

## AGENDA

### TUSAYAN PLANNING AND ZONING COMMISSION

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

Tuesday, April 23, 2013 @ 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, April 23, 2013 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 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 ROBERT GOSSARD  
VICE CHAIR BETH HEARNE  
COMMISSIONER SANDRA ANGAT  
COMMISSIONER CLAYANN COOK  
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 Regular Meeting held on 3/26/13

#### 5. SWEARING-IN OF NEW COMMISSIONER JANET ROSENER

#### 6. DISCUSSION ITEMS

A. Results of the General Plan Town Hall Workshop held on 3/25/13

#### 7. MANAGER'S REPORT

#### 8. 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 18<sup>th</sup> day of April, 2013 at \_\_\_\_\_ pm in accordance with the statement filed by the Tusayan Town Council.

DATED this 18<sup>th</sup> day of April, 2013

\_\_\_\_\_  
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, March 26, 2013 @ 6:00 P.M.

TUSAYAN TOWN HALL

845 Mustang Drive, Tusayan, Arizona

**PLANNING AND ZONING COMMISSION MEETING SUMMARIZED MINUTES**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**2. ROLL CALL**

Upon roll call, the following were present:

**CHAIR ROBERT GOSSARD**  
**VICE CHAIR BETH HEARNE**  
**COMMISSIONER SANDI ANGAT**  
**COMMISSIONER CLAYANN COOK**  
**COUNCILMEMBER CRAIG SANDERSON** – arrived at 6:14pm

Also present were: Tami Ryall, Interim Town Manager  
Richard Turner, Town Planner  
Melissa Malone, Town Clerk

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

Bob Blasi spoke about the negotiations occurring between the Town of Tusayan and the Stilo developer. He strongly recommends that the Commission receive information from the Mayor and Council regarding possible zoning changes coming out of the negotiations. He believes any changes should be reviewed and recommended by the Commission prior to the Mayor and Council making any changes.

**4. CONSENT AGENDA**

**Approval of the Minutes of the Workshop, Public Hearing and Regular Meeting held on 9/25/12 and the Regular Meetings held on 1/22/13 and 2/26/13**

Commissioner Angat made a motion to approve the Consent Agenda. Commissioner Hearne seconded the motion and it passed on unanimous vote.

**5. OPEN PUBLIC HEARING**

**A. Public Hearing on Case No. CUP 2013-01, a request to amend a Conditional Use Permit for a theater in the CG-10,000 (Commercial General) and Parking Zoning Districts to permit a tour operator with accessory outdoor vehicle storage; Resolution No. 2013-03**

Chairman Gossard opened the Public Hearing on Item 5A.

Town Planner Richard Turner reviewed his Staff Report on this item. He recommends approval of the amendment on the condition that only one of the vehicles may be parked in front of the business and the remaining vehicles be parked in the northwest corner of the parking lot.

Robb Baldosky spoke on behalf of the National Geographic Visitor Center. He stated that the vehicles parked in front of the building are used throughout the day to conduct tours. He also stated that the vehicles are vital to the business as advertising.

John Tatham, a tour operator in Tusayan, spoke opposing the request to have 7 vehicles in front of the business. He stated that he was asked in the past to remove his tour vehicles from view in Tusayan. He stated that he did as asked. He stated that if Pink Jeep Tours is allowed this waiver, other businesses will want to do the same. He handed out examples of his vision of how local businesses may appear if the amendment is approved and other businesses follow suit. He discussed the General Plan Town Hall which occurred last night and where the consensus was that the Town needed to work on beautification.

Shawn Wendell, Owner of Pink Jeep Tours, spoke in favor of allowing his vehicles to park in front of the National Geographic Visitors Center. He presented examples (photos) of the Sedona area where tour operators, including Pink Jeep Tours, park in front of businesses, with permits from Sedona and other entities in other locations where Pink Jeeps operates. He showed photos of how they operate in Sedona with vehicles moving in and out of parking spaces and use additional parking behind the business for storage or backup staging. His plan is to have 17 vehicles in Tusayan and 7 in front of the building. Mr. Wendell stated that having only 1 vehicle parked in front of the business would hamper the operation of the tour business.

Janet Rosener, General Manager of the National Geographic Visitors Center, stated that all business transactions would be conducted inside the building. She also stated that the "Loading/Unloading Zone" has been in place in front of the building for many years and having the Jeeps near that zone is safer and more convenient. She handed out a photo of the loading zone. She also stated that at different times during the day, there may be 1 Jeep or no Jeeps parked in front of the building, as she observed today.

Councilmember Bill Fitzgerald, as part of the public, spoke about the Sign Ordinance. He stated that he was not speaking in favor of one side or the other on the topic but he wanted to reiterate that if one business was allowed the waiver, other businesses would want the same waiver.

Commissioner Clayann Cook stated that she saw the parking lot several times today when there were no Jeeps in the lot. She was in favor of allowing 1 Jeep in front of the building but not 7.

Commissioner Sandra Angat asked if Fire Chief Evans' questions were answered, referring to a letter in the application packet. Robb Baldosky said they had.

Mr. Wendell stated that he needs 7 Jeeps parked up front to accommodate a 63 passenger bus which will offload and then load into the Jeeps. The tours average 1-2 hours.

Councilmember Craig Sanderson asked if there was enough parking available in the lot. Robb Baldosky stated that the lot has 404 spaces and is only required to have 272. Councilmember Sanderson stated that he doesn't believe the business would suffer by not having the vehicles parked up front.

After additional discussion with the applicants and staff, Commissioner Angat made a motion to close the Public Hearing on Item 5A. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

**B. Public Hearing on Case No. CUP 2013-02, a request to amend a Conditional Use Permit for a wastewater treatment plant in the General Zone to allow the replacement of a single family residence with a reduced setback, a carport and covered area; Resolution No. 2013-04**

Chairman Gossard opened the Public Hearing on Item 5B.

Town Planner Richard Turner reviewed his Staff Report on this item. He recommends approval of the amendment to the CUP and the Resolution since there would be no fiscal impact to the Town.

Former Mayor Pete Shearer spoke for the applicant, Robert Petzoldt, who could not attend the meeting. He explained the request.

Councilmember Fitzgerald, speaking as part of the public, stated that the current home is located on 2 parcels of land and the new structure would be on only one.

Commissioner Cook made a motion to close the Public Hearing on Item 5B. Commissioner Hearne seconded the motion and it passed on unanimous vote.

**6. ACTION ITEMS**

**A. Consideration and possible approval of Case No. CUP 2013-01, a request to amend a Conditional Use Permit for a theater in the CG-10,000 (Commercial General) and Parking Zoning Districts to permit a tour operator with accessory outdoor vehicle storage; Resolution No. 2013-03**

The Commission discussed the pros and cons of the issue.

Commissioner Cook made a motion to approve the Conditional Use Permit as recommended by Staff. Commissioner Hearne seconded the motion and it passed on a vote of 3 to 2. Commissioners Cook, Gossard, and Hearne voted "Aye" and Councilmember Sanderson and Commissioner Angat voted "Nay."

**B. Consideration and possible approval of Case No. CUP 2013-02, a request to amend a Conditional Use Permit for a wastewater treatment plant in the General Zone to allow the replacement of a single family residence with a reduced setback, a carport, and covered area; Resolution No. 2013-04**

Commissioner Cook made a motion to approve the Conditional Use Permit Amendment and the Resolution. Chairman Gossard seconded the motion and it passed on unanimous vote.

**7. FUTURE AGENDA ITEMS**

- Parking Study
- Commissioner Cook stated her desire to have input in any zoning changes (referencing Mr. Blasi's comments at the beginning of the meeting). Manager Ryall stated that it is her understanding that there are no changes to zoning planned. She stated that she could report status at a future meeting as part of her Manager's Report.

**8. MOTION TO ADJOURN**

Commissioner Cook made a motion to adjourn the meeting at 7:34pm. Commissioner Angat seconded the motion and it passed on unanimous vote.

\_\_\_\_\_  
**CHAIR ROBERT GOSSARD**                      **Date**

**ATTEST:**

\_\_\_\_\_  
**TOWN CLERK**

**CERTIFICATION**

State of Arizona            )  
  ) ss.  
Coconino County            )

I, Melissa Malone, 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 March 26, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 18<sup>th</sup> day of April, 2013

\_\_\_\_\_  
**TOWN CLERK**