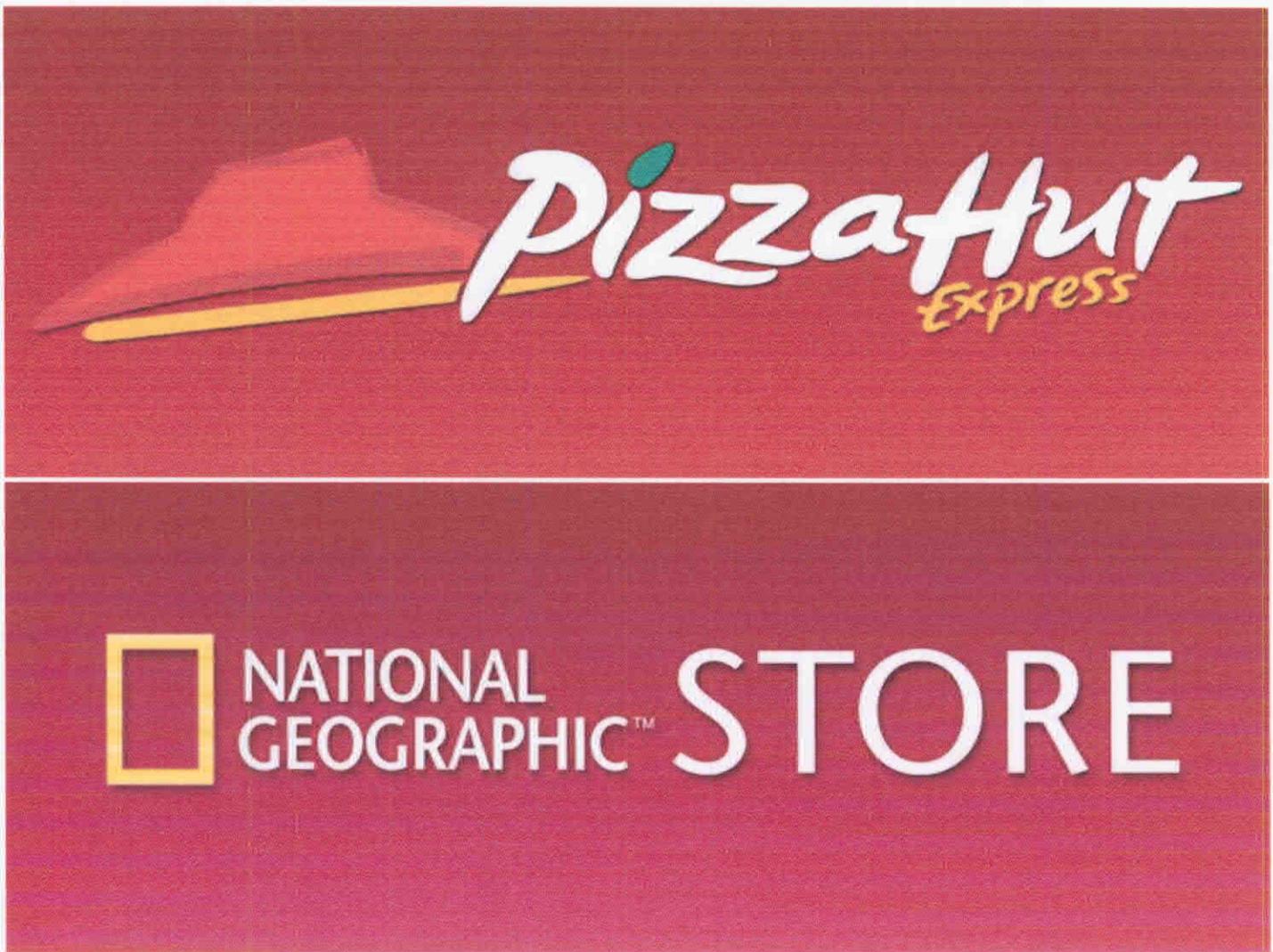
Regards,

Sean

See what you missed in
IMAX[®]

GRAND CANYON
THE HIDDEN SECRETS
IN IMAX[®]

Food & souvenirs inside.
Next stop 23 miles.



On May 18, 2015, at 2:33 PM, Janet Rosener <jrosener@ngvccanyon.com> wrote:

Sean,

Will you please send photos of the exit signs as well? Our Town Clerk needs to put them in the packet for the Commissioners in printed form. She will be showing the loop during the meeting which will be on May 26th..

Thank you,

jr



Tusayan Town clerk <tusayanclerk@gmail.com>

Fwd: FW: Photos and creative concepts for digital sign

1 message

Will Wright <tusayantownmanager@gmail.com>

Thu, May 14, 2015 at 9:52 AM

To: john schoppman <johnschoppmann@yahoo.com>, "Cook, Clayann" <clayann@bigesteakhouse.com>, Robert Gossard <rgtusayan@gmail.com>, Beth Hearne <bethhearne8@gmail.com>, "Rosener, Janet" <jrosener@ngvccanyon.com>, "Craig Sanderson (sandersoncraig@gmail.com)" <sandersoncraig@gmail.com>, Tusayan Town clerk <tusayanclerk@gmail.com>, Lawrence Tomasello <lawrence_tomasello@yahoo.com>, Phil Keesee <phil@noaz.com>

To P&Z Commissioners: Attached is IMAX's proposed signs with Janet showing that there are currently issues regarding the regulations pertaining to color in signs. As we looked at the calendar and visited with both Chairman Schoppmann and the applicant, next week is taken with the three FS application scoping meetings on Monday, Tuesday and Wednesday and the Council meets on Thursday the 21st. So Tuesday the 26th appears to be the first day a Commission meeting could be held. This email is to ask the members of the Commission if they could attend a meeting that day? Let me know and we'll put the packets together and make arrangements for a P&Z meeting at 6 pm on Tuesday, May 26th, if that works for everyone. I pointed out to the IMAX folks that that Tuesday is the first day back from the Memorial Day weekend, but that didn't seem to be a problem for them. Again thanks for your service and let me know, will

Will Wright, Manager
Town of Tusayan
928-637-4297 cell
928-638-9909 office

——— Forwarded message ———

From: **Janet Rosener** <jrosener@ngvccanyon.com>
Date: Wed, May 13, 2015 at 2:27 PM
Subject: FW: Photos and creative concepts for digital sign
To: Tusayan Town Manager <tusayantownmanager@gmail.com>

Hello Will,

Here are the links for the graphics that my creative team have designed. I know red is not supposed to be in the color pallet, but not sure why. This is the color of our current sign and the majority of the signs in town. Since the code does not address messaging signs, the colors allowed should be the same as current signs. Please let me know your thoughts and if we can proceed to schedule a special meeting with the Commissioners. Please note the graphics for the side entering the park and exiting the park are slightly different.

Thank you,

janet

<https://www.dropbox.com/s/5ecc6nuuojukqt/Road%20Sign%20Mock%20Up%20Stills%20Exit.mp4?dl=0>

<https://www.dropbox.com/s/nns4yshjtx4uvtd/Road%20Sign%20Mock%20Up%20Stills.mp4?dl=0>

7 attachments



Tusayan signs 002.JPG
2798K



Tusayan signs 005.JPG
2557K



Tusayan signs 006.JPG
2581K

Tusayan signs 007.JPG

2956K



Tusayan signs 008.JPG
2576K



Tusayan signs 009.JPG
3008K



Tusayan signs 010.JPG
3076K