

AGENDA

TUSAYAN TOWN COUNCIL REGULAR MEETING

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

Wednesday, August 21, 2013 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, August 21, 2013 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

A. Presentation from Art Babbott, Coconino County Supervisor

B. Presentation from Judge Robert Krombeen, Williams Justice Court

C. Presentation from Holly Krake of the National Forest Service

D. Presentation from Richard Turner, Town Planner, on the Draft Tusayan General Plan

5. CONSENT AGENDA

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

- A. Minutes of the Town Council Special Meeting on 8/7/13 and the Regular Meeting on 8/7/13
- B. Accounts Payable Billings

6. COMMITTEE REPORTS

- A. Update on the Community Park Committee
- B. Update on the Planning and Zoning Commission

7. PUBLIC HEARING

- A. Public Hearing on Rezoning Application Z2013-01, Fireside Ridge; a Request for a Change of Zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A (Multiple Family Residential)

8. ACTION ITEMS

- A. Consideration, discussion, and possible approval of Rezoning Application Z2013-01, Fireside Ridge; a Request for a Change of Zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A (Multiple Family Residential)
- B. Consideration, discussion, and possible approval of revisions to the Community Park Master Plan
- C. Consideration, discussion, and possible approval of Coconino Rural Environment Corps (CREC) Agreement
- D. Consideration, discussion, and possible approval of Resolution 2013-10, Establishing an Employee Deferred Compensation Plan
- E. Consideration, discussion, and possible approval of the next phase of the Broadband Project with NI Solutions

9. DISCUSSION ITEMS

None

10. TOWN MANAGER'S REPORT

11. FUTURE AGENDA ITEMS

12. COUNCIL MEMBERS' REPORTS

13. MAYOR'S REPORT

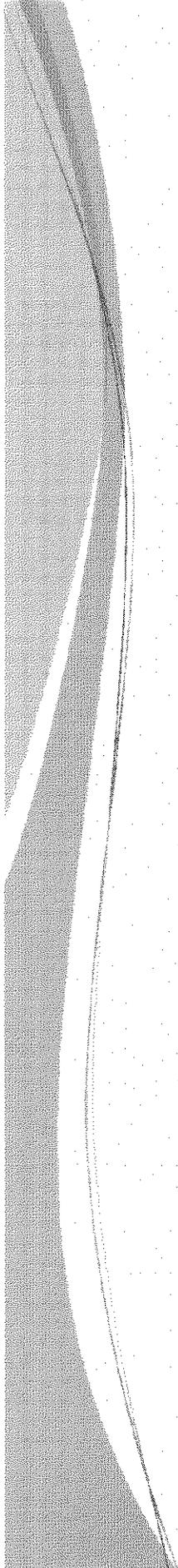
14. MOTION TO ADJOURN

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 August 2013, at _____ pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

ITEM NO. 4D

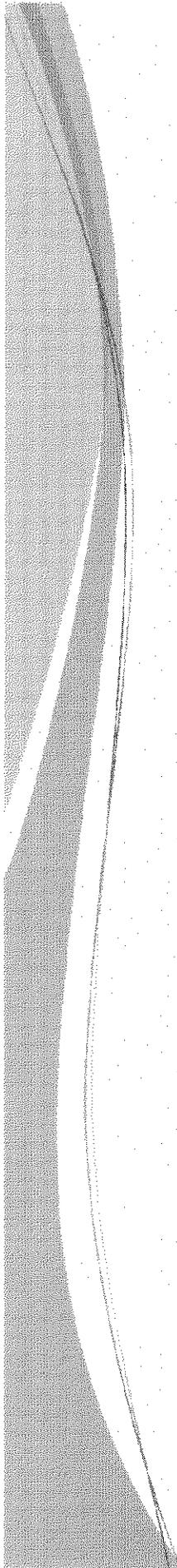


THE TUSAYAN GENERAL PLAN

A Final Draft

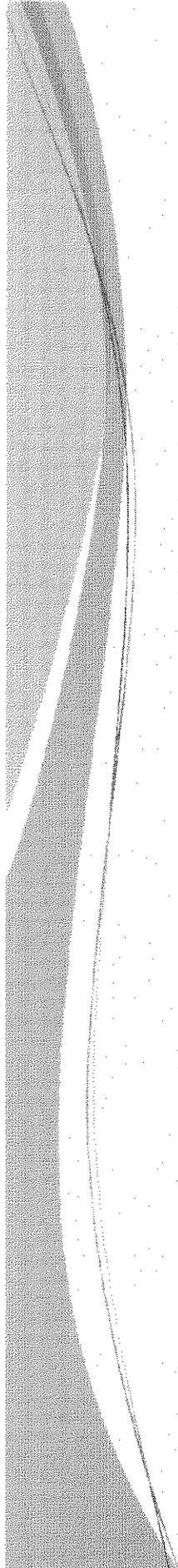
Planning and Zoning Commission – August 20, 2013

Town Council – August 21, 2013



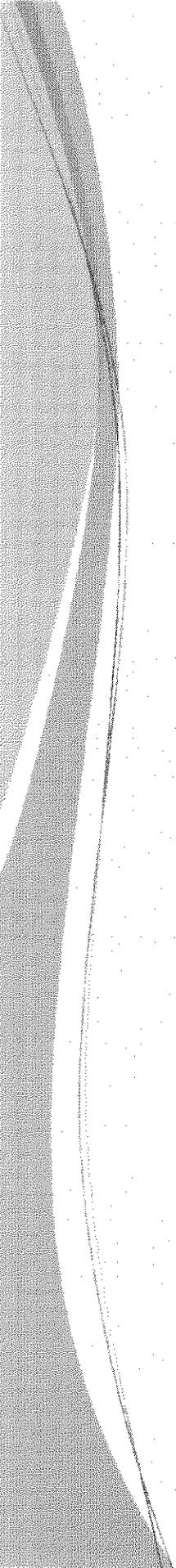
The General Plan

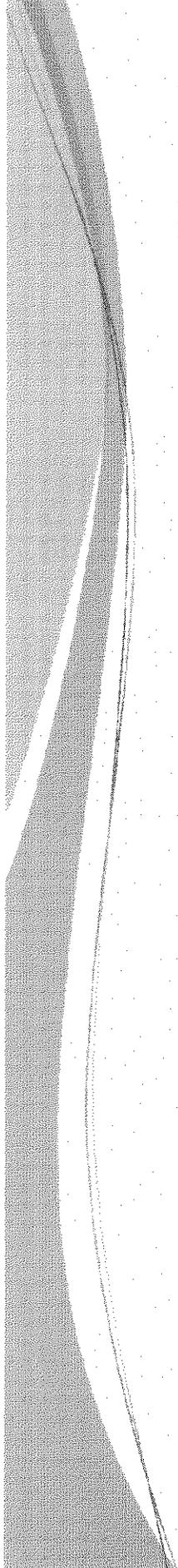
- Required by State Law
- Only Two required topics – Land Use and Transportation
- Good for 10 years
- A blueprint for the future

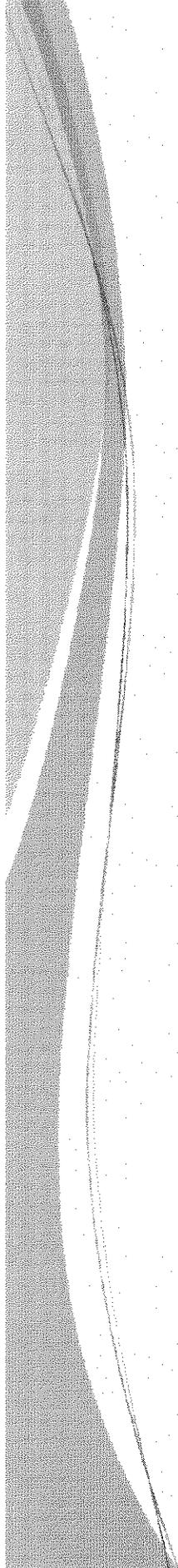


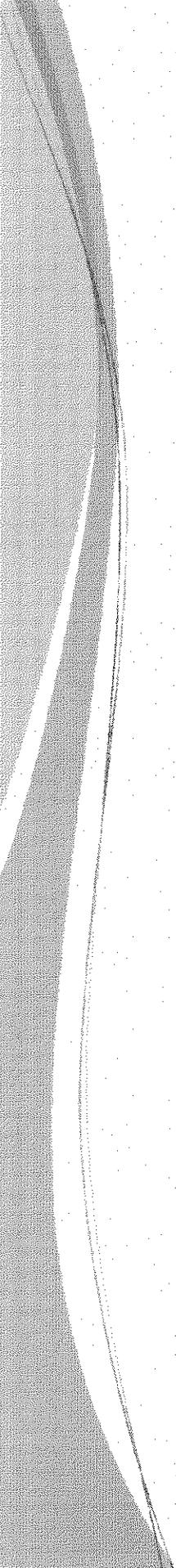
The Public Participation Plan

- Approved by the Town Council as required by State Law
- Web Site
- Interviews
- General Plan Technical Review Committee
- Public Workshops
- Public Hearings

- 
- **Tusayan Area Plan – A good place to start**
 - **Regional Setting**
 - **Planning Area**
 - **Public Input**

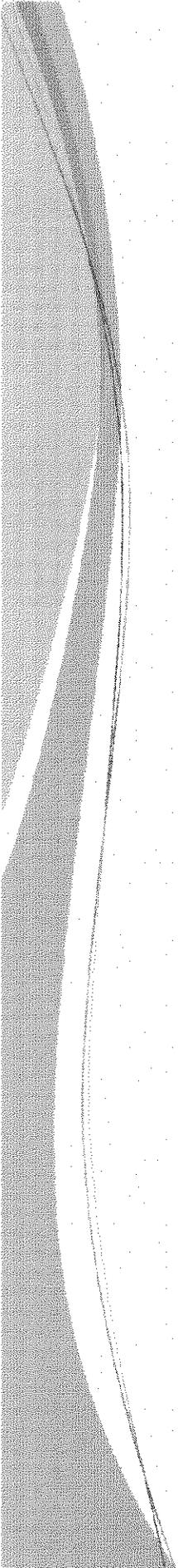
- 
- **History**
 - **Public Services and Facilities**
 - Goals, Policies & Objectives
 - **Transportation**
 - Goals, Policies & Objectives

- 
- **Housing**
 - Goal & Objective
 - **Open Space, Recreation and Trails**
 - Goals & Objectives



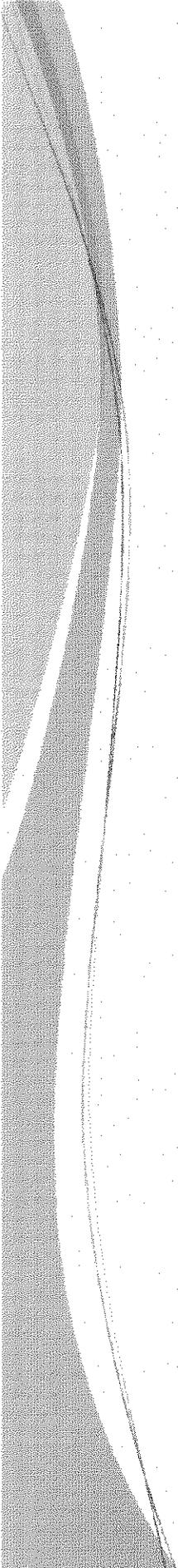
- Land Use

- Ownership
- Demographics
- Description of Environment
- Coconino Wash, Goal & Objective
- Aggregate Resources, Goal & Policy
- Access to Incident Solar Energy, Goal & Policy



- Land Use (Continued)

- Existing Zoning
- Existing Land Use
- Vacant Land
- Future Land Use and Land Use Map
- Future Changes in Land Use
 - Goals, Policies & Objectives*
- Parking Demand
 - Goal & Objective*
- Native American Presence
 - Goal & Policy*



- **Implementation**

- Administration of the General Plan-2023
- Future Amendments
- Making the Plan Real

Next Steps in Processing of Plan

TOWN OF TUSAYAN

GENERAL PLAN – 2023

*Adopted by the Mayor and Council of the Town of
Tusayan on _____, 2013*

Acknowledgements

The following individuals and firms had a major role in the preparation of the General Plan 2023.

Town Council

Greg Bryan, Mayor
Al Montoya, Vice Mayor
Bill Fitzgerald
John Rueter
Craig Sanderson

Planning and Zoning Commission

Robert Gossard, Chairman
Elizabeth Hearne, Vice Chairman
Sandra Angat
Clayann Cook
Janet Rosener
Craig Sanderson (Council Member)

General Plan Technical Review Committee

Andrew Aldaz
Robert Gossard
Mile Halpin
Carolyn Oberholtzer
Craig Sanderson
Pete Shearer
Manjula Vaz

Participants

Will Wright, Town Manager
Tami Ryall, Interim Town Manager
Melissa Malone, Town Clerk
Willdan Engineering
Residents and Citizens of the Town of Tusayan

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Exhibits:

A	Regional Context Map	Follows Page 1
B	Planning Area	Follows Exhibit A
C	Public Services and Utilities	Follows Page 8
D	Water Company Customers	Follows Exhibit C
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F	Town Park.....	Follows Page 18
G	Overall Trails Map	Follows Page 19
H	Trails Map Enlargement	Follows Exhibit G
I	Land Ownership	Follows Page 21
J	Topography, Hydrology and Geology	Follows Page 22
K	Zoning Map of the Town of Tusayan	Follows Page 24
L	Generalized Existing Land Use	Follows Page 25
M	Generalized Future Land Use	Follows Page 28

CHAPTER 1: INTRODUCTION

Purpose

This is the first General Plan for the Town of Tusayan. It supersedes the Tusayan Area Plan which was adopted by the Coconino County Board of Supervisors in 1995 (amended in 1997). Following the incorporation of Tusayan as a town in 2010, the Town Council acted to adopt the Tusayan Area Plan as its land use guidance document, recognizing that it did not meet all of the requirements of a General Plan. The Council knew that soon they would need to embark on an effort to develop a General Plan in accordance with the statutes of the State of Arizona. This is that Plan.

ARS 9-461.05 states "Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality." A community General Plan serves as a blue print for its future development. It is a statement of what the community wants to become and how it wants to get there. It also expresses what is good about the community and recognizes the challenges it faces in achieving its goals.

This General Plan was prepared and developed according to the processing requirements as set forth in statute. The draft General Plan was transmitted for review by various organizations, entities and agencies. Noticed public hearings were held by the Planning and Zoning Commission and Town Council. On _____ the Tusayan Town Council approved a resolution adopting the Tusayan General Plan – 2023.

Regional Setting

The corporate limits of the Town of Tusayan extend north to the main entrance of Grand Canyon National Park and the area known as the South Rim. Tusayan currently encompasses a land area of approximately 16.8 square miles and is divided by State Highway 64. Highway 64 runs south to the small unincorporated community of Valle. There it splits into two highways, one that proceeds south to Williams (State Route 64) and the other southeast to Flagstaff (US Hwy 180). Exhibit A, the Regional Context Map, shows how the town relates to the surrounding area.

The Town is bounded on the north by the Grand Canyon National Park and the Kaibab National Forest. It is bordered on the east, south and west by the Kaibab National Forest. Most of the land within the Town is part of the National Forest. There are two large private in-holdings in the National Forest that are within the Town limits.

The Town has a planning area that extends beyond the town limits. The purpose of the planning area is to indicate preferred future land use for property that may one day be annexed into the town. It allows the town to indicate the preferred future use of property on its borders. Tusayan's planning area extends one mile beyond the existing town limits to the east, south and west. All of the land within the planning area and beyond the town limits is within the Kaibab National Forest with the exception of a private in-holding west of town. Exhibit B, the Planning Area Map, shows the town limits and the town's planning area.

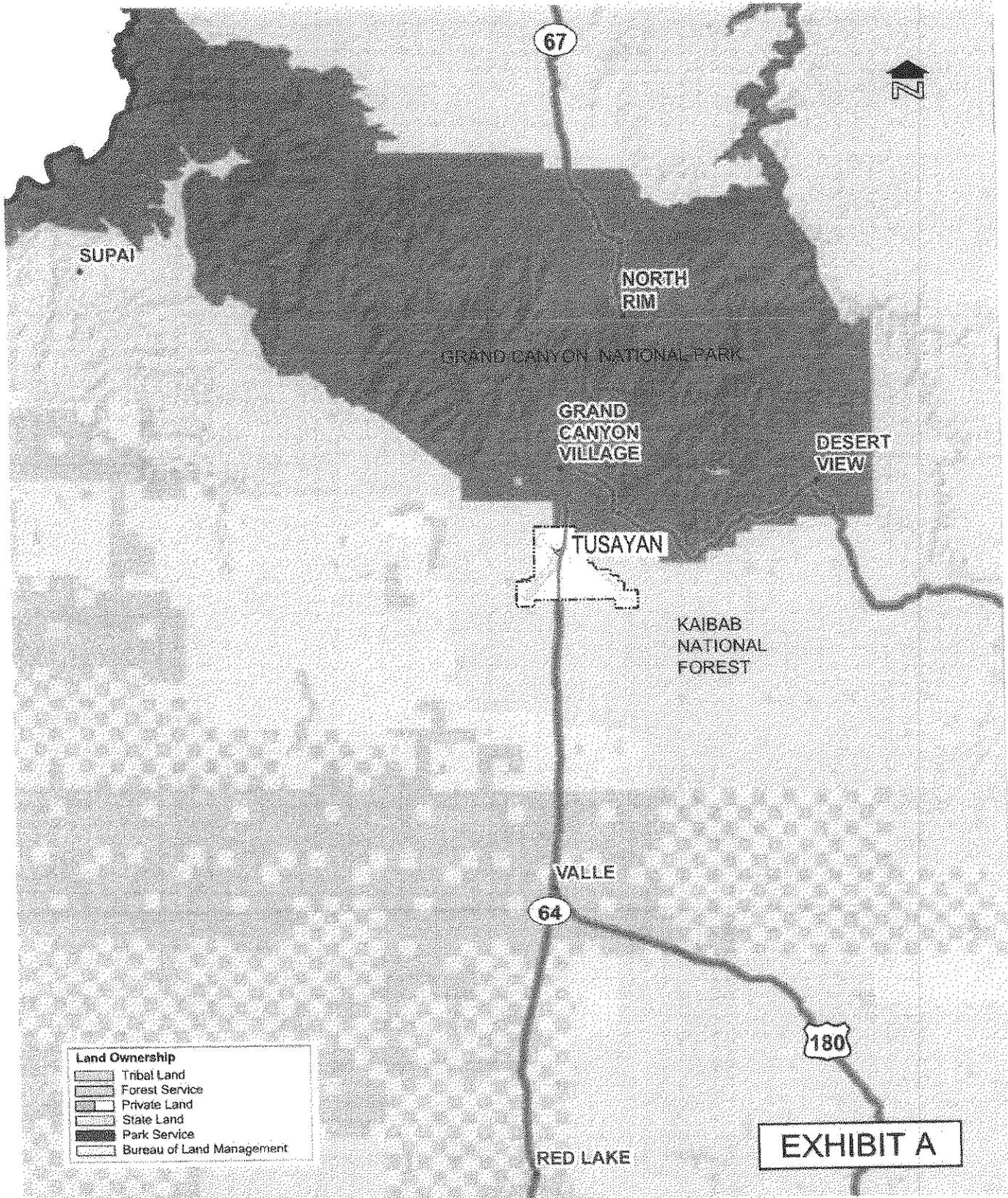
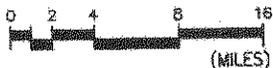


EXHIBIT A

DATE: 7-15-2013



TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

Town of Tusayan
General Plan 2023
 REGIONAL CONTEXT MAP
 (Coconino County)

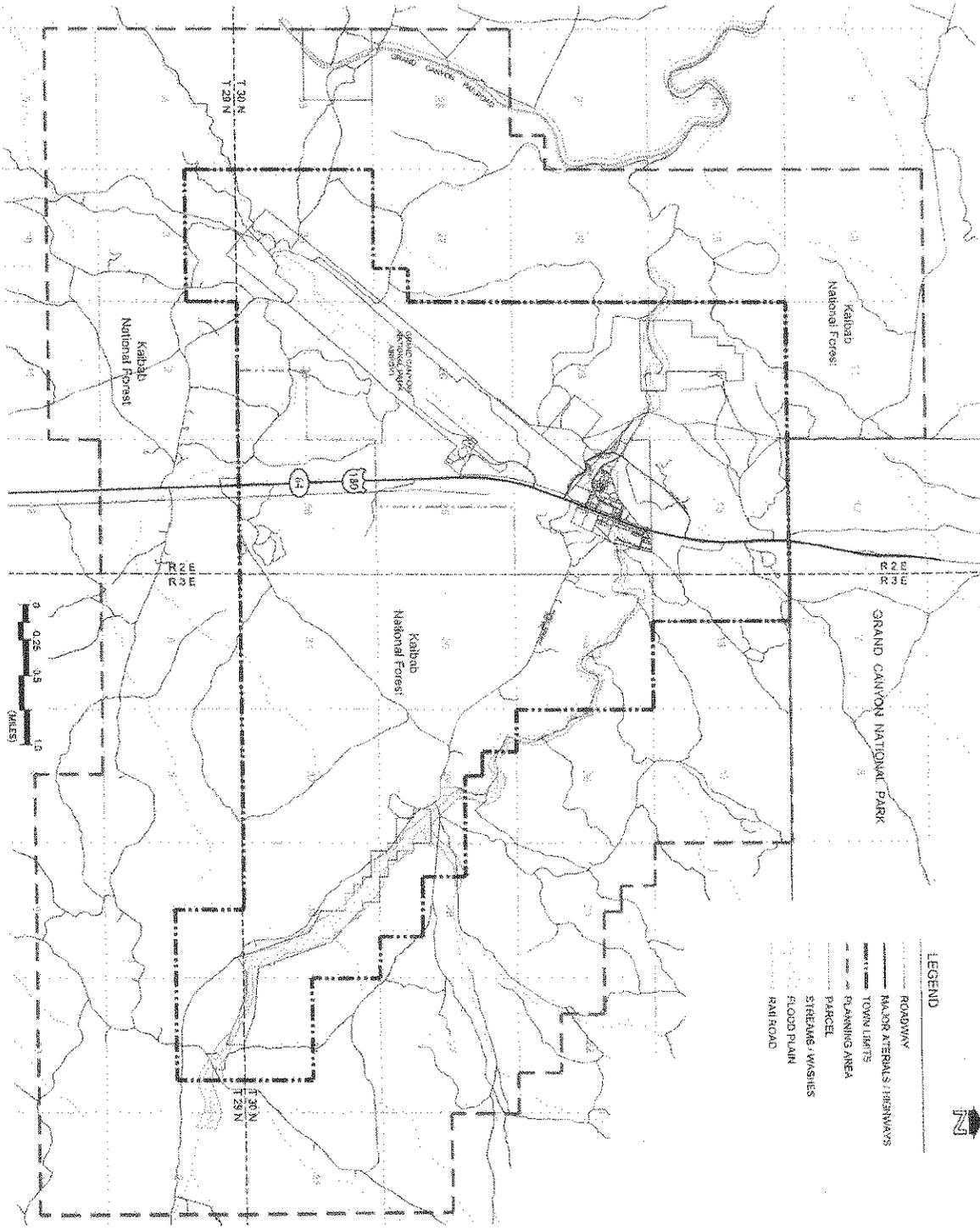


EXHIBIT B

**General Plan 2023
PLANNING AREA**

Most visitors to the South Rim of Grand Canyon National Park pass through Tusayan. Last year there were 4,421,352 Park visitors, approximately 90 percent of which visited the South Rim. In the last 20 years total annual visitation has fluctuated between 4 million and 4.8 million. Many of these visitors take advantage of the opportunity to stay, dine and /or shop in Tusayan. The Town is truly the gateway to the South Rim of the Grand Canyon. Tusayan would do well to continue to present itself as a place a Canyon visitor would like to spend time. To keep the welcome mat out and even improve on its ability to attract visitors, the Town should consider measures that promote an inviting appearance; one that is consistent with what awaits them inside Grand Canyon National Park.

Public Participation Plan

The Town Council approved a Public Participation Plan (PPP) on January 23, 2013. This was the first step in the General Plan process. The PPP describes the processes and mechanisms the Town will use to obtain public input on the draft of the General Plan from beginning to end (adoption). The adoption of a PPP is a requirement of State Law. The statute requires that the governing body adopt written procedures to provide effective, early and continuous public participation in the development of the General Plan from all geographic, ethnic and economic areas of the community.

According to State Law, the PPP should provide for the broad dissemination of proposals and alternatives. It should provide an opportunity for the submittal of written comments. It shall also mention the required public hearings and public notice that is proposed. The PPP must allow for open discussion, communication programs and information services. Finally, the statute requires that the PPP provide for consideration of public comments by the Town. The PPP for the Tusayan General Plan addresses the statutory requirements. A description of the various elements of the proposed PPP follows.

Web Page:

The Town created a place on the Town's web site for the General Plan. This is a convenient way for the public to stay abreast of the progress of the General Plan. The General Plan web page contains information on upcoming meetings and events. It also includes minutes of public meetings as well as draft Plan documents. The General Plan web page includes an area for submission of public comments. Written comments provided outside of the internet environment are also encouraged.

Stakeholder Interviews:

One of the best ways to determine the issues that may impact the Town is through interviews with those individuals active in the community. This would include those persons directing local governmental and public service organizations. Staff interviewed these organizations early in the General Plan process. In addition to issue identification, interviews were also used to determine how stakeholders view the community and how they would like to see it develop in the coming years.

General Plan Technical Review Committee:

The General Plan Technical Review Committee (GPTRC) consisted of seven individuals appointed by the Town Council. Appointment of GPTRC members occurred early in the planning process. One member of the GPTRC also served on the Planning and Zoning Commission and one member served on the Town Council. Input provided by the GPTRC gave technical credibility to the Plan and helped to ensure a broad perspective in terms of the issues that are addressed. The GPTRC met on July 2, 2013 to review the planning process, review comments from a member on the draft of the Plan, review the proposed trails maps and select preferred alternative titles for the Plan.

Public Town Hall Workshops:

Two public meetings were held to garner feedback and support from the community. The format of the first meeting was an interactive "Tusayan Town Hall" workshop, similar to an Arizona Town Hall. Those attending the workshop broke into groups and were asked to study and report on some community related questions. Results were reported out to the larger group and results recorded for use in preparing the General Plan. The date, time and location of the meeting was announced on the Town's web site and distributed to the Town's e-mail list. The results of the workshop are provided later in this section of the General Plan.

The second meeting was a public workshop, the focus of which was the proposed trails and selecting the best title for the Plan.

Public Hearings:

Statutorily required public hearings on the final draft of the General Plan were held by both the Planning and Zoning Commission and the Town Council. These hearings occurred toward the end of the planning process. The Planning and Zoning Commission hearing was held first. Following the conclusion of the Commission hearing, a recommendation was made to the Town Council. Notice of each public hearing was provided by legal ad, an article in the local newspaper, an announcement on the Town's web page and distribution to the Town's e-mail list. Citizen feedback both in writing and in the form of oral testimony at the public hearings was encouraged.

Public Input

At the Town Hall meeting that took place early in the planning process, participants were asked for words that best describe what they want Tusayan to be. This was an important exercise in that it provided guidance in the preparation of the various plan elements. It is important that the goals included in the General Plan support the common vision held by the residents and businesses that make up the Town.

The most commonly used words by residents at the Town Hall meeting were scenic, quiet, ecologically sustainable, safe, friendly and community oriented. This would tend to indicate a vision of Tusayan as an attractive, welcoming community. Other responses to this question propose a town with improved

community services. Some of the specific responses supporting this view were a medical clinic, local law enforcement, churches, library, schools in Town, recycling, trails and parks.

Before the Town Hall, staff interviewed many individuals active in the community. A similar question about the preferred vision of the future Tusayan was asked of those being interviewed. The most common replies indicate a desire for a town with more community activities/services and facilities. Another common theme was a community that had small town feel, one that was quaint, comfortable, cozy and harmonious.

Town Hall participants were also asked about how best to preserve or maintain small town feel. The most common responses were trails, phased growth, centralized community services, open space, no chain stores, community events and landscaping. These responses can be supported by the realization of many of the goals found in this Plan and implementation of land use controls.

Through the interview process we learned the things people most liked about the Town were the recent improvements (Highway 64, sidewalks, and buildings), Tusayan as a close knit community that came together in times of need and "smallness". There were several responses that indicated an appreciation for the appearance of the Town and its natural setting, as well as its closeness to the Grand Canyon.

In answer to an interview question about what things could be improved, housing topped the list. This was followed by a desire for more services/activities/facilities for residents and reduction in divisiveness in the community. Similar responses were reported to a question about issues currently affecting the Town.

At the Town Hall meeting, attendees addressed a question about how Tusayan could maintain its own identity while honoring the value of the Grand Canyon. Responses suggest that Tusayan should tell its story; explain how it is connected to the Canyon and its Native American history. The community should also hold more events and conduct a branding study.

In answer to a question about the Town's biggest strengths, the response most often heard from interviewees was access and closeness to the Grand Canyon. Next was the sense of community (the residents, community pride, and people look out for each other). The environment (clean air, forest, weather) was the next most reported response.

Another question asked of the people interviewed was about future challenges facing Tusayan. Topping the list of responses was growth and how it will be managed. This was followed by inadequate water supply, divisiveness in the community and inadequate housing.

Many of the people interviewed represented organizations that do business or serve the Tusayan community. Two questions dealt with issues currently affecting respondent's organizations and future challenges. Responses to both questions were similar. The top answer to both questions was inadequate housing. The ability to attract new residents/employees was the next most frequently heard reply to the current issue question and organization's budget was the second most offered response to the future challenge query.

Finally, at the Town Hall those in attendance were asked their ideas for desirable features of a future trail system in and around the Town. Those in attendance reported the need for multi-use trails with picnic benches and rest areas. They wanted the trail system to be pet and family friendly with informed signage, low lighting in high traffic areas and connectivity with other trails.

At the second public workshop, attendees were asked to comment on the proposed trail system. Several changes were made to the draft trails maps. After the trail system was agreed upon, the group assigned priorities, high, medium and low, to the various new trail segments. Finally, those in attendance "voted" on which of two names they preferred for the General Plan.

Tusayan Area Plan

As noted above, the Tusayan Area Plan was approved by the County in 1995 for use in directing the growth of the community. It is interesting that many of the recommendations of the Tusayan Area Plan have come to pass. These changes are reflected in the positive comments received during the Town stakeholder interviews. Here are some of the changes recommended in the Tusayan Area Plan that have been realized.

- *The "domes" have been removed. (The "domes" were large, hemi-spherical buildings developed for use as a theater and were also used as a gift shop, restaurant, arcade and bar)
- *Helicopter operations have been relocated to the Grand Canyon National Park Airport.
- * The service station on the west side of the highway has been replaced by more modern service station on the east side.
- * A community park is being developed on the southwest side of Town.
- *Many older mobile homes have been removed.
- *A Fire District has been established.
- *Water conservation measures continue to be employed.
- *Undergrounding of some utility lines.
- *Removal of some trailers used by employees for housing.
- *Restrictive "dark skies" outdoor light regulations were added to the Zoning Ordinance.
- *Design guidelines were adopted and included in the Zoning Ordinance.
- *Continued use of reclaimed waste water in non-potable applications.

CHAPTER 2: HISTORY

The area of the Grand Canyon and Tusayan were frequented by indigenous peoples many thousands of years before being settled by Europeans. The Anasazi, Cohonina, Paiutes, Navajo and Cerbat were among the first native peoples in the area. The Havasupai, said to have descended from the Cerbat, have been in the area for about 800 years. The Havasupai would hunt along the South Rim of the Grand Canyon in the winter and fall months and spend the rest of the year farming within the Canyon. The Havasupai continue to live and farm in the area.

The Grand Canyon Railway began transporting tourists to the South Rim of the Grand Canyon in 1901. In 1905, the El Tovar Hotel, still in existence in Grand Canyon Village, was open for business. In 1919, the area of the Grand Canyon was designated a national park. In the 1930's, visitors arriving by automobile began to exceed those arriving by rail. The Grand Canyon National Park began charging entrance fees at entry stations on roads leading to the Park. Over the years the location of the entrance station to the South Rim has moved south, closer to Tusayan. With the recent annexation of National Forest land, the present location of the entrance to Grand Canyon National Park is immediately north of the town limits.

The first European settler in the Tusayan area was George Reed, a former forest service ranger. In 1920 Reed homesteaded 160 acres of what is now Tusayan and began growing vegetables for his family. He sold surplus potatoes to hotels in the newly designated Grand Canyon National Park.

In 1928, transportation to the Grand Canyon and the Reed property was improved with the construction of a highway from Williams, Arizona. Following the end of prohibition in 1933, Tony Galindo built a bar and motel on land he leased from George Reed. He named the bar the Tusayan Bar after a local pueblo. The State followed with a sign that identified the area as Tusayan. Development of a campground and store also happened about this time. The Reed's sold their homestead in the 1930's and the land became a cattle ranch for about the next ten years.

R.P Thurston figures prominently in the history of the Town. Mr. Thurston was mayor of Williams and also served on the Coconino County Board of Supervisors. His decedents are prominent land owners in the community today. In the 1930's Thurston began ranching in the Tusayan area. Thurston later bought most of what was the original Reed homestead from the Ten X Cattle Company.

That portion of Highway 64, which runs through the middle of what is now the Town of Tusayan, was built in 1953-54. R. P. Thurston's offer to sell the State right-of-way through the middle of his property for one dollar was accepted and resulted in the current alignment of the highway.

After the construction of the new, modern highway with private property on both sides, commercial development soon followed. The Thurston family built the Red Feather Lodge in 1963-64. A service station, bar and restaurant were built about that same time. Thurston offered some of his land to help complete the development of the Grand Canyon National Park Airport which was built in the mid 1960s. The addition of the airport further stimulated the construction of tourist oriented commercial development, including airplane and helicopter tour operators and an IMAX Theater.

No history of Tusayan would be complete without a brief review of the history of aerial scenic tours of the Grand Canyon based in Tusayan. The original helicopter tour operator was Ed Montgomery who started his business in the late 1940's. This operation lasted only a couple of years. The Arizona Helicopter Service operated on property that is now the Canyon Pines Mobile Home Park in the 1950's. Elling Halvorson, a contractor who came to the area in 1964, also began offering helicopter tours of the Grand Canyon. He used his helicopters for tours when they were not otherwise being used to facilitate construction of a water pipeline project in Grand Canyon National Park. Halvorson has become a prominent businessman who by himself and in association with others has developed several properties and businesses in Tusayan. He owns Papillon Grand Canyon Helicopters and, with John Siebold, purchased Grand Canyon Airlines.

With the increased commercial development of Tusayan came a greater demand for housing for employees of the local businesses. Most employees, those that did not commute from Williams or Valle, resided in local mobile home parks or other employer sponsored housing. The shortage of employee housing persists to this day.

The development of the community furthered the need for a local supply of domestic water. Collection of rain water and snow melt was adequate in the days of the early farmers and ranchers, but with the advent of tourist oriented businesses and attendant residential use, additional means of providing water was needed. R.P. Thurston operated a water hauling business to meet the early additional demand for water. Others also hauled water or acquired it from the National Park Service through the Tusayan Water Development Association. In 1987, the first community well was drilled. Two water companies currently provide water to the businesses and residents of Tusayan.

In April of 1995, the Coconino County Board of Supervisors approved the Tusayan Area Plan. This was followed in October of that same year by the adoption of the Design Review Overlay for Tusayan. These documents provided guidance to County officials in the consideration of applications for changes in land use (zoning) as well as other development approvals such as conditional use permits.

The idea of incorporating the community as a town began to gain support in the 1990's. Due to the small population, special legislation was required to allow an incorporation vote. After one failed attempt, the necessary state legislation was rewritten and approved in 2003. The initial incorporation vote in 2008 failed to garner majority support. The measure did pass on March 9, 2010 by a vote of 116 to 71 and Tusayan became the smallest town the state of Arizona.

In June of 2010, the Town Council adopted the Coconino County Zoning Ordinance as its Zoning Ordinance and also adopted the Tusayan Area Plan and Design Review Overlay. In 2011, the Town Council approved the annexation of 5,637.5 acres of land, most of which is part of the Kaibab National Forest. The annexation included two large parcels of private land for which development approval was requested.

CHAPTER 3: PUBLIC SERVICES AND FACILITIES

The residents and businesses of the Town of Tusayan receive their public services by way of contract, special district or other arrangement. The Town is not a direct provider of any utility or public service. With such a small population, this has initially proven to be an effective and efficient way of serving Town residents, businesses and visitors.

Exhibit C shows the boundaries of the school districts and special districts that serve the Town.

Fire District

The Tusayan Fire District was formed in 1996. The District is housed in a building on the west side of Highway 64 in the core area of Town. The District has three pieces of firefighting equipment, including a recently acquired ladder truck and one rescue vehicle. District personnel are a combination of paid professionals and volunteers. They deal with an average of 300 incidents a year and have achieved an Insurance Service Organization (ISO) rating of six. In cooperation with the Forest Service they have engaged in a proactive forest management program that includes control burns in the Kaibab National Forest.

GOAL: Adequate fire protection infrastructure in town.

POLICY: Town staff shall encourage prospective developers to communicate with the Fire District in the early stages of project planning.

Water Companies

The Tusayan Water Development Association, Inc. (TWDA) is not a water company per se, but it holds the Certificate of Convenience and Necessity issued by the Arizona Corporation Commission for the Tusayan area. The TWDA was formed in 1978 as a way to accept water from the Park Service. Prior to 1978, all of the water used in Tusayan was provided by private suppliers in Williams and Bellemont. Tusayan no longer obtains water from the Park Service. There are two water companies that actually provide domestic water to the Town's residents and businesses. Those companies are Hydro-Resources Inc. and Anasazi Water Company, LLC. TWDA, a private, nonprofit corporation, buys water from the two water companies and bills water customers.

One of the wells that supplies much of the domestic water used in Town is located on the Squire Inn property. The Squire Inn also has its own distribution system that connects to the Hydro-Resources system. Hydro-Resources serves 32 customers. Anasazi has nine customers, two of which are actually served by the Hydro-Resources system. The properties served by each of the water companies is shown on Exhibit D. Each customer may have multiple end users.

Some of the hotels in Town own the water distribution systems on their properties. Those systems connect to the Hydro-Resources system which supplies water. The Grand Canyon National Park Airport

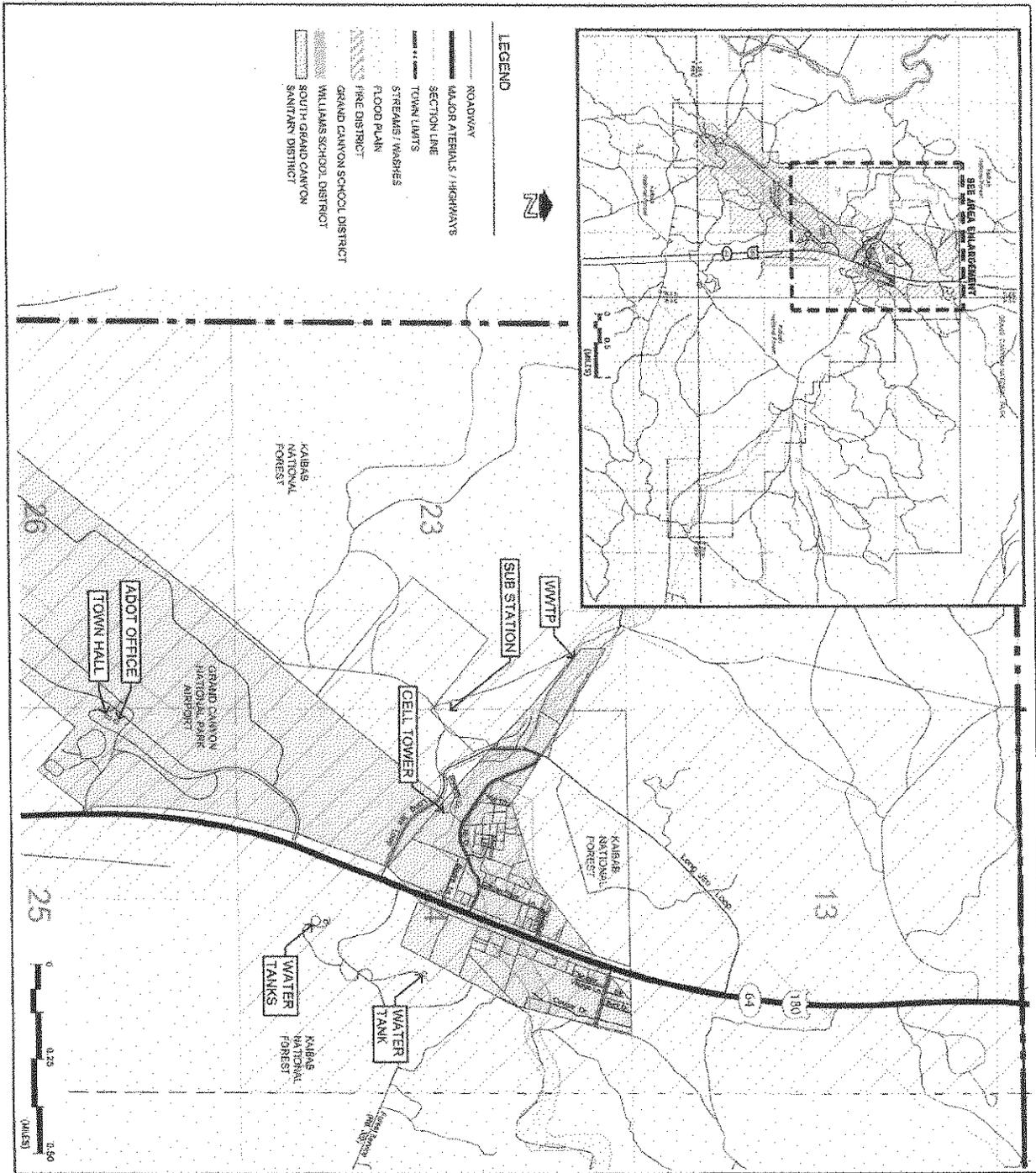


EXHIBIT C

**General Plan 2023
PUBLIC SERVICES AND UTILITIES**

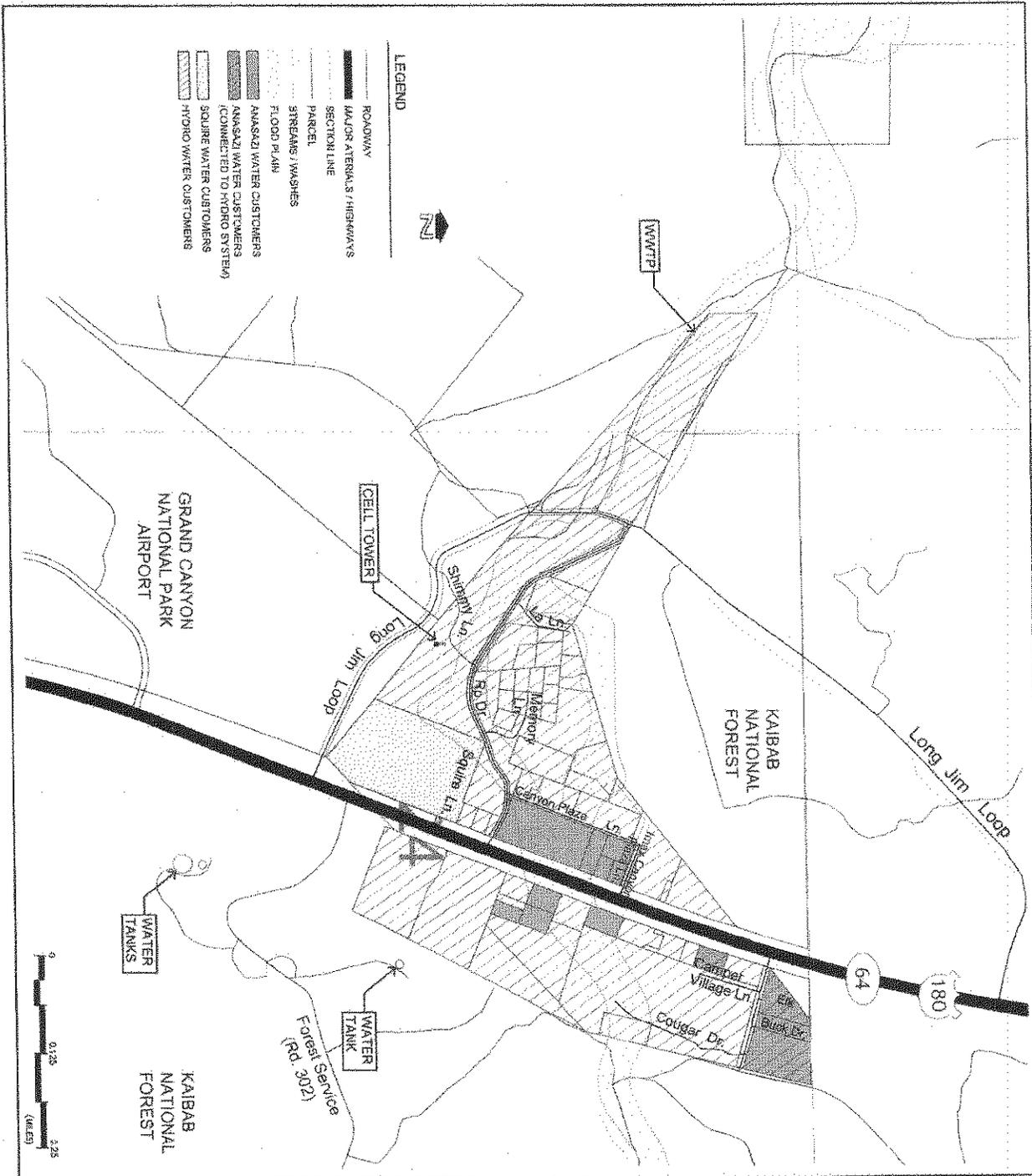


EXHIBIT D

**General Plan 2023
WATER COMPANY CUSTOMERS**

also has a system that is connected to Hydro-Resources. Another water system is owned and operated by the Forest Service.

Hydro-Resources has four wells that they use, two in the community of Valle and two in Tusayan. Anasazi was the original water distribution system in Town. Their one deep water well in Town has been out of service for a few years and they have been hauling water to Town from Valle. According to the Tusayan Municipal Water Study, dated April 27, 2011 the two wells in Town that are used by Hydro-Resources are capable of providing enough water to meet the Town's needs.

Tusayan can boast of having the lowest per capita water consumption rate in the country. Some of the reasons for this are the high relative price of water based in large part on a history of hauling water to the Town, the progressive conservation measures that have been put in place and the extensive use of reclaimed water.

In the long term, it would benefit the Town to become a designated municipal provider of domestic water within its corporate limits. This would help to unify the rate that is charged for water and improve planning, operation and maintenance of the system.

GOAL: Provision of domestic water within the town limits by the Town of Tusayan.

OBJECTIVE: The Town should investigate and if appropriate, pursue actions necessary to become a designated municipal provider of domestic water.

GOAL: To develop a water supply, distribution system and storage that meets the needs of the Town.

OBJECTIVE: Conduct and implement studies and work with partners to achieve an adequate and reliable supply of domestic water.

GOAL: Maintain and increase water conservation.

POLICY: Continue to promote and require water conservation measures in all new development in the Town.

South Grand Canyon Sanitary District

A privately funded sanitary treatment facility was built in Tusayan in 1972. Formation of the South Grand Canyon Sanitary District occurred later. All of the property in the Town is connected to the sanitary sewer system operated by the District. The last septic tank system was retired in 2002. New septic tank systems are not permitted in the Town. The District operates a treatment facility on 8 acres west of the core area of Town. The District also provides commercial users in Town with reclaimed water. Reclaimed water is used to meet needs that can be met by non-potable water in hotel rooms, for irrigation and for construction purposes. The District's facility can process up to 0.75 million gallons of waste water per day and is currently operating at about one third of capacity. An issue for the District

and for future development in the Town is the collection system which, according to District officials, is at capacity.

GOAL: All development within the Town shall be connected to a waste water treatment system (septic tank systems shall not be permitted).

POLICY: In the review of land development applications the Planning and Zoning Commission and Town Council shall require connection to an adequate sanitary sewer treatment system.

POLICY: Town staff shall encourage prospective developers to communicate with the South Grand Canyon Sanitary District in the early stages of project planning.

GOAL: Efficient and effective use of water.

POLICY: The Town shall require that all new development use reclaimed wastewater for non-potable applications such as toilet flushing and landscape irrigation whenever possible.

Arizona Public Service

Arizona Public Service (APS) is the authorized provider of electricity to the residents and businesses in Tusayan. An electric substation is located in the Kaibab National Forest southwest of the core area of Town. Most electrical lines are underground and APS continues to strive to do the same with the remaining overhead lines, especially those within sight of Highway 64.

GOAL: There shall be no new overhead electric utility lines in Town and those that exist shall be placed underground if at all possible and when economically feasible to do so.

POLICY: The Town shall encourage APS to place all future electric utility lines underground and to continue their program of undergrounding existing electric lines where ever possible.

POLICY: Wherever possible, undergrounding of utilities shall be required for all new developments.

Grand Canyon School District

The Town of Tusayan is within the boundaries of the Grand Canyon School District. However, none of the school buildings are presently in the Town. All of the District buildings are inside Grand Canyon National Park. In fact, this is the only school district in the nation located within a National Park. The first school in Grand Canyon National Park was established in 1911, one year before Arizona achieved statehood. The current enrollment is 310 students, K through 12. Twenty years ago, enrollment was reported to be 366 students. If and when Tusayan's need for additional housing is met, there will likely

be increased demand for a school in Tusayan. If there are enough students to justify it, expansion of the district's facilities in Tusayan should be considered by district officials.

The School District has acquired 80 acres of Forest Service land in Tusayan off of Long Jim Loop. A portion of this property has been developed with the first phase of a community park. Ultimate development of this land is envisioned to include school district offices, an aquatics facility, high school, athletic complex and dormitory.

Future development that has the potential to impact school district operations, property, or facilities should be made known to District officials early in the planning process.

GOAL: Provide the School District with knowledge of future development that may impact them.

POLICY: Town staff shall encourage prospective developers to communicate with the Grand Canyon School District in the early stages of project planning.

Law Enforcement and Courts

The Town contracts with Coconino County for law enforcement services that are provided by the County Sheriff's Office. The current level of service is equal to that provided prior to incorporation. At one time, an officer resided in the community. This is no longer the case. Both the Town and the Sheriff's Office agree that it would be beneficial to have an officer living in Tusayan sometime in the future.

Court services are provided by the Williams Justice Court (Coconino County) by way of an intergovernmental agreement.

Emergency Medical Services

Emergency 911 calls go to the Park Service. From there, Guardian Medical, who holds the Certificate of need for this area and the Tusayan Fire Department are dispatched to the scene of the emergency. Both Guardian and the Fire Department have ambulances available to handle emergency situations. The Fire Department will handle the call if the Guardian ambulance is unavailable. There is an emergency medical clinic in Grand Canyon National Park.

Other Public Buildings/Facilities

The Tusayan Town Hall is located on the Grand Canyon National Park Airport/ADOT property at 845 Mustang Drive. A United States Post Office is located in Town.

Telephone service in the Town is provided by Century Link. Television programming is available through contract with a satellite provider.

Natural gas is not currently available in Tusayan. The Town should cooperate with the Grand Canyon National Park to affect the extension of this utility.

The Town does not currently have adequate internet service. This was one of the complaints most frequently mentioned in the round of interviews conducted in the process of preparing the General Plan. Inadequate band width means unreliable connection and slow response. The Town has contracted for a study that will provide recommendations to improve internet service in the Town.

Some basic services and institutions are not available in Town. There are no health care facilities in Tusayan. There are no churches in Tusayan. An internet search revealed one community church inside Grand Canyon National Park and a Catholic Chapel. A library is located inside the National Park. The County operates a trash compacting station in the area. Solid waste is then transported to the Flagstaff landfill that has an expected life of 80 years. Pick up of waste that could be recycled is not currently available in Tusayan. Businesses and residents should be encouraged to recycle their solid waste.

As will be noted in the Transportation section of the Plan, there are no public roads owned and maintained by the Town of Tusayan. The main highway through the community, Highway 64, is owned and maintained by the Arizona Department of Transportation (ADOT).

The community benefits from the work of several volunteer and service organizations. These include the Rotary on the Rim Club, Lions Club, American Legion Post and the Grand Canyon Chamber and Visitors Bureau. These organizations contribute to Tusayan by sponsoring various community events and raising funds for local causes.

GOAL: Provide the residents and businesses of Tusayan with a full range of public utilities and services available in most other communities.

OBJECTIVE: In partnership with Grand Canyon National Park, design and construct a natural gas line extension to service Tusayan residents and businesses.

OBJECTIVE: Develop a comprehensive strategy to improve internet service within Tusayan.

OBJECTIVE: The Town will research recycling programs, including partnering with the Park Service and implement a program that is appropriate for Tusayan.

CHAPTER 4: TRANSPORTATION

The transportation system in Tusayan is unlike that in most other communities, but is probably not unusual for a small community on the edge of a large national park. The major access to the community is State Highway 64 which divides Tusayan into east and west sections. The Highway provides access to the South Rim of the Grand Canyon National Park, the entrance to which is a short distance north of the core area of Town. Highway 64 runs north from the small unincorporated community of Valle, approximately 22 miles south of Town.

Highway 64, which is under the jurisdiction of the Arizona Department of Transportation, has recently been improved through Town. Road improvements include sidewalks and two roundabouts at the north and south ends of the core area of Town. Much of the highway right of way has been landscaped. The Town is responsible for the street lights and maintenance of the landscaping in the right-of-way. The Town is also responsible for clearing snow from the sidewalks in the highway right-of-way. Future development along the main highway should incorporate lush landscaping that is appropriate for the local environment and climate, will allow business visibility and be appealing to local residents and visitors. Pedestrian crossings have been marked and signed. However, some residents believe the cross walks could be further improved.

At the height of the tourist season, during the summer months, Highway 64 can become congested through Town. Grand Canyon National Park now has 10 entry gates to facilitate visitor access. The ability of the Park to quickly process vehicles at the South Rim Entrance Station impacts the degree to which this congestion occurs.

One of the measures with a positive effect on Highway 64 congestion is the Grand Canyon National Park Shuttle. Shuttle service currently runs from the middle of May through middle of September. Shuttle runs to Tusayan occur every 10 to 20 minutes and the service is free to users. Many in Town believe the shuttle service could be expanded to further benefit visitors and local residents, further reducing congestion and providing a desirable alternative to travel by automobile. Suggested improvements include more stops in Town and operation for the entire year. The transportation map, Exhibit E includes suggested additional shuttle stops.

At this time, the Town of Tusayan is not maintaining any of the private streets within the town limits. Aside from Highway 64, Forest Service roads and roads on Grand Canyon National Park Airport property, which are owned and maintained by the Arizona Department of Transportation, streets within the town are private. The most used private streets, those that are the longest and access the most properties are Long Jim Loop and R P Drive, both of which are west of Highway 64. These are two lane paved streets, stretches of which have been augmented with speed bumps. Existing signing, striping and the use of symbols painted on the street should be reviewed for pedestrian and bike safety.

The current system of private streets is adequate at this point in time. In the long run, if future development and redevelopment results in increased density and intensity, the Town may want to consider making these and perhaps other private streets, public for reasons of maintenance, traffic control and the provision of utilities.

The Forest Service maintains an extensive system of two lane roads throughout the Kaibab National Forest and the Town of Tusayan. Most of these roads are unimproved. Proposed improved access roads to the Kotzin Ranch and TenX Ranch parcels are currently under review by the Forest Service. These proposed access roads are shown on the transportation map.

An important component of the transportation picture in Tusayan is the Grand Canyon National Park Airport. This airport is unique in that it is the only one owned and operated by the Arizona Department of Transportation. The current airport opened in 1965 on the site of the original airport that had been in use since 1925. The airport has a 9,000 foot runway that can accommodate commercial passenger operations. Planned improvements include a new terminal building. The airport is home to three helicopter tour companies and three fixed wing tour operators. Due to the volume of tour operations, the Grand Canyon National Park Airport is the third busiest airport in the State.

Another mode of travel to the Grand Canyon National Park that serves to reduce travel by automobile is the Grand Canyon Railway. The railroad tracks pass within approximately $\frac{3}{4}$ mile of the western boundary of the Town. The railroad initiated service to Grand Canyon National Park in 1989.

GOAL: Improve pedestrian and bike safety in Town.

OBJECTIVE: In association with the Arizona Department of Transportation and the owners of the private streets, investigate measures to improve pedestrian and bike safety and implement when funds are available.

GOAL: Increase shuttle use thereby reducing traffic congestion in the summer months in Town and reducing reliance on the use of automobiles.

OBJECTIVE: Work with Grand Canyon National Park officials to increase the length of time the shuttle operates during the year.

OBJECTIVE: Work with Grand Canyon National Park officials to increase the number of stops the shuttle makes in Town and increase the number of operating shuttles, if appropriate.

OBJECTIVE: Investigate the possibility of using the trailhead at the north end of Town as a shuttle stop.

GOAL: Improve the appearance of Tusayan from the view of the motoring public.

POLICY: Require lush, appropriate landscaping for new development and redevelopment along Highway 64.

GOAL: Improve multi-modal transportation alternatives.

POLICY: The Town Council shall take advantage of opportunities in working with other governmental entities to promote and create new and improved modes of transportation in and around Tusayan.

GOAL: A system of streets and rights-of-way that can be used for providing utilities, maintained on a regular basis and where traffic control can be effectively employed.

OBJECTIVE: The Town should investigate the advantages and disadvantages of creating a system of public streets in the Town when feasible to do so.

CHAPTER 5: HOUSING

Housing and specifically, the lack of adequate housing for employees, is a key issue for the Town. This was one of the most common themes expressed during the stakeholder interviews that were done early in the planning process. Related to the inadequate supply of housing were responses that indicated a preference for future housing to be located in neighborhoods separated from the “busier” parts of the community.

According to the US Census, there were 297 housing units in the area in 1990. In 2000 this number had increased to 313. The Census reported 289 housing units in 2010. Irrespective of the need, the number of housing units in Tusayan has not substantially changed in the past few decades.

A significant challenge to providing an adequate number of local housing units for employees is the seasonal nature of employment in Tusayan. The tourist based economy means more workers are needed in the warmer months than in the winter. Providing housing year round means a high vacancy rate during the months when the number of visitors is down. A further complication is the relatively low average wage paid most seasonal workers. Approximately 82 percent of all employees that work in Tusayan live in Town or within the confines of Grand Canyon National Park.

Numerous employees are housed in dwellings provided on or near the sites of the businesses that employ them. Many are housed in units in nearby apartments and locations such as dormitories or in mobile/manufactured home parks. According to recent survey of employees in Town, 64 percent live in a manufactured home, 13 percent live in dormitory housing and 11 percent live in an apartment. It seems that most businesses in Town that employ large numbers of people are in a similar situation in terms of having to provide for nearby housing for their employees. Many of those employed at the Grand Canyon National Park Airport live in housing on airport (Arizona Department of Transportation) property.

The Town Council has been pro-active in its approach to the housing situation. A housing consultant has been retained to provide advice and recommendations. The Council has made it clear that homeownership is important to any long term solution. Only seven percent of the employees in Town own their housing. The creation of a housing authority is being researched as a means of dealing with the issue.

An opportunity that may present itself to the Town is the dedication of 40 acres for the purpose of providing future housing for employees of Town businesses. There is also the recent approval of up to 46 manufactured home spaces in Camper Village. The manufactured homes in Camper Village will exist until more permanent housing is available in Ten X Ranch. In the long term, development of Kotzin Ranch and TenX Ranch has the potential to be a significant part of the solution to the housing shortage. The approved zoning for these parcels allows a maximum of 2,176 dwelling units.

Most of the existing single family detached homes in the community, of which there are relatively few, are located in a small neighborhood west of the core area of Town.

GOAL: To provide decent, affordable housing opportunities, including ownership, for residents and employees.

OBJECTIVE: The Town will consider creating a Housing Authority tasked with the provision of housing for employees and full time residents of the Town

CHAPTER 6: OPEN SPACE, RECREATION AND TRAILS

Kaibab National Forest and Tusayan Community Park

Located within the Kaibab National Forest, the Town of Tusayan is virtually surrounded by open space. Over 80 percent of the total incorporated area is Kaibab National Forest land. Only small parts of the forest have been developed with other uses. Recreational opportunities in the Forest include hiking, biking, camping and hunting. Access to the forest from Highway 64 is available on Forest Roads 302, 688, and 2708 (to the east) and Forest Roads 306, 605M and 2708 (to the west). These roads intersect others that crisscross the forest throughout the incorporated area of the town.

Located on the east side of Highway 64, a short distance south of the core area of town, the Ten-X Campground has 72 campsites and is open from May 1 to September 30.

Biking from the core area of town to the National Park has been facilitated with the development of the Tusayan Greenway. The Greenway begins at a trailhead and parking lot (96 automobile spaces plus 6 oversized spaces) just north of the core area of town and runs north 6.5 miles to the Mather Point Visitor's Center in Grand Canyon National Park. An additional bike trail network courses in and out of the town limits generally northeast and east of the core area. This system includes three loops that together total 20 miles. A trail accessed from the third loop terminates at the Grandview Fire Tower, 16 miles to the east. Bikes may be rented in town.

The Town has recently developed the first phase of its first community park. The park is being developed on the southwest side of Long Jim Loop, about ¼ mile from Highway 64. The Park's initial phase of development is located on 12.9 acres of an 80 acre parcel acquired from the Forest Service by the School District through the Education Land Grant Act in 2008. Park development includes a play structure and fenced sports court. The national standard for a neighborhood park is 3 acres for every 1,000 residents. Tusayan's new community park exceeds this criteria. The original conceptual master plan for the community park is shown on Exhibit F.

Other recreational opportunities in the area are primarily geared for use by visitors destined for the Grand Canyon, but may also be used by local residents. These include the riding stable located in the National Forest, north of the core area of town and west of Highway 64. The Squire Inn also has a small bowling alley and game room.

Future development plans for the Kotzin Ranch, TenX Ranch and Camper Village parcels show facilities for recreational opportunities. Plans for the Kotzin Ranch property include 45 acres of open space, trails that are intended to connect to other trails in the forest, parks and bike paths adjacent to collector roads. Similarly, development of the TenX Ranch parcel will include open space, trails and bike paths. In the core area of town, that portion of Camper Village that is in the floodplain will be used for playing fields, picnic facilities and trails. A pedestrian plaza is also proposed.

GOAL: Complete the development of the community park to serve the residents of Tusayan.

OBJECTIVE: Continue to support and as feasible, financially contribute to the development of the community park in accordance with its Master Plan.

GOAL: Provide increased recreational opportunities for residents and visitors.

OBJECTIVE: Investigate the feasibility of developing a winter park to provide areas for sledding and snow activities

Trails

There are various types of existing trails that run through Tusayan. The majority of the existing trails outside of the downtown core are used by visitors, especially the most commonly used Arizona and Greenway Trails. These multi-use trails range in difficulty from easy to moderate based on slope. Trails considered moderate have slopes in excess of approximately 8%. Exhibit G depicts the system of trails within and just outside of the town limits. Exhibit H shows trails in and around the core area of town.

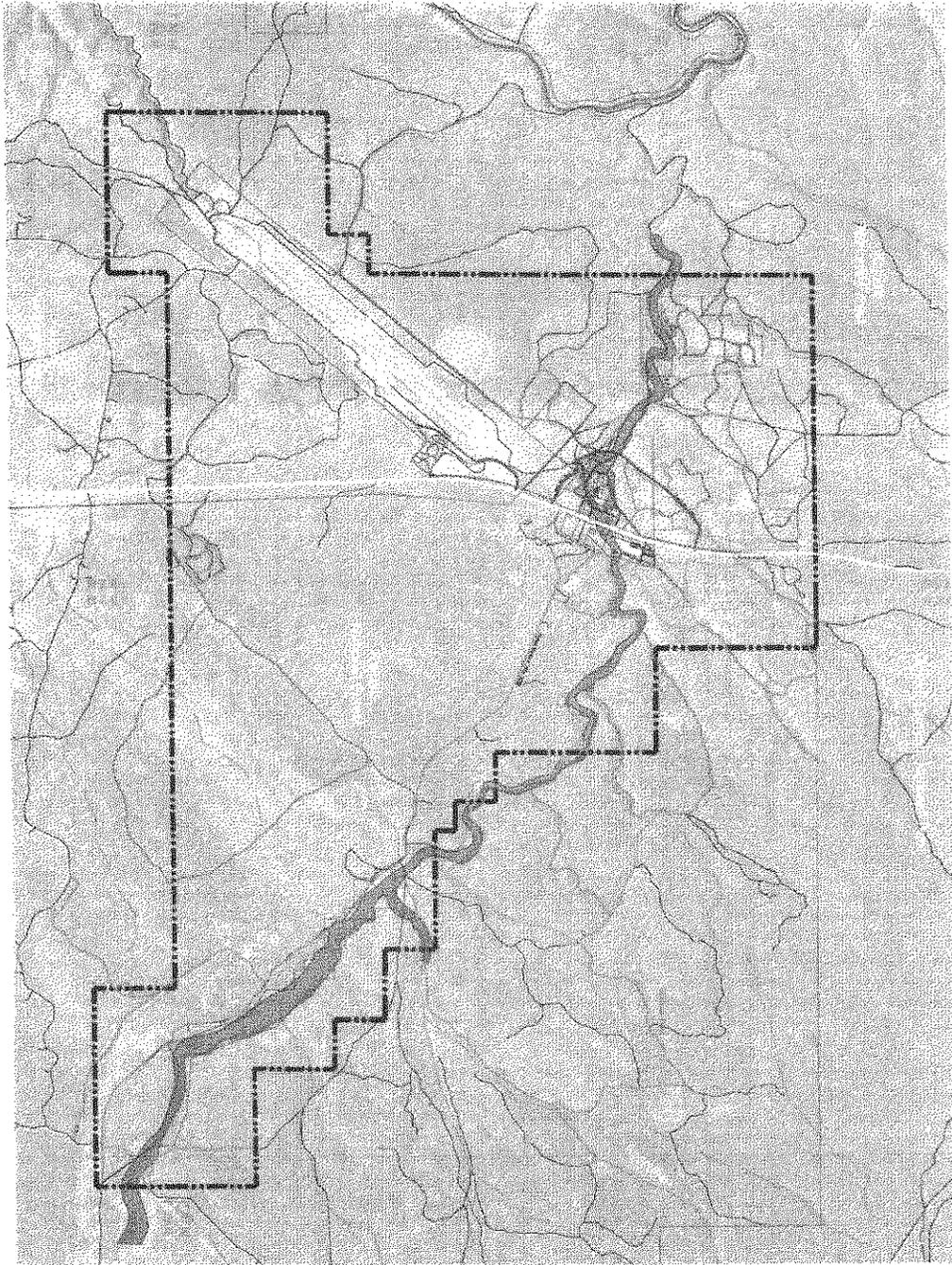
The Arizona Trail is approximately 800 miles long and runs from Mexico to the Utah border. This recreational trail enters the Tusayan area from the east and follows a circuitous route to a point just east of Hwy 64, north of the core area of town. From that point, it turns north, crosses the highway and continues north to Grand Canyon National Park. Much of the trail in the Kaibab National Forest is maintained by the Forest Service in conjunction with the Arizona Trail Association. That portion of the Arizona Trail closest to the Town recently acquired a trail steward. Some maps identify this segment of the Arizona Trail as the South Kaibab Trail.

The Greenway Trail was completed from Tusayan north to the Grand Canyon National Park in 2012. It accommodates bike, pedestrian and equestrian use. A portion of the Greenway Trail coincides with the Arizona Trail.

By adding a few new trails to the outskirts of the developed part of town, the trail system becomes strands of pearls that will tie the future mixed-use development of Kotzin Ranch and Ten X Ranch parcels to Tusayan.

Moving closer to the downtown area, additional trails are suggested to allow more access from existing higher density developments to the core. Other trails are shown to connect key activity areas such as the community park and areas of denser housing. Future trails near established roads should be designed to protect pedestrians by separating the trail system from vehicular activity to the extent practicable. Due to the high volume of foot traffic in this area, providing a paved pedestrian path, that could be plowed, would be ideal for use in winter months.

The final area of trail planning concerns access to and from the community park. Currently, there are no sidewalks that lead to this area, forcing pedestrians to walk on the road. With the potential for expanding the park, it is important to provide multi-use paths for the safety of pedestrians as well as allowing other modes of transportation (bikes, walking, jogging, etc.). As noted on the map, several of the proposed trails lead to the park, allowing people to tour the beautiful area without walking on a road.



OVERALL LEGEND

- ROADWAY
- MAJOR ARTERIALS / HIGHWAYS
- TOWN LIMITS
- PARCEL
- STREAM / WASHES
- FLOOD PLAIN
- RAILROAD

TRAILS LEGEND

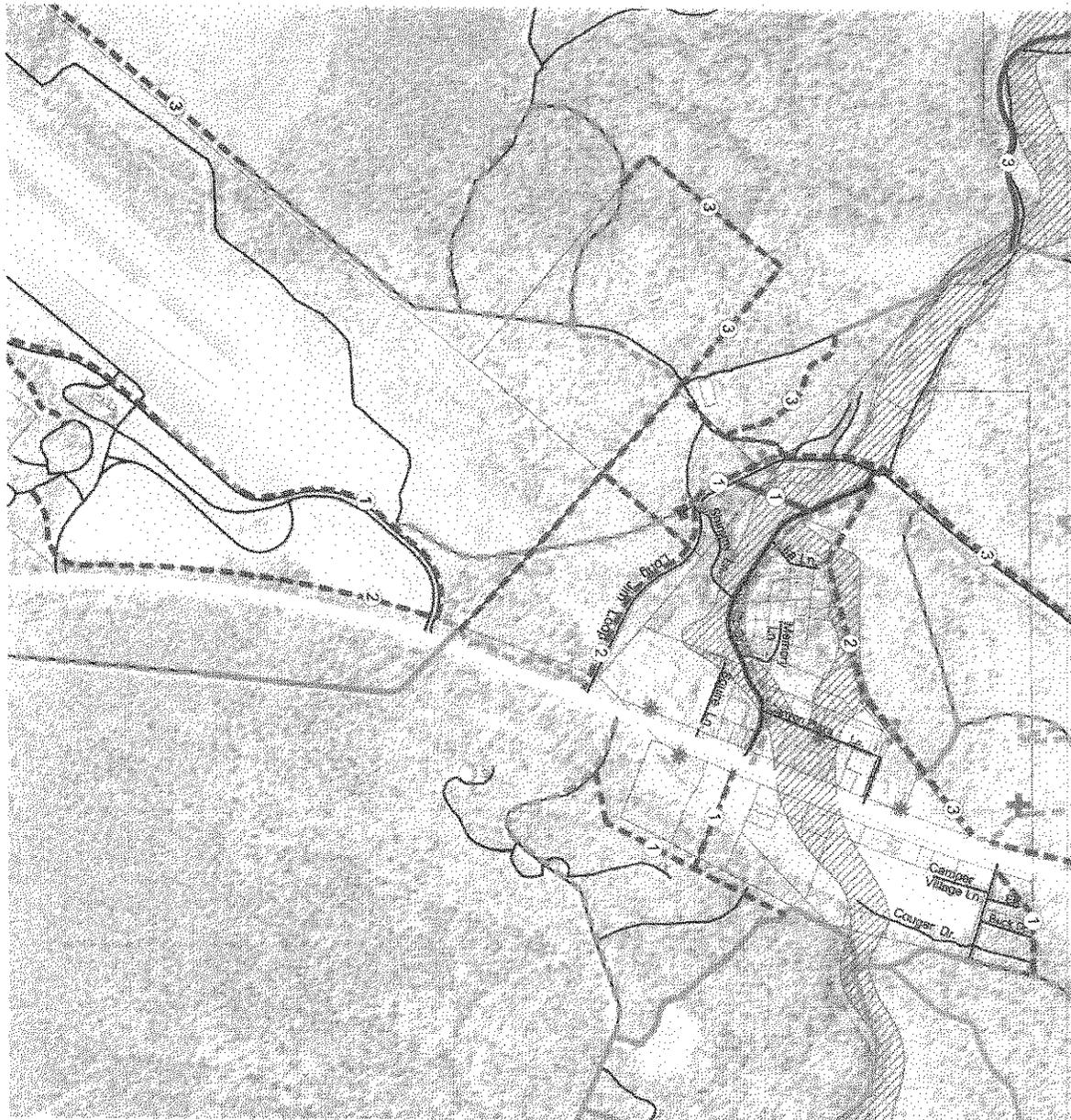
- EXISTING TRAILS - MODERATE (4-17.8 Miles)
- EXISTING TRAILS - EASY (4-18.7 Miles)
- ARIZONA TRAIL
- PROPOSED TRAILS - MODERATE (4-18 Miles)
- PROPOSED TRAILS - EASY (4-14.3 Miles)

ROAD SYSTEM

- FUTURE PROPOSED ROADS

EXHIBIT G

**Overall Trails Map
PLANNING AREA**



OVERALL LEGEND

- MAJOR ARTERIAL B / HIGHWAYS
- PARCEL
- STREAMS / WASHES
- FLOOD PLAIN

TRAILS LEGEND

- EXISTING TRAILS - MODERATE (4'-17' 0" WIDE)
- EXISTING TRAILS - EASY (4'-10.7' WIDE)
- PROPOSED TRAILS - MODERATE (4'-17' 0" WIDE)
- PROPOSED TRAILS - EASY (4'-10.7' WIDE)
- PRIORITY 1
- PRIORITY 2
- PRIORITY 3
- CHANGE IN PRIORITY IN SAME TRAIL SEGMENT

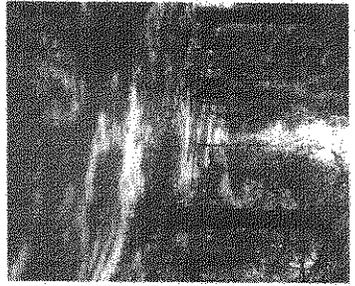
ROAD SYSTEM

- PROPOSED ADDITIONAL SIGNETTES STOPS
- EXISTING TRAIL HEAD



HARDSCAPE TRAILS

- Concrete Walkways
- Set away from road
- Safe for pedestrians
- Wide enough for multiple
- Mature surroundings with new plants
- Functioning and used



SOFTSCAPE TRAILS

- Natural paths
- Set away from road
- Safe for pedestrians
- Wide enough for multiple
- Mature surroundings
- Functional and used



**Trails Map Enlargement
PLANNING AREA**

EXHIBIT H
TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 6-25-2013

The General Plan Town Hall workshop held on March 25, 2013 included a discussion on trails. The most commonly sought feature for a future trail system is that they be multi-use. Those in attendance mentioned walking and biking as the most common uses. Some wanted to allow use by all terrain vehicles while others wanted to restrict the use of motorized vehicles on trails. Benches and places for people to rest were also a frequently mentioned idea. Several attendees requested that the trails be "pet friendly". Others mentioned trail connectivity, low lighting in high travel areas for safety and well provisioned rest rooms as desirable features for a future trail system.

A follow-up workshop on trails was held on July 2, 2013, following a meeting of the General Plan Technical Review Committee, also on trails. As a result of those discussions, a new trail is proposed north of town from the Park Service parking lot, parallel and west of Highway 64 to a point where it will cross the highway (the same place the Arizona/South Kaibab Trail crosses the highway). From that point, the trail would continue north near the highway and connect to the Forest Service housing near the north end of the town limits.

Future trails in and around Grand Canyon National Park Airport were modified by the group. Other changes were made to the various proposed segments in and near the core area of town to improve connectivity and based on local knowledge of conditions and terrain.

Finally, in response to a request by staff, the group assigned priorities 1, 2 or 3 to each of the proposed trail segments. The designated priorities are shown on the attached exhibits.

GOAL: Complete a trails system that augments the existing trails with new trails that link various areas together, making it possible to navigate throughout the area by foot or bike in a safe manner.

OBJECTIVE: Work with the Forest Service and other owners to develop and improve access and connections to existing trails around the town.

OBJECTIVE: Use the designated priorities as a general guideline in future trail planning.

CHAPTER 7: LAND USE

Land Ownership

Most of the land in the Town of Tusayan is owned by the Federal or State Government. Approximately 84 percent is in the Kaibab National Forest. The Arizona Department of Transportation owns approximately 964 acres comprised of the Grand Canyon National Park Airport and the right-of way for State Highway 64. The Grand Canyon Unified School District owns 80 acres on the west side of the core area of town. The South Grand Canyon Sanitary District owns 8 acres, also in the western portion of the core area. Most of the rest of the property is privately owned, including the Kotzin Ranch and TenX Ranch parcels which together total approximately 355 acres. Most of the land within the planning area (that area beyond the town limits, extending one mile east, south and west from the town limits) is within the Kaibab national Forest. A 160 privately held in-holding is located west of town. Land ownership is shown on Exhibit I.

Demographics

The population of Tusayan has remained relatively stable over the last few decades. This is perhaps a function of the limited housing supply and the limited amount of private property and private property owners. Prior to incorporation, Tusayan was part of a Census Designated Place (CDP) that included a total of 28.6 square miles. The Tusayan CDP includes the core area of town (downtown) and no other highly populated areas. The 1990 census reported a population for the Tusayan CDP of 555 people. In 2000 the population of the Tusayan CDP was 562 and in 2010 it was 558.

In 2010, 25.4 percent of the Tusayan CDP population was under the age of 20. Only 5.2 percent of the residents were 60 and older. The remaining 69.4 percent were between the ages of 20 and 60. The median age is 31.5. 42.1 percent of the population identified themselves as White while 40.7 percent identified themselves as Hispanic.

There were 289 housing units in the Tusayan CDP in 2010. Of these, 79.9 percent were occupied. The median household income was reported to be \$50,048. All of the statistics in this section of the General Plan are from the US Census.

Natural Setting

Tusayan's climate can be characterized as semi arid. At an elevation of 6,593 feet, average high temperatures in the summer months are in the low 70's. Low temperatures in the winter months are in the 25 to 30 degree range.

Vegetation in the region is predominantly transitional between Great Basin Conifer wood land and Rocky Mountain montane conifer woodland. Vegetation types include pinion-juniper woodland, grassland and relatively homogeneous stands of ponderosa pine. One federal candidate plant species, the Arizona leather flower, can be found near the TenX Ranch property in the National Forest and along Forest Road 302 in the vicinity of the TenX Ranch property.

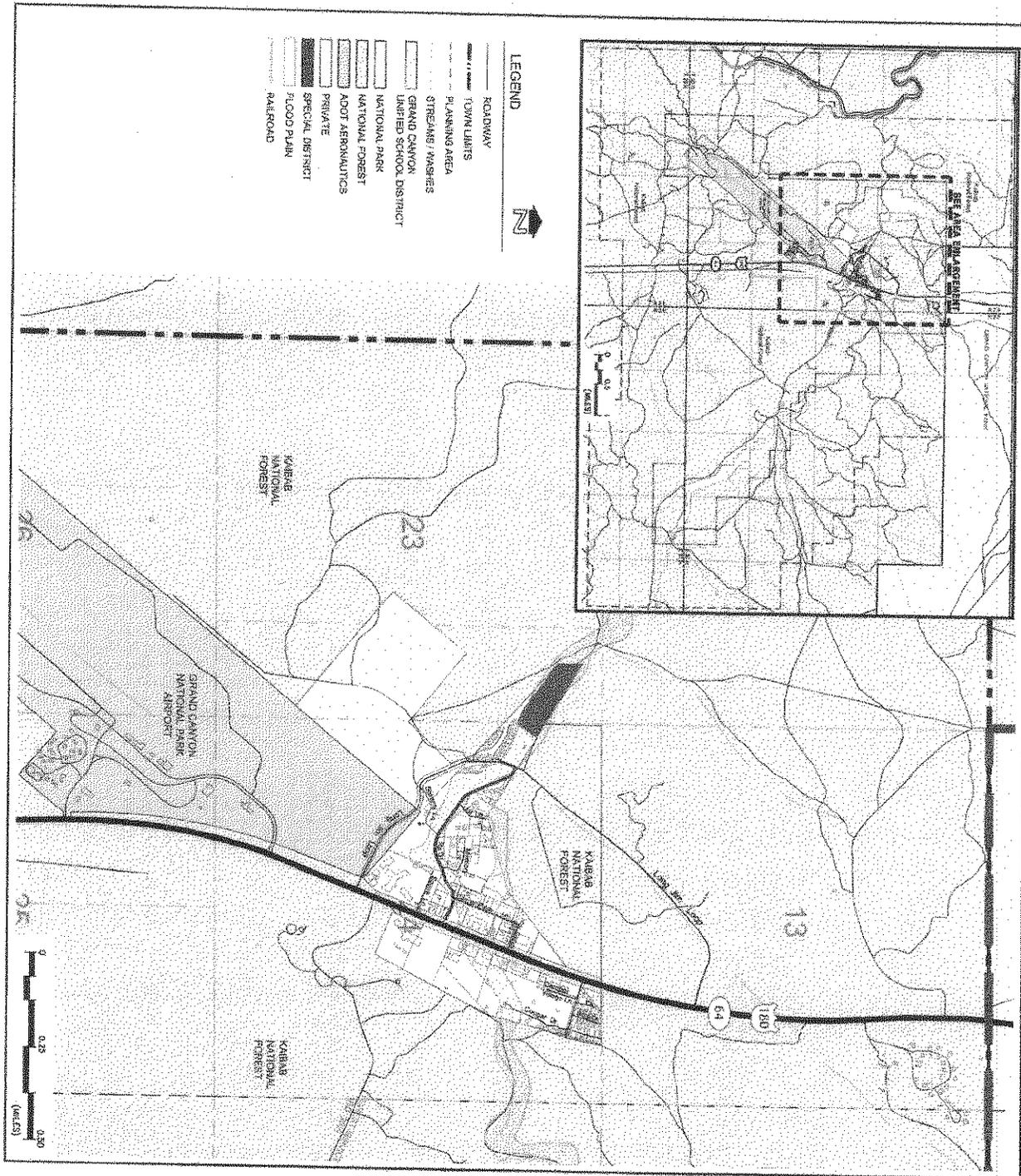


EXHIBIT I

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

**General Plan 2023
LAND OWNERSHIP**

DATE: 7-15-2013

Soils are derived primarily from surface strata, the Kaibab limestone, and are reported to have high shrink swell characteristics. The terrain generally slopes away from the Grand Canyon. Drainage is from northeast to southwest.

Area wildlife includes elk, mule deer, coyote, porcupine, turkey, grey fox, chipmunk, skunk and squirrel. There are many different species of birds in the area including great horned owl, bluebird, pinion jay and hairy woodpecker. The northern goshawk is a sensitive species known to occur in the area.

Coconino Wash

Coconino Wash is a major drainage that impacts the community. Tributaries to Coconino Wash flow from east to west through the Town. Drainage through the Town is significant enough to warrant designation as a 100 year floodplain by the Federal Emergency Management Agency (FEMA). This drainage system also impacts the Kotzin Ranch and TenX Ranch parcels northwest and southeast of the core area of town. The extent of the existing floodplain is shown on Exhibit J.

Development within a floodplain is regulated by provisions contained in the Town's Zoning Ordinance (Chapter 13, Section 6, Floodplain Management Overlay). This regulation is currently administered by Coconino County.

Coconino Wash flooded in the town in 2005 and in the summer of 2012. To help alleviate or at least reduce future flood damage, the US Forest Service has proposed to partner with the town and the Sanitary District to construct several storm water retention basins upstream of the town.

A current study of the drainage and the improvements referenced above will result in a more realistic designation of the flood hazard area through town. The town would be wise to follow up the work done by the National Forest Service with its own drainage analysis.

GOAL: Alleviate damage from flooding within the town limits.

OBJECTIVE: Conduct a drainage analysis of the Town of Tusayan to supplement previous flood analysis prepared by the Nation Forest Service.

Aggregate Resources

State law was amended in 2011 to require that the land use element of each General Plan include information on the source of aggregates. Policies are also required to preserve currently identified aggregates sufficient for future development and to avoid incompatible uses.

Tusayan is within the region known as the Colorado Plateau. The local geology is shown on Exhibit J. Almost all of the area is identified as Kaibab limestone. Limestone may be quarried and crushed as needed for use in road construction. The value of the resource is limited to local use by transportation costs. Sand and gravel deposits are found in some stream channels, but in this part of the State it is more common for volcanic cinders to be crushed and substituted for use in the construction of roads.

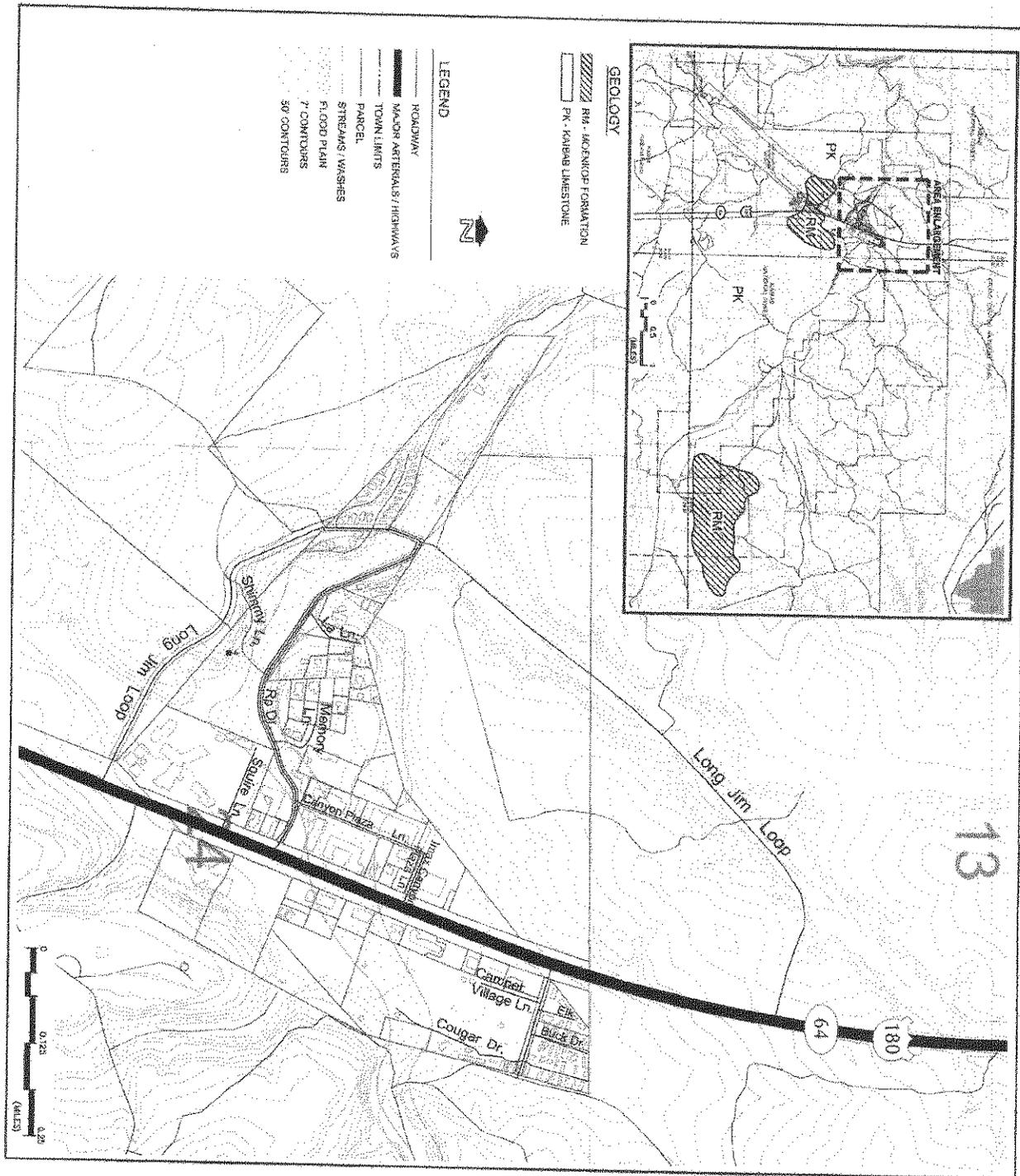


EXHIBIT J

TOWN OF TUSAYAN as the interests to Grand Canyon National Park

General Plan 2023
TOPOGRAPHY, HYDROLOGY AND GEOLOGY

DATE: 7-16-2013

There are a few borrow pits in the incorporated area of the town identified on USGS maps. Their origin and use are probably not important for the purpose of this Plan. There are also a few quarries inside the Grand Canyon National Park whose material has been used for Park purposes. There are no active aggregate mines inside the corporate limits of the Town. The closest active quarry is located approximately 17 miles southeast of the core area of the town at the intersection of Forest Roads 310 and 320 in the Kaibab National Forest.

Although not impossible, it is highly unlikely that the core area of the town would see an application for the development of an aggregate quarry. A more likely location would be some distance away from the core area of the town, yet within the Kaibab National Forest. A land use such as this, within the town limits should be subject to review by the Town as well as the Forest Service. In this review it would be important for both to consider surrounding land use and access.

The Town's Zoning Ordinance provides for aggregate mining in the Mineral Resource Zone (Section 13.9). Activities associated with this use are allowed with the approval of a conditional use permit. Development standards include extensive setbacks, screening and landscape requirements.

GOAL: Consider allowing aggregate mining in locations proven to be economically feasible and compatible with existing and potential future land use and tourism.

POLICY : Aggregate mining shall not be permitted within the core area of the town or within one mile of Highway 64.

POLICY : In most instances aggregate mining in suitable locations may be supported in the National Forest provided access is acceptable and economic feasibility is proven.

Access to Incident Solar Energy

ARS 9-461.05 includes a requirement that the land use element of all general plans include consideration of access to incident solar energy for all general categories of land use. The Town's zoning regulations includes provisions that support the use of solar energy systems for all categories of land use. The Tusayan Area Plan included a policy that also addressed this issue. That policy is still applicable today and can be restated in the following goal and objective.

GOAL: Solar energy systems and design shall be used in all new development.

POLICY: All new land development projects shall be encouraged to employ solar energy design standards and systems.

Existing Zoning

Aside from the zoning changes requested by the Stilo Development Group, the zoning in the Town of Tusayan has not changed since the Town was incorporated. At that time, the zoning that had been established while the Town was under County jurisdiction carried over to the newly incorporated town. Changes to the zoning districts that were made with the recent adoption of the new Ordinance did not affect the number of zoning districts. However, the titles of some of the zones were updated (e.g mobile home was changed to manufactured home). Existing zoning is shown on Exhibit K.

The existing pattern of zoning in the town is a logical reflection of the basic economic driver, tourism. Both sides of the main highway through town are zoned CG-10,000, Commercial General Zone or CH-10,000, Commercial Heavy Zone. The CG Zone is intended for general retail and wholesale activities and the CH Zone is intended to accommodate highway oriented businesses. The other commercial zoning district, CN-2/A does not presently exist in town. This is not surprising since this zone is intended for neighborhood commercial uses. Since there are no highly populated residential neighborhoods in Tusayan, there is no present need for this zoning district. Some of the basic shopping needs of local residents are met by some of the commercial businesses along the highway. A small parcel of CH-10,000 zoning is located adjacent to the sanitary district's waste water treatment facility west of town.

Most of the RM-10/A and RM-20/A Zoning can be found behind commercial zoning, away from the main highway. These are multiple family residential zoning districts that permit apartments, condominiums, townhouses, and other group dwellings. The difference between these two zones is density. RM-10/A Zoning permits developments with up to 10 dwelling units per acre and RM-20/A allows densities of up to 20 units per acre. There is an area of single family zoning, RS-10,000 (minimum lot size of 10,000 square feet), west of the commercially zoned property.

Much of the General Zoning in the core area of Town is located in the Coconino Wash floodplain or at the airport. Additional General Zoning can be found at the north end of the core area of Town. The Kaibab National Forest that was annexed by the Town was zoned General at the time of annexation. The classification of General is a rural land use category that is applied to those lands not yet specifically designated for a land use that more often than not, requires a different zoning classification.

There are three large parcels, Camper Village, Kotzin Ranch and Ten-X Ranch zoned PC (Planned Community). This Zoning is designed to accommodate large scale, mixed use projects. The Camper Village parcel is located east of Highway 64 in the core area of town. The other two parcels are located northwest and southeast of the core area of the Town of Tusayan.

The western portion of the Kaibab National Forest is zoned Open Space and Conservation. This zoning district is intended for permanent open spaces when such are necessary to safeguard the public health, safety and general welfare and to provide for the location and preservation of scenic areas and recreation areas. It is primarily applied to land in public ownership.

ZONING MAP OF THE TOWN OF TUSAYAN



LEGEND Zoning Code

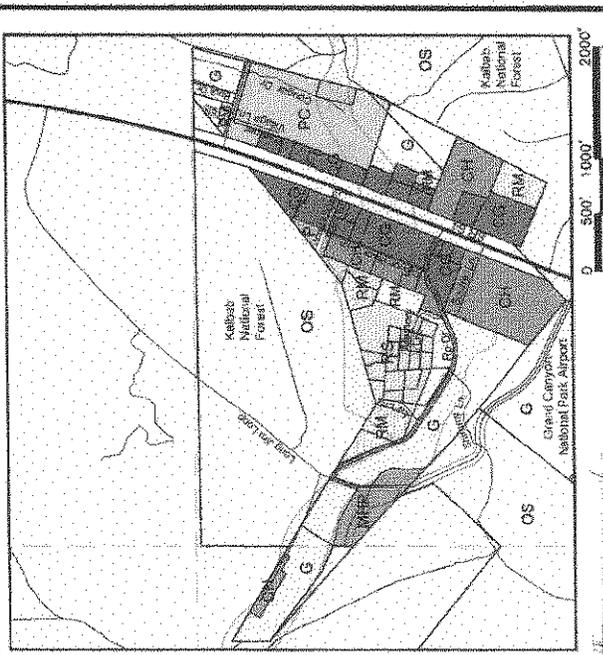
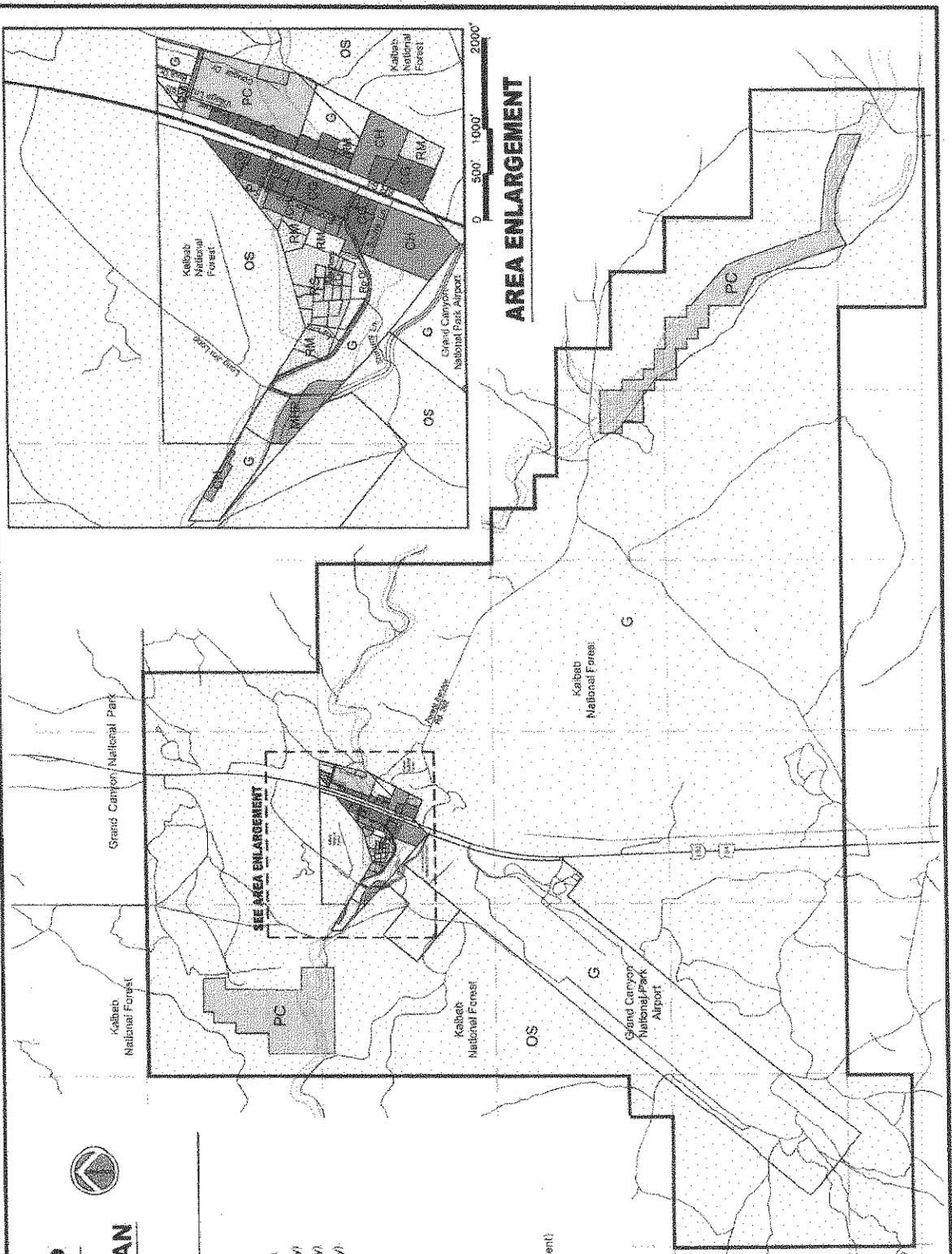
- G (General)
- AR (Agricultural Residential)
- RR (Rural Residential)
- RS-6000 (Residential Single Family)
- RS-10000 (Residential Single Family)
- RS-18000 (Residential Single Family)
- RS-36000 (Residential Single Family)
- RM-10/A (Residential Multi-Family)
- RM-20/A (Residential Multi-Family)
- CN-2/A (Commercial Neighborhood)
- CG-10000 (Commercial General)
- CH-10000 (Commercial Heavy)
- MP-20000 (Industrial Park)
- M-1-10000 (Light Industrial)
- M-2-8000 (Heavy Industrial)
- MHP (Manufactured Home Park)
- PRD (Planned Residential Development)
- PC (Planned Community)
- PS (Public & Semi-Public)
- OS (Open Space & Conservation)
- FPM (Flood Plain Management Overlay)
- RC (Resort Commercial)
- P (Parking)
- MR (Mineral Resources)
- RMH (Residential & Manufactured Home)

- Municipal Boundary
- Parcel Line

EXHIBIT K



Date: MAY 10, 2013



AREA ENLARGEMENT



MHP, Manufactured Home Park Zoning is located west of town on both sides of Long Jim Loop Road. There is a triangular parcel of property zoned "parking" west of the highway in the northern part of the core area of town.

Much of the existing development in town was authorized by conditional use permit. Conditional use permits are required for certain uses in certain zoning districts. Approved conditional use permits are not identified as such on the zoning map.

The Kaibab National Forest private in-holding within the planning area west of the Town Limits is zoned "General" in Coconino County. The General zoning district in the County is essentially the same as the Town's General zoning category. The balance of the Kaibab National Forest in the planning area is zoned Open Space in the County.

Existing Land Use

For the most part, existing land use in Tusayan is consistent with the existing zoning. This is not unexpected since existing land use was established when the community was under County jurisdiction and the town adopted County zoning when it incorporated. Existing land use is shown on Exhibit L.

The dominant existing land uses in the core area of town are the hotels and motels located along or close to Highway 64. A total of 1038 guest rooms are provided by these businesses. Many lodging establishments include accessory uses such as employee housing (dormitories/apartments/mobile homes) and bars/restaurants. Other commercial uses on the highway include restaurants, retail shops, a service station and an I-Max theater. Setback a short distance from the highway at the north end of the core area is the community Fire Station.

Camper Village is located behind a row of commercial properties, east of the highway. A portion of this property is being developed with manufactured housing for temporary use by employees of local businesses on a rental basis. This residential use is interim housing approved by the Town in a Pre-annexation and Development Agreement and by approved zoning for the property.

There are manufactured/mobile home parks at the north end of the core area of town and to the west on both sides of Long Jim Loop Road. Single family and manufactured homes are located in the Memory Lane area, also west of town. Higher density multiple family housing is located on the east side of RP Drive west of town and west of the single family housing. There is additional multi-family housing adjacent to the manufactured/ mobile home parks at the north end of the core area.

A community waste water treatment plant is located at the west end of the core area of town, northwest of the intersection of RP drive and Long Jim Loop Road. A community park is being developed on the south side of Long Jim Loop Road, also west of town. A cellular communications facility is located a short distance east of the community park. An electric substation is situated in the National Forest, west of Long Jim Loop Road in this same general area. Water storage tanks can be found on the east of the highway, behind the Grand Hotel and on Grand Canyon National Airport property near the existing housing.

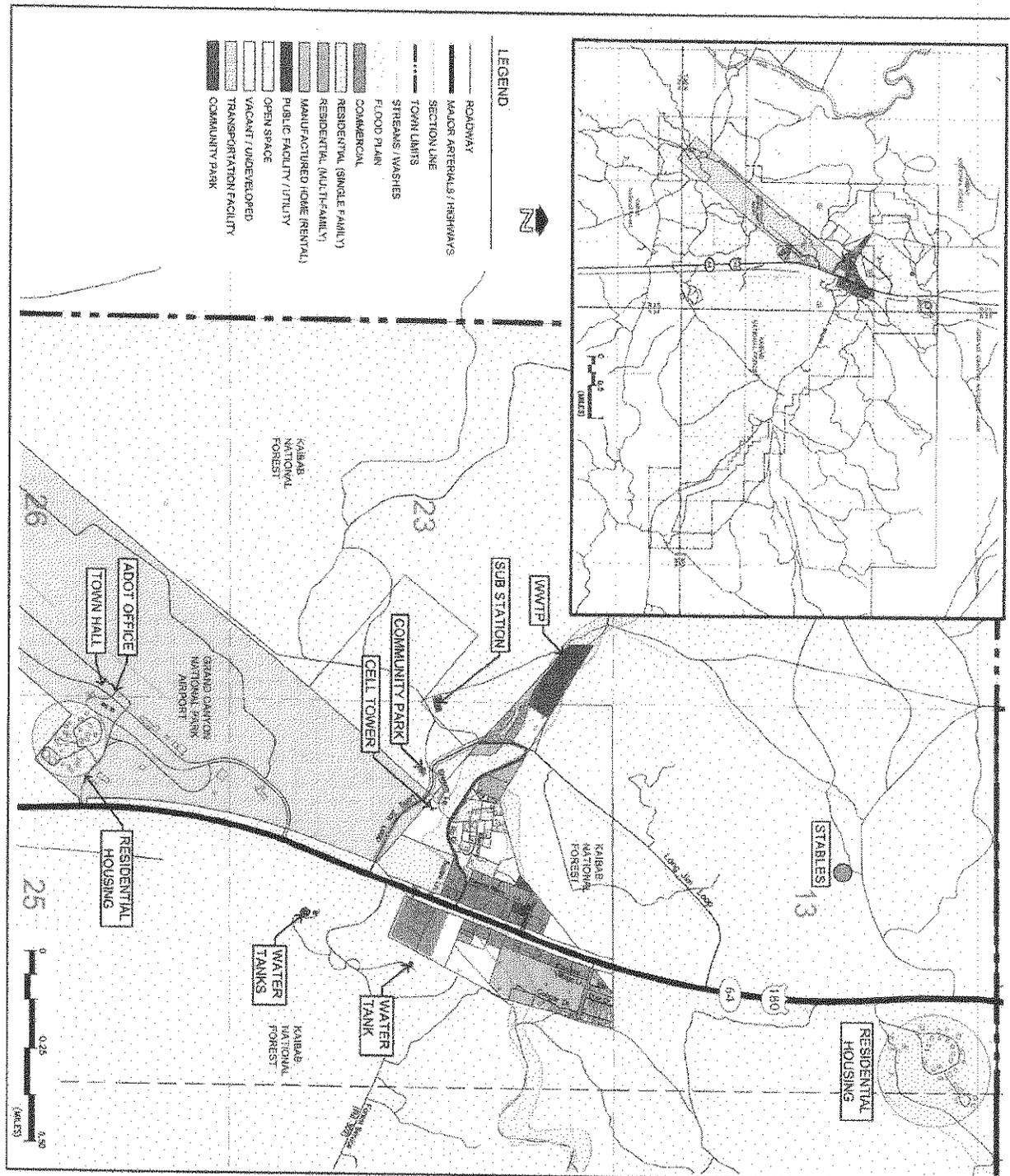


EXHIBIT L

General Plan 2023
GENERALIZED EXISTING LAND USE

Located in the National Forest at the north end of town, near the park entrance, is a Ranger Station and National Forest Service housing. To the west, further into the forest, is a commercial riding stable. TenX campground is situated in the Kaibab National Forest south of town. Most of the forest is used for grazing and recreation (e.g. camping and hiking).

The Grand Canyon National Park Airport is located south of the core area of town on the west side of Highway 64. In addition to buildings and uses ordinarily associated with airport operations there is housing for employees of the airport operator and other businesses based at the airport as well as outdoor vehicle storage. The Tusayan Town Hall is also located on airport property, on Mustang Drive.

Vacant Land

There is some vacant property zoned multi-family or commercial in Tusayan. There are three areas of vacant commercial zoning in the core area of town that together total approximately 3.6 acres. The largest of these is located north of the Grand Hotel on the east side of Highway 64. Another is a triangular parcel north of the Grand Canyon Visitors Center/I-Max Theater on the west side of the main highway. Both of these parcels are well suited for future commercial development. The third area of underutilized commercial zoning is behind the retail store, north of the McDonalds restaurant. The amount of commercially zoned undeveloped property in the core area of town is approximately 8 percent of the total of 45 acres.

The property known as Camper Village, located behind and east of a row of businesses along Highway 64, is zoned PC, Planned Community. With this zoning, Camper Village has the potential for commercial development. The approved PC zoning allows approximately 15.2 acres of commercial development on this property. There is also the prospect of additional future commercial development on the outlying Kotzin Ranch and TenX Ranch parcels, both of which are zoned PC and are located northwest and southeast of the core area of town respectively. The potential on the Kotzin Ranch parcel is for 77.1 acres of commercial development. The development plan for the TenX Ranch parcel would allow 44.4 acres of commercial development. It should be noted that a substantial portion of the permitted commercial development on these two parcels is projected to be lodging.

If all of the vacant property that is either zoned commercial or zoned PC and designated for commercial development is taken into account, the total amount is approximately 140.3 acres.

There are two parcels of undeveloped property that are zoned for multi-family use in the core area of Tusayan. These parcels are located in the same area, west of the row of hotels/motels that are on the west side of Canyon Plaza Lane. The combined acreage of these properties is 2.2 acres. The development potential on these parcels is a maximum of 44 multi-family units. Access to these parcels does not appear to be well suited for multi-family development. The approved development proposals for the Camper Village, Kotzin Ranch and TenX Ranch parcels would allow over 1,800 multi-family units. If the land designated for multi-family use on the Camper Village, Kotzin Ranch and TenX Ranch parcels is not considered, there would not appear to be a sufficient amount of appropriately zoned property to meet the multi-family housing needs of the community. If the development potential of these outlying

parcels is considered, there would appear to be sufficient land to meet the demand for multi-family zoning in the community.

There are only a few parcels zoned for single family use that are vacant in the core area of town. These are located in the Canyon View Subdivision near Memory Lane, west of the commercial development. The future development of the TenX Ranch property would provide 446 to 534 single family home sites. Here are two-20 acre parcels of land on the Kotzin Ranch property that are designated for residential use and possible dedication to the Town. If the Town chooses not to accept one or both parcels, they may be developed with up to 575 dwelling units each (single or multi-family) by the property owner.

Future Land Use

Tusayan is a community facing many challenges in meeting the needs and desires of its residents, visitors and neighbors. It also is a community with the potential to be a model gateway community, welcoming visitors to one of the most spectacular natural features in the world, the Grand Canyon.

Tusayan is both benefited and constrained by its position in the National Forest. The forest provides a beautiful natural setting, but limits the ability of the town to expand. There are few properties left in the core area of town with access appropriate for commercial or multi-family use. Ownership opportunity is also limited in Tusayan due to the control of most of the land by only a few entities. There is the potential for needed development of additional commercial and residential use on the Camper Village, Kotzin Ranch and TenX Ranch properties. Zoning has been approved, but development is subject to securing guarantees related to necessary infrastructure, including water.

The argument for quality development and redevelopment is easily made in Tusayan. Quality development attracts more customers. Visitors will tend to stay longer. Property values are higher. Much of the recent construction and improvements in Tusayan is consistent with concept of quality development. Prominent among the positive changes are the improvements to Highway 64. A further example of the kinds of things that separate Tusayan from other communities is the amount of public art on display at many of the businesses in town. The town should encourage this kind of altruistic investment by taking similar actions. The town has already demonstrated its commitment to quality development by including the text of the Design Review Overlay (design guidelines) in the recently revised Zoning Ordinance. The town has also adopted outdoor lighting regulations that are more restrictive than those that were in place when the Town was under the jurisdiction of the County. Enforcement of existing land use regulations and the use of landscaping appropriate for the setting and climate of Tusayan will further the goal of achieving quality development in Tusayan.

It is clear from input received in interviews and at a Town Hall meeting that residents desire more in the way of services. Some of those mentioned include medical facilities, churches, child care and convenience store. Many of the services mentioned as not available in town are commonly provided by the private sector and should not be provided by the town. However, the town can facilitate their arrival through the availability of appropriately zoned property and expeditious processing of land development applications.

Future Land Use Map

The future land use recommended for the town of Tusayan is shown on Exhibit M, the Generalized Future Land Use Map. Due to the extent to which the town has already been developed and zoned and given the maximum life of the plan, 10 years, the Future Land Use Map offers no dramatic changes in land use from what currently exists.

The legend shown on the Generalized Future Land Use Map includes various categories of land use that are described here:

Multi-Family (up to 20 du/ac). This category denotes areas where higher density, attached residential uses such as duplexes, apartments, condominiums and townhouses are desirable. This category is implemented by the RM (Multiple Family Residential) Zoning Districts.

Low Density (Single Family) Residential. This category denotes areas where single family detached housing is appropriate. Densities of up to 2 dwelling units per acre would be allowed in this land use category. Zoning districts that implement this category are G (General), AR (Agricultural Residential), RR (Rural Residential), RS-36,000 and RS-18,000 (Residential Single Family Zones).

Medium Density (Single Family) Residential. This category includes areas where single family detached housing at densities up to 6.0 dwelling units per acre would be permitted. This category is implemented by the RS-10,000 and RS-6,000 (Residential Single Family) Zoning Districts.

Mixed Use. This category is intended for properties suitable for the coordinated development of a mix of various types of land uses such as single or two family residential, multiple-family residential, professional and administrative offices, commercial centers, resorts areas, industrial parks and any public or semi-public use or combination of uses. This category is implemented by the PC (Planned Community) and the PRD (Planned Residential Development) Zoning Districts.

Commercial/Lodging. This category denotes area suitable for commercial uses including general retail, wholesale, lodging and highway oriented businesses. Zoning Districts that implement this category are the CN-2/A (Commercial Neighborhood), CG-10,000 (Commercial General) and CH (Commercial Heavy).

Open Space. This category is intended primarily for public land where it is necessary and desirable to provide permanent open spaces to safeguard public health, safety and welfare and to provide for the preservation of scenic views and recreation areas. This designation is implemented by the OS (Open Space and Conservation) Zone.

Public. This category is intended for land uses traditionally associated with governmental operations such as schools, parks, wastewater treatment facilities, fire stations and well sites. The category is implemented by PS (Public and Semi-Public), G (General), AR (Agricultural Residential), RR (Rural Residential), single family residential, multiple family residential, commercial, PC (Planned Community) PRD (Planned Residential Development) and the OS (Open Space and Conservation) zones.

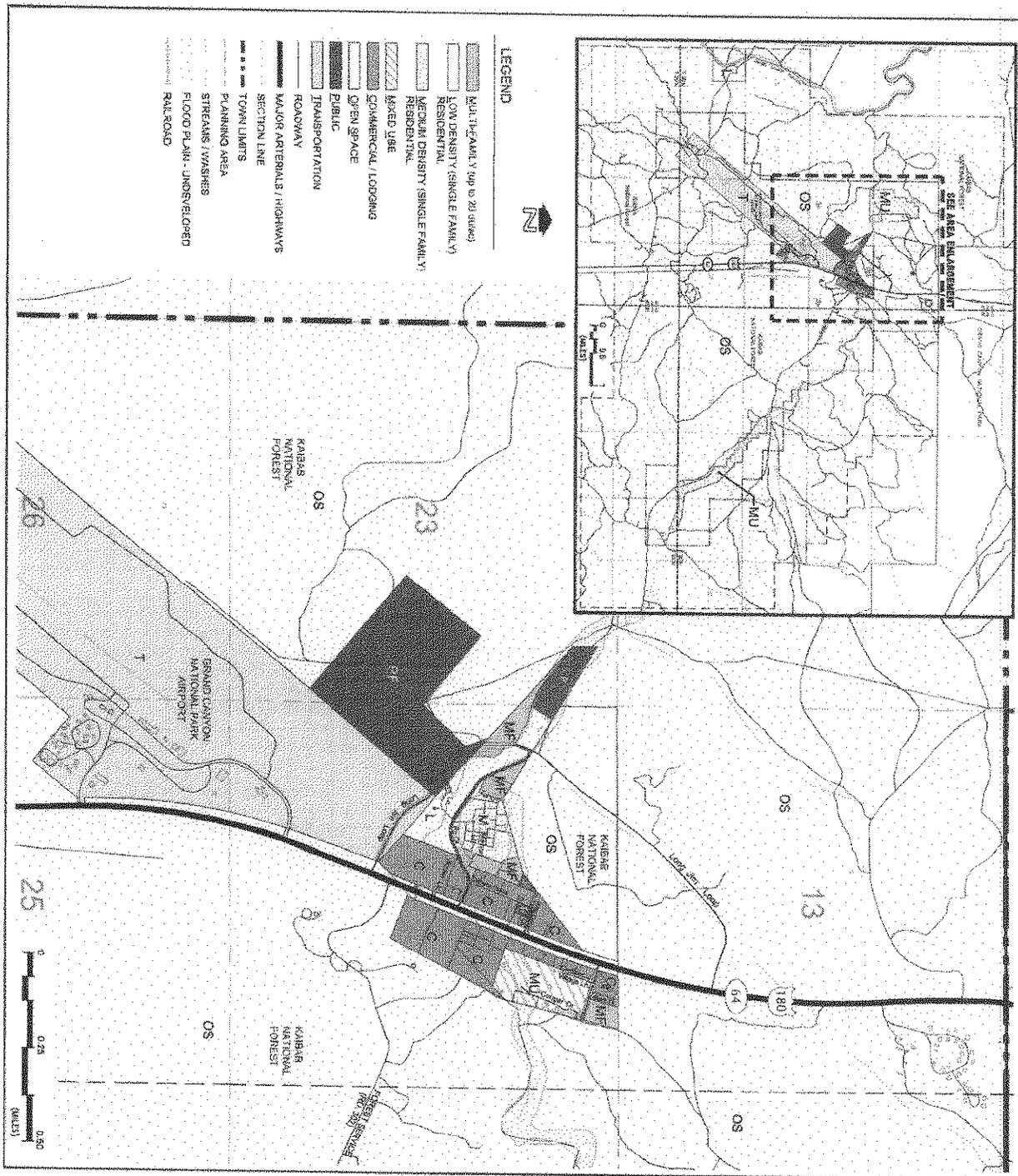


EXHIBIT M

TOWN OF TUSAYAN of the ordinance for Grand Canyon National Park

General Plan 2023 GENERALIZED FUTURE LAND USE

DATE: 7-15-2013

Transportation. This category is intended for major transportation facilities such as an airport. The transportation category is implemented by the G (General) Zoning District.

Future Changes in Land Use

The existing mobile home parks in town will continue for as long as their owners wish. The future land use map recognizes that this type of use is often a transitional use that may change to a higher use, given a change in market demand. Accordingly, the mobile home use at the north end of town is shown for future commercial and multi-family use. Similarly, the mobile home park use in the west part of the core area of town is shown for multi-family use. Additional multi-family zoning is needed in the core area of town. The Camper Village, Kotzin Ranch and TenX Ranch parcels are shown as mixed use, which is consistent with approved zoning. Vacant parcels east of Highway 64 are shown for future commercial use. This assumes access issues can be resolved. The triangular parcel north of the National Geographic Visitor Center (Imax Theater) is proposed for commercial use. Land north of the airport and west of the Squire Inn is designated for low density single family use. A lower density of development is appropriate considering the impact of airport operations and access to this area. Floodplain areas are all proposed to remain vacant and undeveloped.

Most of the planning area (a strip one mile wide east, south and west of the existing town limits) is designated as open space since it is within the Kaibab National Forest. There is a privately held, 160 acre in-holding west of town that has been designated for low density residential use for now. Given this properties proximity to the railroad, its future development may be a mix of uses.

GOAL: Increase amount public art on display in the town.

OBJECTIVE: Develop and implement a public art program at bus stops operated by Grand Canyon National Park.

GOAL: Development and redevelopment of property as shown of the Future Land Use Map.

POLICY: Support land development applications that are consistent with the Future Land Use Map.

GOAL: The character of development in Town shall be consistent with Tusayan's role as a model gateway community.

POLICY: Strictly enforce existing land use regulations and design guidelines.

POLICY: Promote the use of landscaping that is appropriate for Tusayan, its natural setting and climate.

Parking Demand

The Town's Zoning Ordinance includes parking regulations that require a certain amount of parking spaces depending on the use of property. Often parking requirements are based on square footage of the building or use area. The parking requirements in the Zoning Ordinance are based on nationally recognized parking standards that in turn are based on studies of land uses in typical urban situations. Tusayan is not a typical urban place and the parking standards found in the Zoning Ordinance may have to be revised to reflect true parking demand. One of the adjustments already made in the ordinance to reflect the parking situation in Tusayan is the allowance for patrons arriving by tour bus in the determination of required parking for lodging uses. One tour bus parking space is equivalent to 16 automobiles in terms of parking.

Due to the propensity of many of the town's visitors to travel around town on foot, the demand for parking at retail businesses may not be as great as reflected by the Zoning Ordinance. A parking study would determine the actual demand for parking that could then be reflected in the parking requirements.

GOAL: The number of parking spaces required for various types of businesses is equal to the actual demand for parking spaces.

OBJECTIVE: Conduct a parking study to determine the actual need for parking spaces for various types of businesses. The study should also consider the use of cross access easements to take advantage of time variable parking demand.

OBJECTIVE: Revise the Zoning Ordinance to reflect the results of a parking study showing the true demand for parking.

Native American Presence

The area occupied by the Town of Tusayan was once part of the history and culture of several American Indian tribes long before the arrival of European settlers. The identification of sacred sites and consultation is governed by the National Historic Preservation Act as amended in 1992, the American Indian Religious Freedom Act of 1978 the Native American Graves Protection and Repatriation Act of 1990 and Executive Order 13007 of 1996. There are implications for future development of any large parcels of vacant land within the town limits. Consultation with local tribes and the State Historic Preservation Office (SHPO) is warranted for parcels of 10 acres or more.

GOAL: Protect significant cultural resources in the development of land where ever possible.

POLICY: Refer land development applications on parcels of 10 acres or more for review and comment to representatives of local tribes and the SHPO.

CHAPTER 8: IMPLEMENTATION

Overview

The implementation chapter of the Tusayan General Plan sets forth the specific measures that will lead to plan achievement. Listed at the end of this chapter are goals and objectives from each Plan element in a section titled "Implementation Activities". This approach provides an easy to use reference for the Town, its stakeholders and the public to monitor plan implementation.

This chapter is organized into three sections in order to clearly communicate the Town's future direction regarding implementation of the General Plan.

- *Administration of the General Plan
- *General Plan Amendment Criteria/Processes
- *Land Use Regulations
- *Implementation Activities

Administration of the General Plan

After the Town Council has adopted the General Plan, Town staff shall undertake the following actions to encourage effectuation of the plan:

1. When appropriate, investigate and make recommendations to the Town Council regarding reasonable and practical means for putting into effect the General Plan or parts thereof. Town staff will seek to ensure that the General Plan serves as a guide for the orderly growth and development of the community and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports and capital budgets.
2. Render an annual report to the Town Council on the status of the General Plan and progress in its application.
3. Promote public interest in and understanding of the General Plan and regulations relating to it.
4. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens in regard to carrying out the General Plan.

State law requires Town staff, Town Commissions, Town Boards and other governmental bodies whose jurisdiction lies entirely or partially within town limits, whose functions include recommending, preparing plans for or constructing major public works, submit to the Town, a list of the public works planned or proposed to be built during the ensuing fiscal year. The agencies shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Town staff shall review and report back to the proposing agency as to the conformity of their coordinated program with the adopted general plan or part thereof.

State law also states that no public real property may be acquired by dedication or otherwise for street, square, park or other purposes, no public real property may be disposed of, no public street may be vacated or abandoned and no public building or structure may be constructed or authorized, if the general plan applies thereto, until the location, purpose and extent of such acquisition or disposition,

street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Town planning staff as to conformity with the general plan. Town planning staff shall render its report as to conformity with the general plan within 40 days after the matter is submitted to it. These provisions will not apply to acquisitions or abandonments for street widening or alignment projects of a minor nature if the Council so provides by ordinance or resolution.

In accordance with State law, this General Plan is effective for up to 10 years. The Council will want to monitor the relevance of the Plan in future years and if found to be deficient in any area, approve the necessary amendment(s). In any event, prior to the tenth anniversary of the Plan, the Council should direct staff to begin the preparation of a new General Plan for the community.

Tusayan is somewhat unique in that it must deal with more governmental agencies, authorities and districts than most similarly sized cities or towns. While this can be a challenge, it can also present opportunities to further the goals and objectives of the General Plan. In making agreements and in reaching out to other organizations, the Town will want to consider the General Plan.

General Plan Amendment Criteria/Process

The process and criteria for amending the General Plan should ensure that all approved amendments will not result in an adverse impact to the community as a whole. Public participation will be encouraged in all amendment applications and all legal requirements met.

Amendments to the General Plan should occur only after careful review of the request and findings of fact in support of the revision following public hearings before the Planning and Zoning Commission and Town Council. The term "amendment" shall apply to both text and map revisions. A major amendment to the General Plan may only be approved by affirmative vote of at least two-thirds of the members of the Town Council (5 members). A minor amendment requires a majority vote for approval.

Amendments to the General Plan may be initiated by the Town or by formal application by the owner(s) or owner(s) agents of real property within the town limits. Prior to the approval of any land development that is in conflict with the General Plan, an amendment to the Plan must be approved.

Major Amendment Criteria:

1. Any change in land use on parcels of 20 acres or larger shall require the major amendment process.
2. An increase in intensity of any residential land use classification on a parcel of 20 acres or more shall require the major amendment process.
3. The addition or deletion of a major arterial or collector road shall require the major amendment process.

Minor Amendment Criteria:

1. Any change in land use deemed not to require a major amendment.
2. Any change mandated by Arizona or federal law.

3. Any change in land use from a commercial or residential category to an open space or public facility category shall require the minor amendment process, regardless of acreage.

Major Amendment Process:

1. Applicants proposing a major amendment should submit a formal application at least four months prior to the Planning and Zoning Commission hearing. In most instances, the application should include both written and graphic materials and a project narrative together with supporting information/reports deemed necessary by the Town. The application should clearly explain the public benefits of the proposal as well as any impacts on the community, surrounding lands and adjacent property. Careful attention should be given to vehicular and pedestrian access and circulation as well as the public improvements that may be necessary to accommodate the proposal.
2. All major amendments shall be processed in accordance with the citizen participation requirements of the Zoning Ordinance (Section 20.2).
3. All major amendment applications shall be transmitted for review and comment by national, state and local agencies, associations, districts, utility providers and other organizations with jurisdiction in the area.
4. Information on the major amendment application shall be posted on the Town web site.
5. At least 60 days before the amendment is noticed for hearing, it shall be transmitted to the Planning and Zoning Commission and Town Council as well as the Coconino County Community Development Department, the Northern Arizona Council of Governments, the Arizona Commerce Authority or State planning agency, and any individual or organization that has requested in writing the opportunity to review major amendments.
6. The Planning and Zoning Commission shall hold at least one public hearing on each major amendment. Notification of the hearing shall be provide by publication of a notice in the local newspaper at least 15 but not more than 30 days in advance of the hearing. Action of the Commission on the major amendment shall be transmitted to the Council.
7. The Town Council shall hold a public hearing on the major amendment with notice provided in the same manner as provided for the public hearing by the Planning and Zoning Commission. Adoption of an amendment by the Town Council shall be by resolution.
8. All major amendments to the general plan proposed for adoption shall be presented at a single public hearing during the calendar year the proposal is made.

Minor Amendment Process:

1. All minor amendments to the General Plan shall be processed in the same manner as map amendments to the Zoning Ordinance. There is no limitation on the times during a calendar year that minor amendments can be considered.

2. A minor amendment may be processed at the same time as another land development application, but must be approved in advance of any other application pertaining to the same parcel/ project.

Land Use Regulations

An important and practical way of implementing the goals and objectives of the General Plan is in the enforcement and use of the land use regulations that are adopted by the Town.

Key among the tools available to the Town in the implementation of its General Plan is the zoning Ordinance. Shortly after incorporation, the town adopted the County's Zoning Ordinance. The Zoning Ordinance has been revised to better suit the needs of the town. The principal way to use the Zoning regulations to affect the goals and policies of the General Plan is by making decisions in land development applications that are consistent with the Plan. Each time the Planning and Zoning Commission or Council consider an application for a rezoning, conditional use permit or design review, they have the opportunity to make a decision that supports the adopted General Plan.

Subdivision Regulations are another key tool commonly used to implement a General Plan. The town does not presently have locally adopted subdivision regulations and it is most important that it do so in the near future.

Other opportunities for the Town to implement the General Plan are with the adoption of the budget and capital improvement plan. It is important to consider the goals and objectives of the General Plan when preparing these documents.

GOAL: The Town will have a full complement of basic land use tools to implement the General Plan.

OBJECTIVE: The Town should adopt subdivision regulations as soon as practicable.

Implementation Activities

The implementation activities listed below are projects that correspond to General Plan goals and objectives. They are identified as being accomplished in the short term (one or two years), intermediate term (three or four years) or long term (five years or longer). Each year the Council should review the project list and prioritize the projects to be accomplished in the coming year.

OBJECTIVE: The Town will consider creating a Housing Authority tasked with the provision of housing for employees and full time residents of the Town. SHORT TERM

OBJECTIVE: The Town should investigate and if appropriate, pursue actions necessary to become a designated municipal provider of domestic water. SHORT TERM

OBJECTIVE: Conduct and implement studies and work with partners to achieve an adequate and reliable supply of domestic water. SHORT AND INTERMEDIATE TERM

OBJECTIVE: In partnership with Grand Canyon National Park, design and construct a natural gas line extension to service Tusayan residents and businesses. INTERMEDIATE TERM

OBJECTIVE: Develop a comprehensive strategy to improve internet service within Tusayan. SHORT TERM

OBJECTIVE: The town should research recycling programs and implement a program that is appropriate for Tusayan. INTERMEDIATE TERM

OBJECTIVE: In association with ADOT and the owners of the private streets, investigate measures to improve pedestrian and bike safety and implement when funds are available. INTERMEDIATE TERM

OBJECTIVE: Work with Park officials to increase the length of time the shuttle operates during the year. SHORT TERM

OBJECTIVE: Work with Park officials to increase the number of stops the shuttle makes in town and increase the number of operating shuttles, if appropriate. SHORT TERM

OBJECTIVE: Investigate the possibility of using the trailhead at the north end of town as a shuttle stop. SHORT TERM

OBJECTIVE: Continue to support and as feasible, financially contribute to the development of the community park in accordance with its Master Plan. SHORT AND INTERMEDIATE TERM

OBJECTIVE: Investigate the feasibility of developing a winter park to provide areas for sledding and snow activities. LONG TERM

OBJECTIVE: Work with the Forest Service and other owners to develop and improve access and connections to existing trails around the town. SHORT TERM

OBJECTIVE: Use the designated priorities as a general guideline in future trail planning. SHORT, INTERMEDIATE AND LONG TERM

OBJECTIVE: Conduct a drainage analysis of the Town of Tusayan to supplement previous flood analysis prepared by the Nation Forest Service. SHORT TERM

OBJECTIVE: Conduct a parking study to determine the actual need for parking spaces for various types of businesses. The study should also consider the use of cross access easements to take advantage of time variable parking demand. SHORT TERM

OBJECTIVE: Revise the Zoning Ordinance to reflect the results of a parking study showing the true demand for parking. SHORT TERM

OBJECTIVE: Develop and implement a public art program at bus stops operated by Grand Canyon National Park. SHORT TERM

OBJECTIVE: The Town should adopt subdivision regulations as soon as practicable. SHORT TERM

OBJECTIVE: The Town should investigate the advantages and disadvantages of creating a system of public streets in the town when feasible to do so. LONG TERM

ITEM NO. 5A

TUSAYAN TOWN COUNCIL SPECIAL MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Wednesday, August 7, 2013 at 5:00pm
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 5:05pm and the Pledge of Allegiance was recited.

2. ROLL CALL

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

Also present: Will Wright, Town Manager
(via phone) Bill Sims, Tusayan Town Attorney

3. DISCUSSION OF THE STILO DEVELOPMENT PROJECT

Vice Mayor Montoya made a motion to take the Council into executive session at 5:06pm. The motion was seconded by Councilmember Fitzgerald and it passed on unanimous vote.

The Council discussed the Stilo Development Project with the Town Attorney.

Councilmember Sanderson made a motion to return the Council to open session at 6:12pm. The motion was seconded by Vice Mayor Montoya and it passed on unanimous vote.

The date of September 26, 2013 has been set for mediation.

4. MOTION TO ADJOURN

Vice Mayor Montoya made a motion to adjourn the meeting at 6:13pm.
Councilmember Sanderson seconded the motion and it passed on unanimous vote.

ATTEST:

Greg Bryan, Mayor

Date

Melissa A. Malone, 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 Council of the Town of Tusayan held on July 24, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 15th day of August, 2013.

Town Clerk

TUSAYAN TOWN COUNCIL REGULAR MEETING

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

Wednesday, August 7, 2013 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 6:20pm and the Pledge of Allegiance was recited.

2. ROLL CALL

MAYOR GREG BRYAN
VICE MAYOR AL MONTOYA
COUNCILMEMBER BILL FITZGERALD
COUNCILMEMBER JOHN RUETER – via phone
COUNCILMEMBER CRAIG SANDERSON

Also present were:

Will Wright, Town Manager
Melissa Malone, Town Clerk

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

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

A. Presentation from Kirby Shedlowshi of the National Park Service

Kirby Shedlowski, the new Information Officer for Grand Canyon National Park, gave an overview of documents she distributed to the Council. She covered a press release regarding Hospitality Contracts in the Park and a report on the Paul Revere Transportation Service and ridership.

B. Recent Construction Activity Report

Manager Wright gave an overview of the report provided by Roger Brooks which was included in the Agenda Packet.

5. CONSENT AGENDA

A. Minutes of the Town Council Special Meeting on 7/24/13, and the Regular Meeting on 7/24/13

B. Accounts Payable Billings

Councilmember Fitzgerald made a motion to approve the Consent Agenda. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

6. COMMITTEE REPORTS

A. Update from the Community Park Committee

Manager Wright gave a brief update on the Park Committee and mentioned that the School District Board had approved the design of the park.

John Vail, a homeowner adjacent to the park, spoke in favor of proceeding with the park development. Fire Chief Robbie Evans spoke in favor of proceeding with the park stating that it will be a great fire break.

Former Mayor Pete Shearer gave an update from the Park Committee Meeting. He stated that the ball field and the soccer field have been staked. The Sanitary district covered the cost of \$5,000 to do that. Fann construction will donate the base material and compact it. The Tusayan Fire District and CREC (Coconino Rural Environment Corps) will clear the property and APS (Arizona Public Service) will provide a chipper and man power to dispose of wood material if an agreement to proceed can be reached. He asked if the Council wants the committee to continue with the work, reporting back to the Council, or if they want decisions to come back to them at each step.

Mr. Shearer requested that the Town give the appropriated money for the park to the School so that the School can write all the checks to vendors. This would allow the Committee to make decisions to proceed and show more control in determining the total spend on the Park. Manager Wright proposed that this topic be brought back to the Council next month and the processes defined at that time.

Councilmember Rueter stated that the next steps that should be taken soon are clearing the land and spreading the sub-base. He also stated that there should be decisions by the Council on the process for proceeding with the project, the Master Plan, etc. He spoke in favor of moving ahead and about the benefits of the fire break.

Mayor Bryan spoke about continuing the fiduciary process of having the School and the Council sign off on payments and then the Town sending the checks. He requested plans, surveys, etc. to assure proper installation of the sports fields. He requested an action item on the process be placed on the agenda for the next Council Meeting.

Mr. Shearer stated that a survey has been done and that the project should proceed. He also stated that the School will support the Council's direction as long as it does not go against community interest. Councilmember Fitzgerald asked Mr. Shearer for information on the changes to the Master Plan and a list of project tasks and the order of operation. Councilmember Sanderson stated that his preference would be that the project be outlined, with costs, and then the Council would approve it as a whole, not approve each individual task.

B. Update from the Planning and Zoning Commission

None

7. ACTION ITEMS

A. Consideration, discussion, and possible ratification of the Arizona Diamondbacks "Diamonds Back" Youth Field Program Grant Application

Manager Wright gave an overview of a grant application submitted to the Arizona Diamondbacks to fund a baseball field in the Community Park. He also stated that APS (Arizona Public Service) is a partner in the foundation.

Mayor Bryan stated that he signed the application due to time constraints with the understanding that it will be withdrawn if the Council wishes. He also stated that the grant does not require matching funds.

Manager Wright stated that he contacted the grant administrator to clarify that no matching funds are required. The administrator stated that they will build the field if Tusayan is selected and that community involvement is taken into consideration. A decision will be made by the end of the year with construction taking place in 2014.

Councilmember Fitzgerald made a motion to ratify the grant application. Councilmember Rueter seconded the motion and it passed on unanimous vote.

Councilmember Rueter thanked Manager Wright and the Mayor for moving ahead with this.

B. Consideration, discussion, and possible approval of Park Rules

Manager Wright stated that he researched park rules in other municipalities and developed the list of rules which was included in the packet. Councilmember Sanderson asked about timing on lights and allowing pets.

Mayor Bryan requested the Council review the list and provide feedback to Manager Wright before the next meeting. He also requested staff to review the Municipal Code to assure compliance.

Councilmember Sanderson requested the next Workshop, scheduled for 9/3/13, be on this topic instead of the Municipal Code.

C. Consideration, discussion, and possible approval of proposal from J2 Engineering for Drainage Improvements

Manager Wright gave an overview of the proposal for Phase II which would identify specific areas for improvements with costs. Mayor Bryan asked if this proposal was a new amount of \$40,000 or if it is a continuation of the original quote.

Councilmember Sanderson suggested moving ahead

Former Mayor Pete Shearer stated that there are some errors in the J2 Engineering report that need to be addressed. He also stated that the School may qualify for grants which may require matching funds which could allow partnering with the Town on drainage improvements.

Manager Wright recommended moving ahead as long as the new proposal falls under the original \$40,000 cost.

Councilmember Sanderson made a motion to approve the J2 Engineering proposal for Phase II as long as the \$40,000 cost includes the work previously completed. Vice Mayor Montoya seconded the motion and it passed on unanimous vote.

D. Consideration, discussion, and possible approval of a proposed settlement agreement

Mayor Bryan recused himself from this item based on his employment at the Squire Hotel and Councilmember Rueter recused himself from this item based on his position as President of Hydro Resources.

The Town Council may decide to go into executive session pursuant to A.R.S. §§ 38-431.03.A.3 and A.4 for legal advice from the Town Attorney and to give the Town Attorney directions regarding the final negotiations concerning a proposed Settlement Agreement in ACC Docket No's: W-02350A-10-0163, W-20765A-10-0432 and W-20770A-10-04735A-10-0432. These dockets deal with the CCN for water service to Tusayan.

If an executive session is held, following the executive session, or if an executive session is not held, the Town Council may take action to approve the Settlement Agreement.

Vice Mayor Montoya requested a motion regarding the proposed settlement agreement.

Councilmember Fitzgerald made a motion to approve the Settlement Agreement. Councilmember Sanderson seconded the motion.

Manager Wright stated that all parties have agreed on this settlement agreement. The Town is an intervener in this case and the Town Attorney, Bill Sims, has stated that this agreement is satisfactory.

The motion passed on a unanimous vote.

Vice Mayor Montoya turned the meeting back over to Mayor Bryan.

8. DISCUSSION ITEMS

A. Discussion of Town Marketing Strategy and Branding Study

Manager Wright stated that this item was placed on the agenda at the request of Councilmember Fitzgerald at the last meeting.

Councilmember Fitzgerald gave some background on previous efforts on marketing the Town involving the Grand Canyon Chamber of Commerce and Visitors' Bureau (CVB). He spoke to Cher Pascoe with Inspire Strategy Inc. about her services in executing a branding study.

Mayor Bryan suggested the Council determine a direction and possibly issue a Request for Proposal or to allow the CVB to respond to the Council's earlier offer of funding for a Marketing Strategy and Branding Study.

After discussion, the Council directed Manager Wright to invite the CVB Board Members to present to the Council on direction and plans since the recent changes at the CVB.

B. Parking Study

Manager Wright stated that this item was placed on the agenda at the request of Councilmember Fitzgerald at the last meeting.

Councilmember Fitzgerald reminded the Council of past discussions about initiating a parking study. He stated that it has not been started. He stated that the Zoning Code was implemented with the understanding that the parking section would be validated by a parking study in peak season. It is too late for this season so he stated that he would support moving forward with it next year.

The Council discussed the issue and possible options.

Mayor Bryan suggested a Fall Retreat for the Council to set and prioritize goals for 2014 to include this topic, among others.

C. Discussion of possible projects for Interim Public Management (IPM)

Mayor Bryan introduced this topic and Manager Wright stated that staff is capable of completing all the projects depending on the Council's timetable. Mayor Bryan stated that having IPM (Tami Ryall) work on some of the projects would give the new Town Manager "breathing room." The Council discussed the project options and suggested that the Mayor and Manager Wright should work through the list and Manager Wright can manage the projects as needed with or without IPM.

D. Arizona Department of Housing Bulletin

Mayor Bryan gave an overview of the bulletin which was included in the Agenda Packet.

9. TOWN MANAGER'S REPORT

A. Update on Broadband Study

Manager Wright introduced a letter from NI Solutions which was a response to a request for additional information. Councilmember Rueter stated that there was no cost estimate on the underground fiber network design to compare to a wireless mesh design. He requested the costs and a list of the major components required for this option. He also wants to see those items defined which can be used with the wireless option.

Mayor Bryan stated that the final payment will be paid to NI Solutions now that this information has been provided. An Action Item will be added to the next meeting to decide if the Town will move into the next phase with NI Solutions.

Councilmember Sanderson requested a per user cost on each solution.

B. Update on audio-visual equipment installation in Council Chambers

Manager Wright stated that the audio-visual equipment has been installed but is not yet operational. An engineer is expected to be here this week to finish the project.

C. Update on Arizona Department of Transportation (ADOT) turn-over of right-of-way maintenance

The walk-through of the right-of-way occurred 2 weeks ago and ADOT is expected to contact us soon about the actual date of turn-over. Also, construction of bus shelters will begin in September.

D. Update on new Town maintenance position

The part time position is currently being advertised.

E. Northern Arizona Council of Governments (NACOG) Comprehensive Economic Development Strategy Projects

Manager Wright discussed a letter from NACOG.

F. Other Items

Manager Wright discussed a basketball tournament being held on August 17, 2013.

10. FUTURE AGENDA ITEMS

- 8/21/13
 - Add CVB presentation if available
 - Add action item for the Community Park Master Plan
- 9/3/13
 - Workshop on Park Rules
- 9/4/13 – Adopt Park Rules
- 10/16/13 – Mayor Bryan will not be in town

11. COUNCIL MEMBERS' REPORTS

Councilmember Rueter is out of town in Alaska. The town he's in is installing natural gas lines so he will bring back photos of the equipment and the process.

Councilmember Fitzgerald stated that the service club signs at the entrance to Town were removed for the ADOT Highway Project and haven't been replaced. Mayor Bryan said he would research their whereabouts.

Councilmember Sanderson expressed appreciation for the port-a-potty at the Community Park.

12. MAYOR'S REPORT

- Mayor Bryan received a letter stating an interest in tennis courts at the Park. Previous surveys of the Community showed a very low interest in tennis courts.
- He gave an update on work at the Community Park and the Community Build Day which occurred on July 27, 2013. He complimented Andrew Aldaz and all the others for the work that has already been done.
- He stated that in the Council's Executive Session earlier this evening, a date of September 26, 2013 was set for mediation on the Stilo Project.

13. MOTION TO ADJOURN

Vice Mayor Montoya made a motion to adjourn the meeting at 9:25pm. Councilmember Rueter seconded the motion and it passed on unanimous vote.

ATTEST: _____
Greg Bryan, Mayor Date

Melissa A. Malone, 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 Council of the Town of Tusayan held on August 7, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 15th day of August, 2013.

Town Clerk

ITEM NO. 7A & 8A

TOWN OF TUSAYAN STAFF REPORT

Date: August 21, 2013

To: Mayor and Town Council

From: Richard Turner, AICP, Town Planner

Subject: Public Hearing and Consideration of Z2013-01, Request for a Change of Zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A (Multiple Family Residential)

ISSUE: Should the Town Council approve a change of zoning from MHP and G to RM-10/A on subject property.

REQUEST: This is an application for a change of zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A (Multiple Family Residential) on a 1.5 acre irregularly shaped parcel located on the east side of Long Jim Loop, approximately 400 feet south of RP Drive. The applicant, Rose Law Group, proposes development of the site with a 21-unit dormitory and 8 townhomes (2 – 4 unit buildings). In support of the request for the dormitory, the applicant also filed CUP20103-03, a request for a conditional use permit on this property. That application was approved by the Planning and Zoning Commission on July 23, 2013, but will not become effective until and unless this rezoning application is approved.

Among the allowed uses in the requested RM-10/A Zoning District are the following: two family dwellings, apartments, condominiums, townhouses, other types of group dwellings and various public and semi-public uses. The maximum allowed density is 10 residential units per acre.

BACKGROUND: The property in question was at one time the site of a tavern/bar that was destroyed by fire a few years after it was built, many decades ago. All that remains of the bar is its chimney that is to be incorporated into the proposed development. Most of the property is zoned MHP (Manufactured Home Park) and has been developed as part of the Canyon Pines Mobile Home Park. Four of the 6 mobile/manufactured home spaces on the property are currently occupied by manufactured homes.

The eastern and northeastern edges of the property are zoned G (General). This area has recently been added to the property as the result of a lot line adjustment, LLM2013-01, that was completed and recorded earlier this year.

Another recent update has removed all of the property from the designated floodplain. Approximately 2/3 of the site had been shown to be in the floodplain. On April 4, 2013, the Federal Emergency Management Agency issued a "Letter of Map Amendment" that effectively takes all of the subject property out of the floodplain. A copy of this letter is attached to this report.

Property north and east of the site is zoned G (General) and is vacant. This area is shown to be within the floodplain. Land to the south is zoned OS (Open Space and Conservation) and is vacant. Property

west of the site is zoned MHP (Manufactured Home Park) and has been developed as the Canyon Pines Mobile Home Park.

On May 31, 2013 this application was transmitted for review and comment to the following organizations: Kaibab National Forest, South Grand Canyon Sanitary District, Tusayan Fire Department, Arizona Public Service, Chief Building Official (Willdan), Grand Canyon School District, Coconino County Sheriff's Office, Coconino County Community Development and Floodplain Administrator and the Hydro-Resources Water Company. The County Flood plain Administrator advised that the property was in the floodplain and a Letter of Map Amendment would be required. The Letter of Map Amendment was obtained and a copy transmitted to the County. We have received no other written comments or objections to this application from any of the other reviewing agencies.

The applicant has submitted signed Proposition 207 Waivers.

The Town has received a letter dated July 30, 2013 from Elling Halvorson in support of this application. A copy of this letter is included with this report.

DISCUSSION AND ANALYSIS:

In accordance with the Zoning Ordinance, a recommendation by the Commission and a decision by the Town Council regarding a rezoning application must be based on the following findings:

1. That the change is consistent with the goals, objectives and policies of the Tusayan Area Plan and this Ordinance.

The Tusayan Area Plan currently serves as the Town's land use guidance document. The applicant has done an extensive analysis of this rezoning as it relates to many of the goals and policies in the Plan. This analysis is part of the application which is attached to this staff report. Staff concurs with the applicant's analysis. This request is in conformance with the Tusayan Area Plan.

2. That the change is in the interest of or will further the public health, safety, comfort, convenience and welfare.

By providing additional zoning that will accommodate a variety of housing types, within a reasonable distance of the commercial area and with paved access, this application supports this finding.

3. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

Most of the property adjacent to the subject property is undeveloped. Development of the site with uses permitted by the requested RM-10/a zoning would appear to be compatible with the existing mobile home park to the west. There are other multiple family developments northeast and east of the site across the wash. The view of future development of this property will be softened by the existing mature trees that exist along the edge of the wash. This application is consistent with the finding.

FISCAL IMPACT: There is no fiscal impact to the Town with regard to this application.

RECOMMENDATION:

In accordance with the analysis provided in this report, it is recommended that the Town Council make the following findings and approve this application, Z2013-01, a request for a change of zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A.

1. That the change is consistent with the goals, objectives and policies of the Tusayan Area Plan and this Ordinance.
2. That the change is in the interest of or will further the public health, safety, comfort, convenience and welfare.
3. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

Attachments:

Application with Narrative Report, Aerial Photographs, Zoning Map and Site Plan

Letter of Map Amendment

Letter from Elling Halvorson dated July 30, 2013

Town of Tusayan

845 Mustang Drive, Tusayan, AZ, 86023

928.638.9909

Planning Office: Willdan Engineering, 1440 E. Missouri Ave., Phoenix, AZ, 85014

602.870.7600

ZONE CHANGE APPLICATION

APPLICANT

Name Rose Law Group
Address 6613 N. Scottsdale Rd, #200
Scottsdale, AZ 85250
Contact Person Carolyn Oberholtzer
Phone 480-505-3934 Fax 480-505-3925
Email carolyno@roselawgroup.com

PROPERTY INFORMATION

Assessor's Parcel # 502-17-020M
Location: Long Jim Loop & RP Drive,
west of Hwy 64
Existing Zoning MHP/G
Existing Land Use mobile home park
Parcel Size 1.5 ac

ZONE CHANGE REQUEST

Proposed Zoning RM-10/A
Please provide a brief description of the request.
See attached project narrative

OWNER INFORMATION

Name: Thurston Family Trust
Address: PO Box 3025 Tusayan
Grand Canyon, AZ 86023
E-mail:

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner of the Community Development Department.
A citizen participation plan.
A non-refundable filing fee.
A typewritten narrative describing the request and conformance to the findings for a zone change.
A typewritten list of names and addresses of all property owners within 300 feet of subject property.
Thirty copies of the proposed site plan.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Department of Community Development access to the subject property during the course of project review.

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

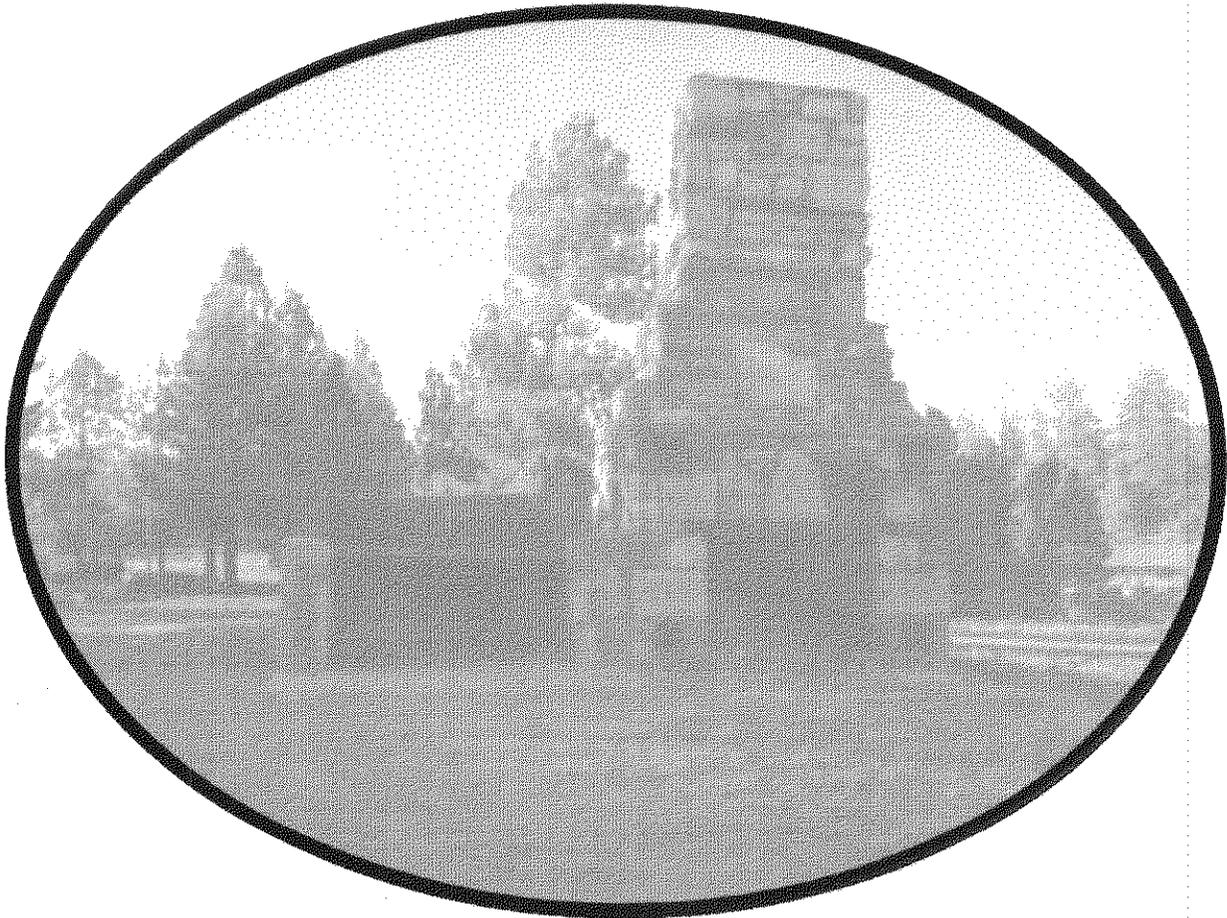
Signature of Applicant [Signature] Date 5-10-13

Signature of Property Owner (if not the applicant) [Signature] Date 5-16-13

OFFICE USE ONLY
Received By Date 5/24/13
Receipt # Fee \$830.00
Case # Z 2013-01
Related Cases CUP 2013-0203

COMMISSION ACTION
Approved with Conditions Denied
Resolution # Date
BOARD ACTION
Approved with Conditions Denied
Ordinance # Date

Fireside Ridge



ROSE | LAW GROUP
pc

Rezoning Application
Town of Tusayan
2nd Submittal – June 26, 2013

Project Development Team

Rose Law Group pc [Applicant]

Carolyn K. Oberholtzer, Attorney
Jennifer Hall, Project Manager
6613 North Scottsdale Road, Suite 200
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Prescott, Arizona 86303
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Introduction

Project Overview

Fireside Ridge (formerly known as Canyon Pines II) is located along Long Jim Loop in the Town of Tusayan Arizona (the "Town"), adjacent to the Canyon Pines Mobile Home Park. This mobile home park community had been leased for 30 years to local employers for employee housing and was originally established between the years of 1984 and 1986. Following the expiration of the most recent lease in the summer of 2012, the owner began to look at redeveloping the property to bring new housing options to the Town of Tusayan. Exhibit A – Vicinity Map

The Fireside Ridge Property is owned by Thurston Trust (the "Applicant") and consists of approximately 1.18 acres of land designated as Mobile Home Park (MHP) zoning and 0.33 acres of land zoned General (G) (the "Property"). Today, the Property contains six mobile home spaces, four of which are occupied by mobile homes and the other two mobile homes have been demolished and removed. The Applicant's vision for the redevelopment of the Property is to create safe, affordable, and attractive housing options for the residents of Tusayan while preserving a historic Tusayan landmark, the Old Tusayan Bar fireplace, which is the project's centerpiece. This rezoning application is the first step in the redevelopment and optimal utilization of the Property for such housing.

Site Characteristics

The Property is currently developed as a six-space mobile home park under the Town's MHP Zoning District. It is bordered on the east and north by General (G) zoning, to the south by Open Space and Conservation (OS) zoning, and to the west by Mobile Home Park (MHP) zoning. Exhibit B – Tusayan Zoning Map. An existing, 23 unit mobile home park (known as Canyon Pines) is across the street to the west and another multifamily development exists less than 300 feet to the northeast known as Quality Inn Housing. Water and sewer utility services for the neighborhood are provided by Hydro Resources (water) and the South Grand Canyon Sanitary District (sewer). The existing facilities are adequately sized to accommodate the additional capacity demand created by this proposal so no additional infrastructure development will be required. (Appendix A - will serve letter from South Grand Canyon Sanitary District.) The Property is accessed via the fully paved roadways of RP Drive and Long Jim Loop, both of which connect to SR64. Exhibit C – Property Map

The close proximity of this site to the wastewater treatment plant will allow the Applicant to install a reclaimed water line to provide non-potable service to the new development. Potential uses include irrigation for the open space as well as non-potable uses in the residential units.

Request

This rezoning application seeks to amend the zoning of the property from MHP and G to RM-10A for the planning and development of two, four-plex townhomes and a dormitory building consisting of 21 rooms. In conformance with the Town of Tusayan Zoning Ordinance, RM-10A permits single family dwellings, two-family dwellings, and multifamily dwellings up to four units as well as dormitories with a Conditional Use Permit. The Applicant has submitted a Conditional Use Permit application concurrent with this rezoning request to describe the dormitory aspect of this project and establish development standards for this proposed use. Exhibit D – Conceptual Site Plan A1.1 dated 6/26/2013.

Conformance with Tusayan Area Plan

The Town's General Plan is the Tusayan Area Plan. This document guides the development of the Town in a manner that protects the unique character and beauty of the area. As stated in the Area Plan, Tusayan is the Gateway to a National Treasure, the Grand Canyon. The following analysis establishes that the rezoning and CUP requests for Fireside Ridge are consistent with the goals, objectives and policies of the Tusayan Area Plan.

Infrastructure

Water Policy 1 *Adequacy of water supply shall be considered in the review of developments requiring Commission or Board (Council) approval.*

The Applicant met with John Rueter with Hydro Resources on April 22, 2013 to discuss the details of the Fireside Ridge project. The current water lines and well can supply the water demand created by the proposed development plan.

Water Policy 2 *Water conservation measures shall be included in all major development proposals requiring Commission or Board (Council) approval.*

The proposed dwelling units will be constructed with low-flow fixtures, all landscape plantings will be selected from a drought-tolerant plant palette, and reclaimed water lines will be constructed to the property to provide irrigation using non-potable water.

Wastewater Policy 1 *Approval of new developments shall be contingent on access to adequate community wastewater treatment facilities.*

As indicated in the attached will serve letter from the South Grand Canyon Sanitary District (SGCSD), the proposed redevelopment does not represent a "significant development" and the existing sewer

facilities have the capacity to accommodate the increased wastewater demand associated with this project.

Wastewater Policy 3 *Major new developments shall be required to construct their fair share of facilities for reclaimed water storage and distribution.*

According to the will serve letter provided by SGCSO, Fireside Ridge will not be required to install additional reclaimed wastewater storage on site. However, the buildings will be required to be double-plumbed and connected to the existing reclaimed water system.

Utility Policy 2 *Major new developments shall be encouraged to incorporate energy conservation measures through the use of passive solar design, appropriate site planning, landscaping, and building materials.*

The new site built dwelling units will be constructed with the latest insulation and window construction to increase the energy efficiency of the homes and reduce energy demand. Efficient appliances such as water heaters and dishwashers will be installed to further reduce the energy demand of each unit.

Solid Waste Policy 1 *Recycling shall be encouraged in order to reduce the solid waste flow into regional landfills.*

Each residential unit will include dual solid waste containers, one for solid waste and one for recyclable materials. As shown on the Conceptual Site Plan, dual dumpsters will be positioned at the north end of the site and it is anticipated that these community receptacles will service all units, townhomes and dormitory.

Housing

Being surrounded by National Forest and containing very few parcels of privately held land, Tusayan has limited opportunities for new housing construction and providing for new housing is a stand-out goal in the Tusayan Area Plan. The rezoning and CUP applications seek to further the Town's efforts to remedy this housing deficit by increasing the available housing on the Property from the six existing mobile home spaces, to two, four-plex new construction units and 21 dormitory units. In the opening paragraphs of the Area Plan, the section entitled "Tusayan as a Community" states that "existing housing shall be continuously upgraded to improve the overall sense of community." The rezoning application in combination with the CUP seek to implement this directive – the proposal will create new, diverse, and affordable housing through redevelopment of an underutilized property containing outdated housing that is no longer allowed under the Tusayan Zoning Ordinance - all centered around a community amenity, the old Tusayan Bar fireplace. The new, site built dwelling units will provide housing for approximately 46 individuals in 29 dwelling units (21 are dorm units and according to the Tusayan Zoning Ordinance are calculated at a density of 1 dwelling unit per 3 dorm units). This increase in housing is supported by the Area Plan as demonstrated by the following:

Housing Goal 1 *Provide adequate and affordable housing for employees, existing and future, shall be a priority of the community.*

Fireside Ridge will pave the way for the elimination of mobile home units no longer permitted by the Tusayan Zoning Ordinance, which only provided housing for six (6) households and will create new, site built townhouses and a dormitory unit that accommodates a total of 29 dwelling units.

Housing Policy 1 *All new developments shall be encouraged to provide employee housing as close as feasible to employment centers.*

Fireside Ridge is located only ¼ of a mile from the center of Tusayan and is connected via two paved roads accessing State Route 64. Therefore, this project is within walking and/or biking distance from Tusayan employment opportunities.

Housing Policy 5 *High Density residential uses shall be discouraged in remote areas and in areas where U.S. Forest Service roads provide the only access.*

The Property is not remote and is located along the main Long Jim Loop Road that connects the northern and southern parts of Town. Along this road lies the new Town park. Across the street is the original Canyon Pines Mobile Home Park, which contains 23 units. And with the major employers in Town being within ¼ of a mile, this Property is ideally suited for high density residential development. Fireside Ridge is located near the center of Tusayan – not a remote area. Both roads accessing Fireside Ridge, Long Jim Loop and RP Drive, are fully paved to a profile adequate to accommodate current and future vehicular traffic.

Housing Policy 6 *All residential developments shall be designed to be compatible with the character of the area and in consideration of their location in proximity to the Grand Canyon National Park.*

The Tusayan Zoning Ordinance contains design standards that will be incorporated in the redevelopment of the Property. The Property, as originally constructed, did not contain any design elements and so developing under the new Town Ordinance will ensure that the design is compatible with Grand Canyon National Park. At building permit application, this project will be subject to Design Review consistent with the provisions of the Tusayan Zoning Ordinance.

Housing Policy 8 *A mix of housing types including dormitories, apartments, townhomes, and single family dwellings shall be provided to meet the employee housing needs.*

This redevelopment proposal will provide for the development of a mixture of housing types including both townhomes and dormitories - as specifically called out in this policy. Additionally, as mobile home units are not identified in this policy (and no longer permitted under the Tusayan Zoning Ordinance), six mobile unit spaces will be removed from the housing mix in place of permanent, site built structures.

Housing Policy 10 *New housing developments and new subdivisions for employees and residents shall be favored over housing for second homes or recreations use.*

The site ownership will be maintained by a common owner with all units available on a for-rent basis to the local workforce population. In the future, the site may be restructured for individual ownership, but that is not contemplated or permitted in this application. Consequently, this policy statement is completely consistent with the application. It is the goal and desire of the Applicant that these new dwelling units provide safe and comfortable housing for employees working in the Town.

Public Safety

Public Safety Policy 5 *Adequate space shall be required between structures to inhibit the spread of fires.*

As indicated on the Conceptual Site Plan, the spacing of the units reduces the risk of fires spreading between structures. Furthermore, non-flammable building materials will be used in the design and construction of the homes, preventing the start and spread of fires. All housing units including the dormitory will be constructed with sprinkler systems as required by the applicable fire codes.

Transportation

Transportation Policy 8 *Adequate off-street parking shall be required for all new developments.*

The Conceptual Site Plan is designed to accommodate off-street parking spaces sufficient to support the proposed building types and conforms to the parking requirements and guidelines of the Town of Tusayan Zoning Ordinance. Technical elements of the parking and access design will be established during the site plan design and review process.

Natural Resources and Environmental Quality

Environmental Quality Policy 1 *Major development projects that would impact drainage on adjacent properties shall include a drainage report as part of the application submittal which shall discuss how surface runoff will be accommodated and the impact of such on adjacent properties.*

Fireside Ridge will have no drainage impact on adjacent properties. The Applicant will submit a drainage report with other technical drawings and documents as part of the building permit package that will confirm this.

Natural Resources Policy 2 *Developers shall be encouraged to conserve and re-use drainage or runoff water.*

The project will be designed with rainwater collection and storage facilities that will be connected to the non-potable water supply infrastructure, such as landscape irrigation and toilet water supply. This, in

addition to low-flow plumbing fixtures and the extension of reclaimed water lines to the property, will greatly reduce the need for potable water to service the proposed development.

Environmental Quality Policy 3 *Protection of existing quality of ground and surface water resources shall be a priority factor in the approval of residential developments in Tusayan. Applicants shall be required to show the impact of the proposed development on quality and quantity of surface and groundwater resources.*

As previously stated, the Applicant will submit a detailed drainage report to outline how the development of the property will control and utilize surface water. Also, the design of the project will include best practices regarding first-flush protection of stormwater runoff so as to not contaminate surface or below-ground water beyond the property limits. With regard to water resources, the Property is currently served by Hydro Resources via an existing well. Therefore, no new wells would be required to serve this project.

Environmental Quality Policy 5 *Protection of existing air quality shall be a major consideration in the review of plans for new residential projects. Applicants shall show the impact of the proposed activity on air quality within the area.*

The proposed development is only ¼-mile from the center of Tusayan. This project will allow residents to live in closer proximity to work, thereby reducing commuter trips and providing the opportunity for alternative modes of transportation such as biking and walking. The reduced trip distance vs. other potential projects at the outskirts of town and the potential for multi-modal transportation actually minimize any affect this project could have on air quality.

Natural Resources Policy 7 *Landscaping standards emphasizing preservation of native vegetation and materials and the use of indigenous and low water consuming plants shall be applied to all new developments. Tree preservation shall be a major factor in the approval of new major developments.*

The natural beauty of the Tusayan area is the key factor in maintaining the high quality of life for the residents and tourists. To maintain the visual appeal of the area, this project will only utilize vegetation selected from the natural plant palette and appropriate species found within a drought-tolerant plant palette. The Applicant, being long-time residents and landowners within Tusayan, uniquely understands the necessity of maintaining and preserving the Town's natural vegetation.

Natural Resources Policy 8 *All new developments shall include adequate open space, for properties of one to three acres a ratio of 85/15 shall be maintained.*

As indicated on the Conceptual Site Plan the proposed development includes 49% open space. Included in this open space is the preservation of a historic Tusayan land mark, the fireplace remains of the oldest tavern and structure in Tusayan. The Applicant, because of their love and deep roots in the community, has chosen to preserve this monument and include it in the open space concept. This conscious design will not only meet the desires of the Town to preserve open space but it also takes a step in preserving the history of the area.

Environmental Quality Policy 13 *Every effort shall be made to protect the night sky from unnecessary lighting and glare.*

To preserve the beauty of the night sky only low wattage fixtures shall be utilized for exterior lighting. Because safety remains a top priority in any community, some exterior site lighting and building access lighting will be necessary. These exterior lighting elements will, whenever possible, be bollard-type lights that light walkways but limit glare. Likewise, lighting that must be located at higher elevations shall be shielded to reduce any fugitive glare to neighboring properties. Low voltage lighting will be used to illuminate landscaping and monument lighting as well as walkways between buildings and parking lots.

Land Use

The Town’s Area Plan accurately outlines the current housing situation as it pertains to land use. The existing commercial uses surround the housing units, making the typical commercial nuisances of light, noise, and pollution unavoidable. With this proposed redevelopment the Applicant seeks to locate housing away from commercial and into a setting containing assets supportive of residential uses – open space, limited lighting, separation from the State Highway, and a reasonable level of privacy.

The Area Plan also correctly states that multifamily housing requires a significant level of infrastructure, including water, wastewater, utilities, and paved parking and access roads. Fireside Ridge already has the necessary infrastructure in place making it an ideal location for the proposed housing units.

Land Use Goal 3 *Provide a range of residential land uses which offer diverse housing opportunities.*

The Fireside Ridge development seeks to provide two new types of housing to the area – town homes and dormitory living. The current development allows for only mobile home units, the predominant housing option in the Town. Not only will the proposed development provide diversity in the type of housing available in the Town, it also provides housing in a residential setting away from commercial activities.

Land Use Goal 4 *Create a true residential community.*

The Fireside Ridge concept plan includes different types of safe and comfortable residential housing, open space, and adequate utilities located in an open and private setting, away from high volume traffic and commercial nuisances.

Land Use Goal 6 *Improve the overall appearance of the community.*

Currently, Fireside Ridge consists of four, very old, mobile home units. While the site is developed for 6 units, 2 of the mobile unit pads remain vacant. To benefit the overall appearance of the community, the Property is proposed for redevelopment under the Town’s Ordinance, which has strict design requirements that will yield an improved visual appearance.

Land use Policy 9 *New multiple family residential developments are encouraged. Projects shall be located in areas compatible with surrounding land uses. Adequate open space and landscaping shall be utilized to insure an attractive residential appearance.*

This project will provide for the development of multifamily residential units and provide much needed housing for the Town. The Property is currently utilized for residential housing and is adjacent to a similar residential property. The redevelopment request is consistent with the surrounding land uses. Accompanying the actual residential units, the property will be landscaped with native and drought-tolerant plant species to blend with the natural surroundings.

Conclusion

Fireside Ridge is currently an underutilized property that does not further the goals of the Tusayan Area Plan. This rezoning application is the first step in redeveloping the property to create new, safe, site built housing for the employees and permanent residents of Tusayan. The location and development plan conforms to numerous goals and policies of the Area Plan: It is located near town, it is close to like zoning, it adds to the Town's housing supply, and it has adequate infrastructure to service the residents. This project is a perfect fit for Tusayan and will stand as a model example for future redevelopment.



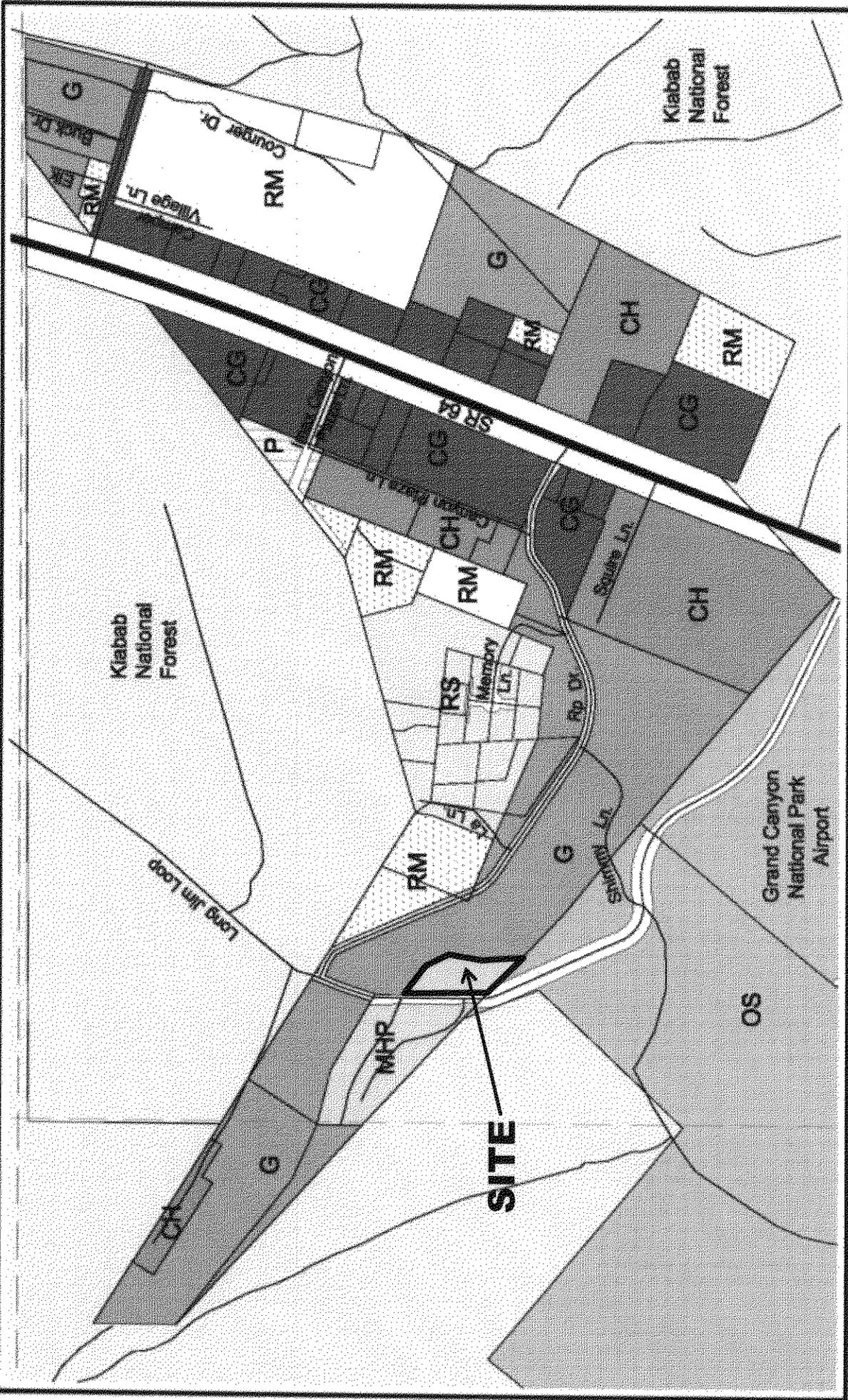
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ROSE LAW GROUP
PC



Fireside Ridge
Exhibit A – Vicinity Map



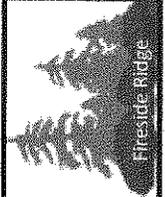


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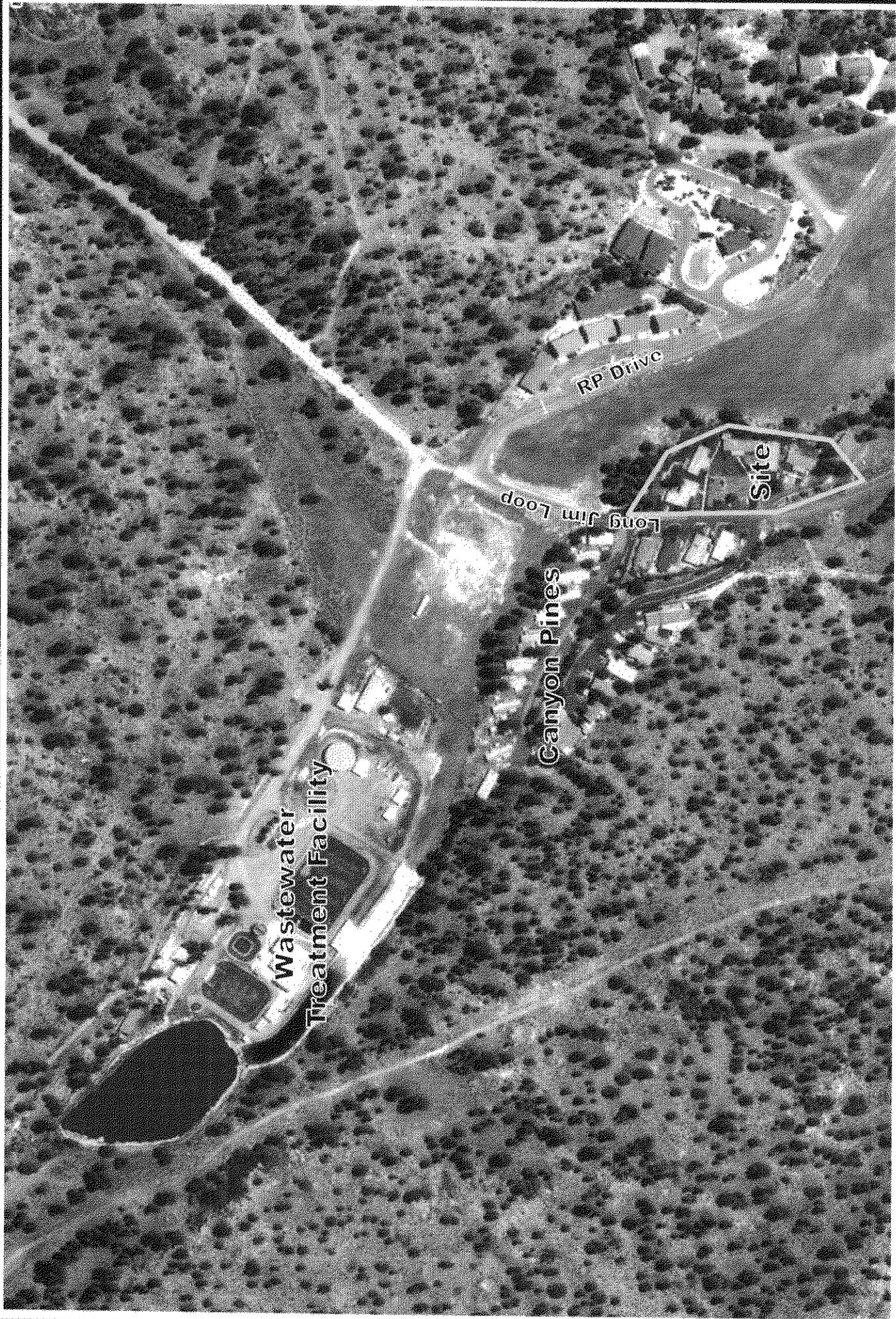


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Fireside Ridge
Exhibit B – Tusayan Zoning Map



Fireside Ridge



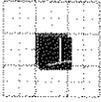
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Fireside Ridge
Exhibit C – Property Map



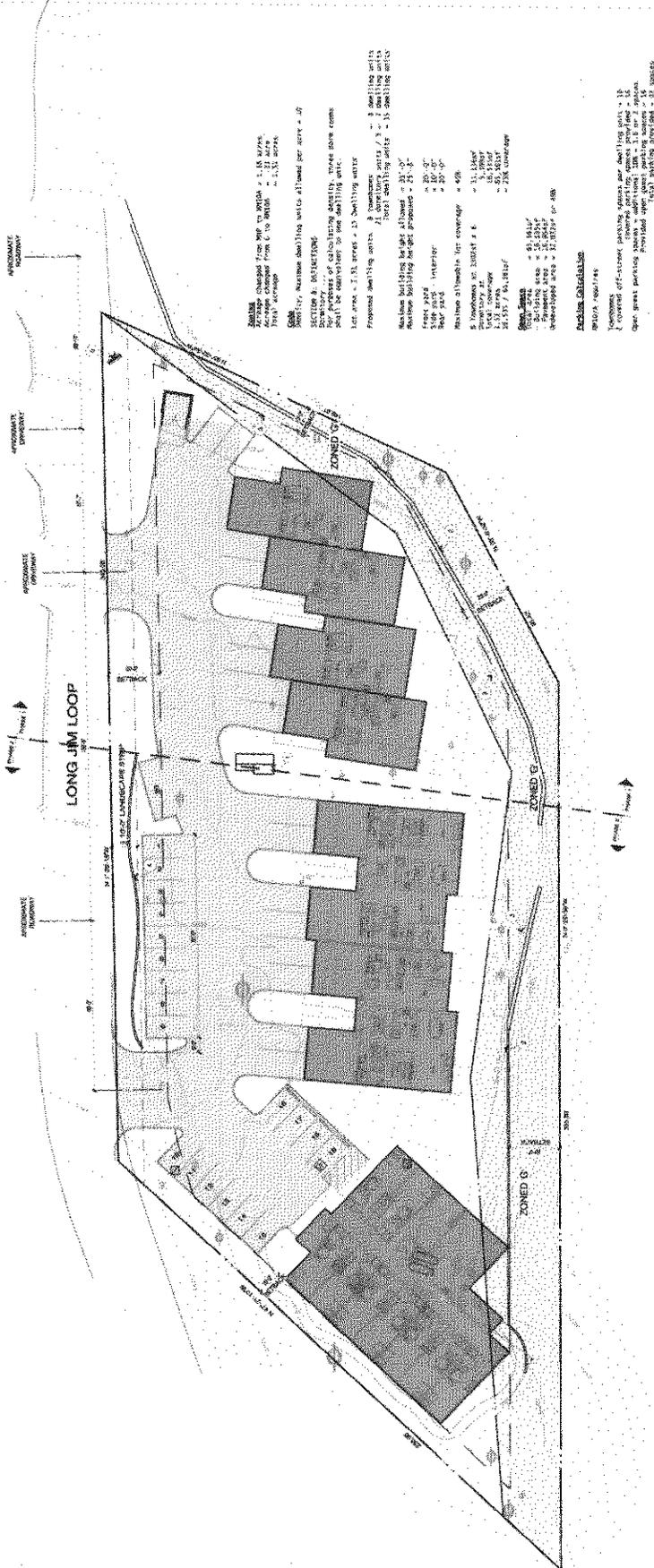


PREPARED BY
 MICHAEL TAYLOR ARCHITECTS, INC.

DATE: 6/26/2013

FIRESIDE RIDGE

SITE PLAN
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GENERAL NOTES:

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1 SITE PLAN



Exhibit D – Conceptual Site Plan subject to Conditional Use Permit



June 2013

ROSE LAW GROUP
 INC.



Federal Emergency Management Agency

Washington, D.C. 20472

April 04, 2013

MS. MARILYN J. WEISSMAN
FOUR WINDS LAND SURVEYS
1055 E. APPLE WAY
FLAGSTAFF, AZ 86001

CASE NO.: 13-09-1334A
COMMUNITY: COCONINO COUNTY, ARIZONA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 040019

DEAR MS. WEISSMAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,


Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING for reference at H.E.S. Corner No. 9, a U.S. Forest Service aluminum cap stamped LS 4476 1965 being a point on the Southwesterly line of R1 from which H.E.S. Corner No. 10, a BLM Brass Cap stamped 2001/2005 bears N47°21'10"W (Basis of Bearing R1 & R2), 1199.87 feet; thence N47°21'10"W, 223.17 feet to the POINT OF BEGINNING; thence N47°21'10"W, 238.95 feet; thence N01°26'18"W, 340.08 feet; thence S65°32'54"E, 149.81 feet; thence S28°06'32"E, 95.42 feet; thence S00°28'38"E, 355.69 feet to the POINT OF BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA is *not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAENC-1



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	COCONINO COUNTY, ARIZONA (Unincorporated Areas)	A portion of Section 24, Township 30 North, Range 2 East, Gila and Salt River Base and Meridian, as described in the Deed of Distribution recorded as Instrument No. 3315736, in the Office of the Recorder, Coconino County, Arizona. The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 040019	
AFFECTED MAP PANEL	NUMBER: 04005C3825G DATE: 9/3/2010	
FLOODING SOURCE: COCONINO WASH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.972, -112.135 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	South Long Jim Loop	Portion of Property	X (unshaded)	--	--	6577.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STUDY UNDERWAY
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


 Luis Rodriguez, P.E., Chief
 Engineering Management Branch
 Federal Insurance and Mitigation Administration

Elling Halvorson

12515 WILLOWS ROAD NE, SUITE 200
KIRKLAND, WA 98034-8795
(425) 820-8800
FAX (425) 823-5335

July 30, 2013

Clarinda Vail
P.O. Box 1427
Tusayan-Grand Canyon, AZ 86023

Re: Housing Development

Dear Clarinda:

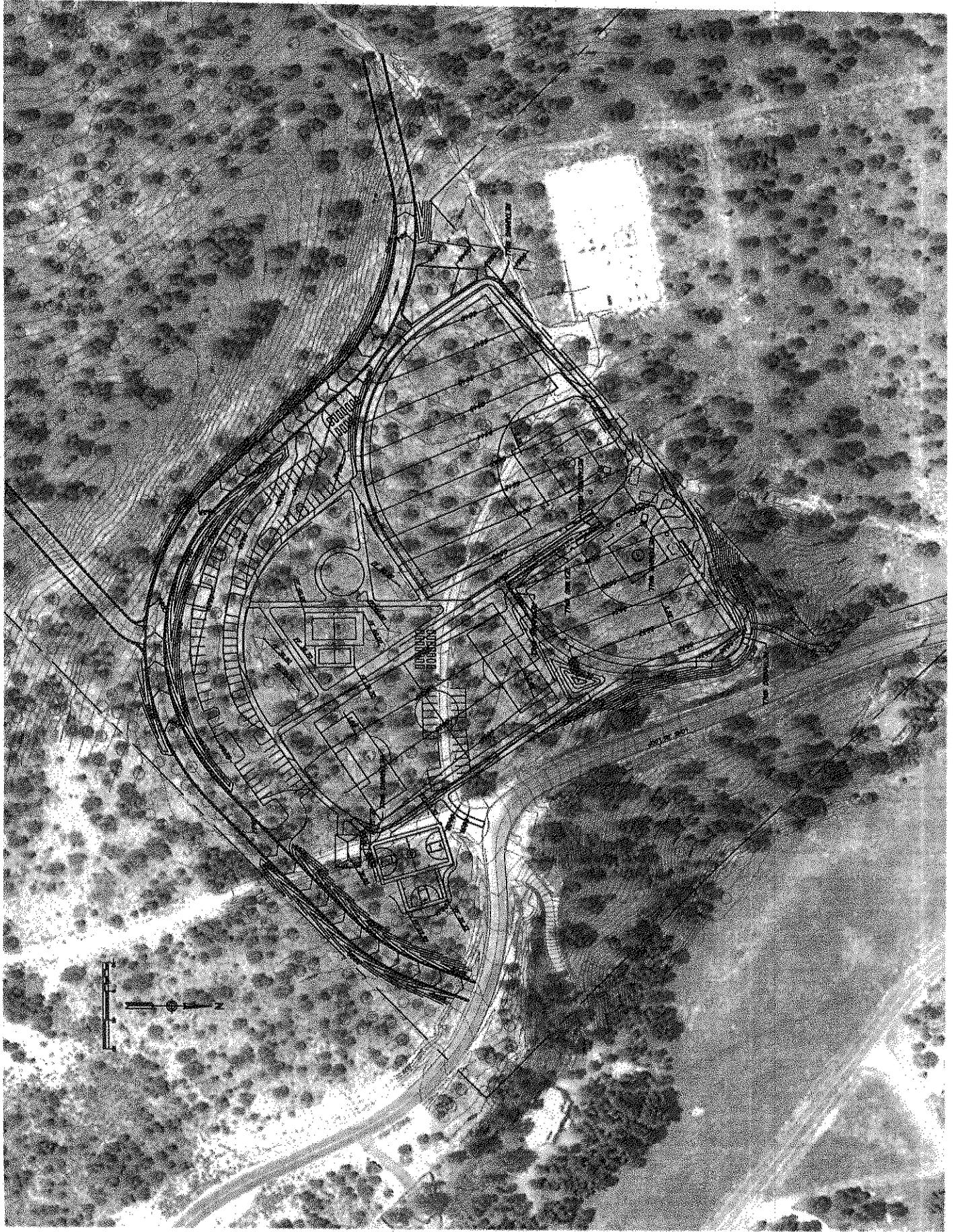
I had a chance to review your plans and proposal for the improvements you intend to make in the vicinity of Canyon Pines. I am very pleased with the proposal you have put together and your plans as they have been presented. I wish the Thurston family the best of luck with this project as you go forward with it. I support your efforts; this development is what the community needs.

Yours very truly,


Elling Halvorson

ITEM NO. 8B

FINAL PLAN - originally adopted by school.



GRAND CANYON UNIFIED SCHOOL DISTRICT #4
REGULAR SCHOOL BOARD MEETING
TUESDAY, JUNE 11, 2013
MINUTES

Call to Order

Ms. Morris motioned to call the meeting to order at 6:32 p.m. Ms. Beckerleg seconded the motion. The motion carried 4/0.

Members Present; President, Katie Morris; Clerk, Pete Shearer; Member Kevin Hartigan; Member Judi Beckerleg

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

Ms. Morris moved to approve the agenda as presented. Mr. Hartigan seconded the motion. The motion carried 4/0.

Call to the Community

There was no response to the call to the community.

Correspondence

There was no correspondence for the Board at this time.

Consent Agenda

- a. Approval of Governing Board Meeting Minutes (BEDG, BEDG-R)
Approval of May 14th Regular Board Meeting Minutes.
- b. Approval of Vouchers (DK, DK-E-2961)
 - i. Payroll # 23 - \$82,006.70 # 24 - \$120,629.87 # 25 - \$213,281.01
 - ii. Expenditure # 6823 - \$ 23,633.63 # 6824 - \$36,456.24
- c. Donations
- d. Out of State Travel –Las Vegas, NV. Differentiated Instruction –Foster, Brown, Bailey & Melster.
- e. Certified Personnel – Approval of resignations; Rebecca Keck & Jeff Keck. Approval of Hire; Jenna Adams – Reading Specialist. Approval of Contracts for Toby Melster and Kevin Dickerson. Approval of Summer School Staff; Nina Bryan, George Houghton, Judy Walker, Jylian Beery, Nicole Aspaas
- f. Classified Personnel – Approval of Work Agreements. Approval of resignation of Felipe O'dulio
- g. Stipends

** See pages 3 & 4 for update & approval
of General Plan for Tusayan Park.*

h. Text Book Review 60-day Review of Textbooks:

Mr. Hartigan requested to pull item "d" under the Consent Agenda, for a question.

Ms. Morris moved to approve the consent agenda with the exception of item "d" which has been pulled for questions. Mr. Shearer seconded motion. The motion carried 4/0.

Consent Agenda item "d" - Out of State Travel to Las Vegas, NV.

The question was for clarification on the number of attendees to the training, (4).

Ms. Morris moved to approve the Out of State Travel to Las Vegas, NV. As presented. Mr. Hartigan seconded the motion. The motion carried 4/0.

Old Business

There was no old business on the agenda for discussion.

New Business

Presentation and Recommendation of Dr. Nancy Alexander as Superintendent for the FY 2013-2014 with a 100 day contract.

Mr. Aylstock invited 4 Candidates up to interview with himself and others and provided tours of the facilities.

Mr. Aylstock provided background information referencing Dr. Nancy Alexander and some of the work she has done. He presented her to the Governing Board as his recommendation to serve as Superintendent for the 2013-2014 School Year.

Mr. Aylstock also noted that Board Members were able to visit with Ms. Alexander individually. The recommendation is for a 100 day contract beginning July 30th.

Board members expressed gratitude to Mr. Aylstock for all of his efforts in the process of interviewing and recommending a superintendent.

Ms. Morris moved to hire Dr. Nancy Alexander for a 100 day contract as the Superintendent for Fiscal year 2013-2014. Ms. Beckerleg seconded the motion. The motion carried 4/0.

1st Reading of Arizona School Board Assoc. Model Policies

DKB - Salary Deductions

EBC, EBC-RA, EBC-RB, EBC-RC, EBC-RD, EBC-RE, EBC-E - Emergencies

GCQE - Retirement of Professional Staff

IKF-EB - Graduation Requirements

JK, JK-RA, JK-RB, JK-EA - Student Discipline

GCCC - Professional/Support Staff Leave of Absence Without Pay

1st Reading, no action taken at this time.

Grand Canyon Comprehensive Policy Review – 1st Reading

GCBDA – Housing for Professional/Support Staff Members

Section A – Foundations and Basic Commitments

Section B – School Board Governancy and Operations

Section C – General School Administration

Ms. Morris requested the Board to look at specifically the Board Self Evaluation and Superintendent Evaluation policies.

1st Reading, no action taken at this time.

Archery in School Program

Mr. Melster explained that this topic was first brought to his attention by Ms. Danielle Hartigan. He spent some time exploring this option and believes this would be a good option for the students. Mr. Melster would like to see this become an Extra Curricular Activity. He also shared that there should be no upfront money needed, if there is, it would be very minimal. All supplies are provided by and through Arizona Game and Fish department. All instructors and such would be fingerprinted as they would be working with students. The only requirements would be to provide a place to do the activity and a place to store the equipment.

Mr. Melster has spoken with Mr. Siler and the gentleman above him (Park Rangers) to make sure this would be okay due to the nature of the activity and the possibility of interpretation of a weapon. Both have signed off on this item.

Mr. Hartigan commented that he has been in touch with the Park Superintendent, Mr. Uberuaga for approval but has not heard back at this time. The Superintendents' office wanted to check with concessions and permits to make sure.

Ms. Morris shared that if the program were to take off, in the future the school could consider a possible stipend to be associated with this extra-curricular activity.

Mr. Hartigan said he would like to call for the question.

Mr. Hartigan moved to approve the Archery Program with the provision for the Superintendent to provide funding as necessary. Ms. Morris seconded the motion. The motion carried 4/0.

Update of General Plan for Tusayan Park

Mr. Alystock turned the time over to Mr. Shearer to explain the issue.

Mr. Shearer explained that the changes presented tonight work better with the existing road and topography. This effort should cut down the amount of cut and fill that will need to happen. The plan will be the same amount of fields, parking, playground, sports court, bathrooms etc. This change is simply a reconfiguring of the items to better fit within the existing easements.

The changes would allow for a full size regulation soccer field and regulation baseball field. There was talk and mention of possibly having a regulation track in the future but nothing has been determined at this time.

The town is very hopeful that they may receive the 200,000.00 dollars in grant money to put in the restrooms. The plan would be to make the restrooms big enough for storage and possibly showers. This is a forward thought should the town in the future hold baseball tournaments.

It is anticipated to have the Basketball court fencing and the playground lot completed by July 15th.

Ms. Morris moved to approve the amended plans as presented. Mr. Shearer seconded the motion. The motion carried 4/0.

Revision of the Extra-Curricular Eligibility

Mr. Aylstock turned the time over to Mr. Beery

Mr. Beery touched on the confusion with eligibility surrounding teachers knowing what grade is to be used for eligibility. There was concern with special needs students and the desire that IEPs be met and any accommodations are in place. He then delved into, what is the purpose of the eligibility? His view is, he sees it as a motivator for students, to help give them an academic push to work a little bit harder.

One concern, is a GPA of 2.0 at mastery level? Mr. Beery stated that he picked 2.0 because it equated to 70%. Mr. Beery noted that a student could not be failing any class.

Ms. Beckerleg asked for clarification what is considered mastery, is it a 70% or is it an 80%? It was agreed that 70% is considered mastery.

Mr. Beery discussed a bit regarding the probationary period for clarification. This probationary period is to be a tool to help in continuing the motivation of the student, verses them be quickly punished and discouraged and simply quitting.

Ms. Morris moved to approve the revision of the Extra-Curricular Eligibility as presented. Mr. Hartigan seconded the motion. The motion carried 4/0.

Reports

Board member Current Events Report

Board Members had nothing to report at this time.

Superintendent Report

Mr. Aylstock commented on his first graduation at the Grand Canyon and that it was a real treat. He also reported on the addendum that was sent out to all certified staff. This simply gave more detailed information for clarification.

Mr. Aylstock also shared the Do's and Don'ts for Public School Leaders. This is a document from the Arizona School Board Association giving some guide lines.

Mr. Aylstock also reviewed some of the results from the recent surveys that were sent out to the staff and was pleased with the participation.

Principal Report

Mr. Melster shared the numbers for participation in summer school. He says they flexed up and down slightly but estimates the average for attendance to be around 40-45 students.

Mr. Melster commented on open positions and shared that the school has received some good applications for the Elementary Position and Counselor position. The Math and ELL positions were also posted and have had some response to those as well. It is anticipated to bring to the next Board meeting potential persons for hire. He also hopes to be able to hire for the positions and not have to rearrange positions any further. Most of the teachers have already been told what area they will be teaching for the coming year.

AIMS Scores are in and with the help of Mr. Houston, Mr. Melster was able to present some bar graphs showing scores from year to year. Data has not yet been broken down in the ability to look at individual kids or groups of kids

Mr. Melster with the help of some teachers, together, they are reviewing Handbooks thoroughly and hope to have those ready for the next Regular School Board meeting.

Mr. Melster acknowledged those who helped with Graduation. He also noted an apology for not listing Mr. John Bailey on his report and expressed appreciation for him as well.

Mr. Melster touched on the topic of the combination classes and provided some insight as to how this might look. The object is to provide the best help for each student in the areas they need. Another component that Mr. Melster would like to have happen is to have all teachers teaching the same topic at the same time. This would allow the movement of a student who is performing well to move up, as well if a student needs some extra help. This is not to label or penalize anyone, this to try and do the best the school can for each student.

There was a recommendation from the Board to possibly hold a parent meeting covering the combination classes.

Business Manger Report

Mr. Dickerson stated his report is as written, the only change being that a memo has come from the state that 3 of the payments that the school has not received should be received in July. The state realized that there were cash flow issues for many districts.

There were no questions

Maintenance Report

Mr. Reid stated he has one revision to his report with regard to the Superintendent Furniture. The furniture is estimated to be delivered tomorrow around 9 am.

Mr. Reid shared that that the Bobcat Equipment has been modified into a pooper scooper to aid in the cleaning of the field.

There were no further questions.

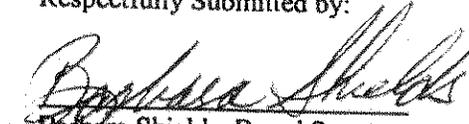
Consideration of items for the Next Regular Board Meeting

- Second Reading of model policies from Arizona School Board
- Second Reading of Grand Canyon General Policy Review (A, B, C)
- Request a special meeting for June 25th at 6:00 p.m. - With a recommendation to call for the Over-ride in November, the Proposal for the 2013-2014 Budget, and potential Candidates for hire.

Adjournment

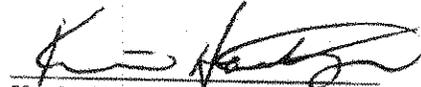
Ms. Morris moved to adjourn the meeting at 7:53 p.m. Ms. Beckerleg seconded the motion. The motion carried 4/0.

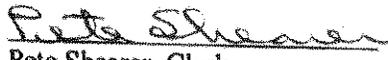
Respectfully Submitted by:

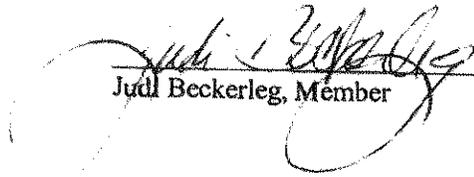

Barbara Shields, Board Secretary

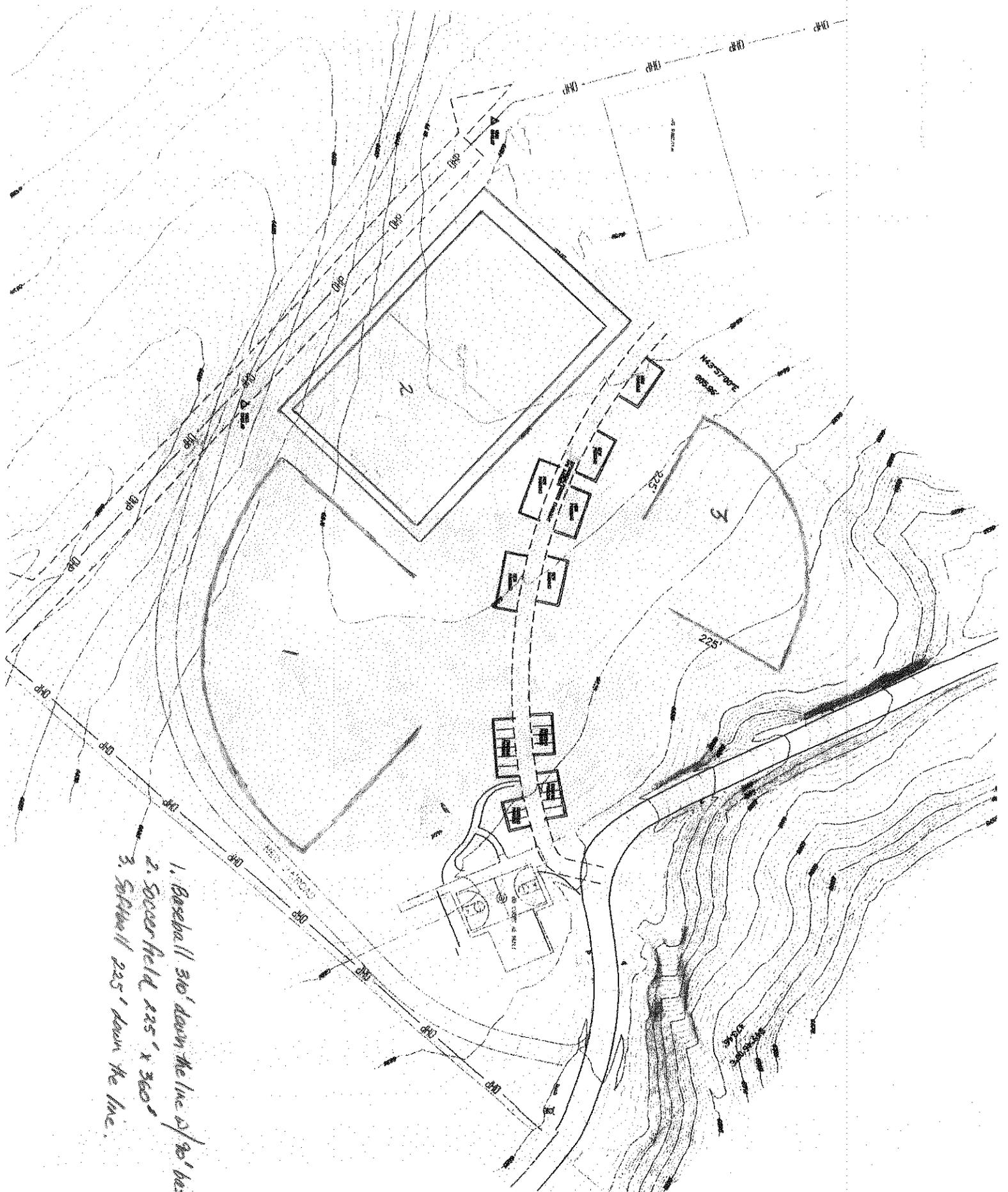
6-9-13
Date

Katie Morris, President


Kevin Hartigan, Member


Pete Shearer, Clerk


Judi Beckerleg, Member



ITEM NO. 8C

COOPERATIVE AGREEMENT NO. CA-1401
between
COCONINO COUNTY
acting as the
COCONINO RURAL ENVIRONMENT CORPS
and the
GRAND CANYON UNIFIED SCHOOL DISTRICT #4

GENERAL WORK FORCE FOR RESTORATION PROJECTS CONTRACT

This Cooperative Agreement (herein after, the "AGREEMENT") is entered into between Coconino County (herein after, the "COUNTY") acting as the Coconino Rural Environment Corps (herein after, "CREC") and the Grand Canyon Unified School District #4, an Arizona State School District, (hereinafter "GCUSD").

This document including the Scope of Services, standard Work Provisions, and any attachments, amendments, or modifications, shall constitute the entire AGREEMENT between the parties and supercedes all other understandings oral or written.

WHEREAS, Both GCUSD and CREC derive mutual benefit from the enhancement of environmental and recreational resources and opportunities on lands in and around Coconino County within the state of Arizona and the Southwest; and

WHEREAS, Both GCUSD and CREC find it mutually advantageous that members in the CREC program broaden and develop the scope of their work experience by serving the residents of Coconino County, Arizona and the Southwest through a variety of natural resource and recreational resource work projects hosted by GCUSD; and

WHEREAS, GCUSD has a need for a labor force to support its normal restoration management projects, property maintenance and light construction on public and private lands; and

WHEREAS, Cooperation between CREC and GCUSD is intended to provide the residents of and visitors to Coconino County, the State of Arizona and the Southwest with access to a healthy ecosystem, experiences of natural beauty, enhanced outdoor recreational opportunities, especially through implementation of environmental conservation, restoration, monitoring, revegetation, and wildlife habitat restoration; and

WHEREAS, CREC is able to provide a motivated, high quality, cost effective labor force to carry out restoration and development projects.

WITNESSETH

NOW THEREFORE, CREC and GCUSD do hereby agree as follows:

I. GCUSD shall:

- A. Initiate Supplemental Work Project Agreements, including a tracking number and financial plan, which will provide specific details for individual work projects and will become an attachment to this Contract; and
- B. Provide a project site coordinator or cooperator agency contact to provide the necessary day to day technical oversight for the progress, quality and completion of the work project in close collaboration, cooperation, and communication with CREC staff to ensure work is completed safely and according to established specifications. This oversight will not be crew supervision, and need not necessarily be on site each day. This work project oversight includes providing:
 - 1. Project definition, specifications, agency private land owner interactions;
 - 2. Project supplies, materials to include herbicides and herbicide equipment, project coordination and specialized on-site instruction and training as needed;
 - 3. On-site technical direction and assistance, and specialized safety instructions to CREC members as needed;
 - 4. On-site project related transportation of CREC members as necessary;
 - 5. Access to GCUSD facilities and assistance in locating other facilities and/or camping space as needed for overnight extended stays required for the efficient completion of special work projects;
 - 6. Statistics and accomplishment data to CREC as requested in order to meet the reporting requirements for grants; and
- C. Upon notification, or otherwise becoming aware of an existing or potential problem of health or safety, GCUSD shall promptly notify CREC of its determination and provide them with an opportunity to correct or eliminate such existing or potential problems. If corrective action is not taken, GCUSD may issue a written order of suspension of all or part of the project activity. When satisfactory corrective action is taken, a written order to resume activities will be issued by GCUSD and promptly provided to CREC. If problems are not satisfactorily resolved, the GCUSD may terminate the project in accordance with Paragraph III(D) and IVB; and
- D. GCUSD will comply with terms in the Supplemental Project Agreement
- E. Give CREC, through its authorized representatives, access to and the right to examine

all books, papers, or documents related to this AGREEMENT; and

- F. When working with crews for which there is a cost process, remit payment to CREC in a timely manner upon receipt of invoice; and
- G. Endeavor to provide an educational component during the course of project work explaining the reasons for the project, background and expected outcome. Additional educational components could include but will not be limited to natural and cultural history, flora and fauna identification and landscape and landform identification and characterization.

II. CREC Shall:

- A. Operate and manage a youth and young adult conservation corps program carrying out work projects, in cooperation with GCUSD, to benefit wetland ecosystems in Coconino County, Arizona and the Southwest; and
- B. Be responsible for day to day activities of CREC programs and its members, including:
 - 1. Work project selection and definition;
 - 2. Work coordination and on-site supervision;
 - 3. Training/technical direction, orientation, and safety instructions of CREC members;
 - 4. Transportation of CREC members to work sites, training, and statewide events;
 - 5. Procurement of supplies and personal equipment needed by CREC members;
 - 6. Collection of accomplishment statistics for reporting requirements; and
- C. Make available to GCUSD and CREC members for the purpose of completing conservation, restoration and other work projects in and surrounding Coconino County, the State of Arizona and the Southwest; either on a cost, or on a no cost basis, as specified in Supplemental Work Project Agreements; and
- D. Provide appropriate training and safety gear for CREC members; and
- E. Provide program supplies, staff travel, and vehicle insurance, and arrange for project-related transportation of CREC members to and from the work site; and
- F. Employ CREC members as temporary employees of the COUNTY and provide workers compensation insurance; and

- G. Employ Crew Supervisors to supervise CREC members; and
- H. Enroll corpsmembers as "participants" within the meaning of the National and Community Service Trust Act of 1993 and the provisions of the AmeriCorps Education Award Program; and
- I. Give GCUSD, through any authorized representative, access to and the right to examine all books, papers, or documents related to this AGREEMENT; and
- J. Provide all necessary tools, camping supplies, food, educational materials, personal equipment and other basic crew supplies needed for the completion of projects. CREC will accept loans of tools, vehicles and other materials and equipment necessary for completion of the project(s) agreed to by GCUSD on a loan basis only and returned in the same condition received except for normal wear and tear; and
- K. Invoice GCUSD monthly for any mutually agreed upon costs incurred for fee-for-service program cost share, including transportation, supplies, equipment and other costs invoiced under paragraph VI. Payment.

III. IT IS MUTUALLY AGREED THAT:

- A. This contract shall commence when all authorized signatures are affixed. The expiration date shall be June 30, 2019, contingent upon availability of funds and resources to each party with which to carry out its part of the AGREEMENT. Unless terminated sooner as permitted herein, this AGREEMENT shall be automatically renewed for one additional five (5) year term, effective July 1, 2019. This Agreement may be terminated by either party without penalty or further obligation, in accordance with the provisions of Arizona Revised Statutes §38-511(F), in the event of the occurrence of any of the circumstances described in A.R.S. §38-511(A); and
- B. GCUSD shall have the right to suspend the work program, during the term of the Contract, due to unavailability of resources. In this event, GCUSD shall provide written notice to CREC contact personnel and copy GCUSD; and
- C. If a discrepancy in payment or payment records is identified by either party to this AGREEMENT, the party discovering the discrepancy shall notify the other in writing within ten (10) work days after discovery. Both parties shall resolve the discrepancy by comparison and reconciliation of records; and
- D. Upon termination of this AGREEMENT in accordance with terms and conditions as stated herein, all remaining monetary obligations up to the termination date shall be satisfied as follows:

1. All outstanding payments for services up through the date of termination shall be forwarded to CREC by GCUSD in the format and to the location specified herein. Said payment shall be made by GCUSD within two (2) weeks after termination of the Contract;
 2. Payments made by GCUSD to CREC shall be in agreement with CREC records. Should a discrepancy in amount of payment occur and remain unresolved after accomplishing the procedure identified herein, then CREC may request an audit of GCUSD financial records. The AGREEMENT shall remain in effect until the discrepancy is resolved; however, services to GCUSD shall end in accordance with the Notice of Termination; and
- E. Changes to the AGREEMENT to accomplish the following may be handled by written notice rather than formal amendment. All other changes shall be accomplished by formal amendment, signed by all parties.
1. Change of address of GCUSD or CREC;
 2. Change of GCUSD or CREC authorized signatory, or designee, unless such change impacts respective obligations under this AGREEMENT;
 3. Change in the name or address of the person(s) to whom notices, invoices, or payments are to be sent;
 4. Change(s) in work locations under GCUSD ownership and operation; and
- F. The parties to this AGREEMENT shall retain for inspection and audit by the State all books, accounts, reports, files and other records relating to the performance of this AGREEMENT for a period of five (5) years after its completion. Upon request of either party to the AGREEMENT, a legible copy of all such records shall be produced at the administrative office of the requesting party. The original of all such records shall also be available and produced for inspection and audit when requested by either party or the Auditor General to verify authenticity of copy; and
- G. This Contract is subject to cancellation pursuant to A.R.S. §38-511, the provisions of which are incorporated herein; and
- H. CREC and GCUSD shall comply with State Executive Order No. 2009-09 which mandates that all persons, regardless of race, religion, sex, age, national origin or political affiliation, shall have equal access to employment opportunities, and all other applicable federal and state employment laws, rules and regulations, including the Americans with Disabilities Act. CREC and the DEPARTMENT shall take action to ensure that applicants for employment and employees are not discriminated against due to race, religion, age, sex, national origin or disability; and
- I. Any and all notices, requests or demands given or made upon the parties hereto, pursuant to or in connection with this AGREEMENT unless otherwise noted, shall be delivered in person or sent by United States Mail, postage prepaid, to the parties at

their respective addresses as shown in the Principal Contacts section of this document; and

IV. Indemnification

A. GCUSD will at all times, to the fullest extent permitted by law, indemnify, keep indemnified, defend and save harmless the County and/or any of its agents, officials and employees from any and all claims, demands, suits, actions, proceedings, losses, costs and/or damages of every kind and description, including any attorney's fees and/or litigation expenses, which may be brought or made against or incurred by the County on account of loss of or damage to any property or for injuries to or death of any person, caused by, arising out of, or contributed to, in whole or in part, by reason of any alleged act, omission, professional error, fault, mistake, or negligence of GCUSD, its employees, agents, representatives, or subcontractors, their employees, agents, or representatives in connection with or incidental to the performance of this Agreement or arising out of Workers' Compensation claims, Unemployment Compensation claims, or Unemployment Disability Compensation claims of employees of GCUSD or claims under similar such laws or obligations. GCUSD's obligations under this paragraph do not extend to any liability caused by the sole negligence of the County or its employees.

V. PRINCIPAL CONTACTS

**GRAND CANYON UNIFIED SCHOOL
DISTRICT #4**

Mike Aylstock
1 Boulder Street
Grand Canyon, AZ 86023
(928) 638-2461 ext. 400
Fax: (928) 638-2045

COCONINO RURAL ENVIRONMENT CORPS

5410 E. Commerce Ave.
Flagstaff, AZ. 86004
Fax: (928) 679-8160

Allison Laramée
Sr. Projects and Partnerships Coordinator
(928) 679-8163
alaramee@coconino.az.gov

Russ Dickerson
Field Operations Coordinator
(928) 607-9250
rdickerson@coconino.az.gov

VI. TERM

- A. This AGREEMENT shall commence upon the date of last signature. The AGREEMENT is contingent upon availability of funds and resources to each party with which to carry out its part of the AGREEMENT.
- B. Any party may terminate this AGREEMENT in whole, or in part, at any time before the date of expiration by providing 60 days written advance notification to all parties. Partners shall not incur any new obligations for the terminated portion of the AGREEMENT after the effective date and shall cancel as many obligations as possible. Full credit shall be allowed for each party's expenses and all non-cancelable obligations properly incurred up to the effective date of termination.

VI. PAYMENT

- A. CREC shall invoice GCUSD monthly for any mutually agreed upon costs incurred for fee-for-service program cost share, which may include transportation, supplies, equipment and other costs as agreed upon and detailed in Supplemental Work Project Agreements.
- B. GCUSD shall pay CREC for work performed, and shall process CREC invoices or requests for payments no less than monthly.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates shown below

GRAND CANYON SCHOOL DISTRICT #4

COCONINO COUNTY

 Date
 Grand Canyon School District #4

 Elizabeth C. Archuleta, Chairwoman Date
 Coconino County Board of Supervisors

ATTEST:

 Wendy Escoffier, Clerk of the Board Date

APPROVED AS TO FORM and found to be within powers of a county board of supervisors under Arizona law:

 Deputy County Attorney Date
 Coconino County

COOPERATIVE AGREEMENT NO. CA-1401
between
COCONINO COUNTY
acting as the
COCONINO RURAL ENVIRONMENT CORPS
and the
GRAND CANYON UNIFIED SCHOOL DISTRICT #4

GENERAL WORK FORCE FOR RESTORATION PROJECTS CONTRACT

This Cooperative Agreement (herein after, the "AGREEMENT") is entered into between Coconino County (herein after, the "COUNTY") acting as the Coconino Rural Environment Corps (herein after, "CREC") and the Grand Canyon Unified School District #4, an Arizona State School District, (hereinafter "GCUSD").

This document including the Scope of Services, standard Work Provisions, and any attachments, amendments, or modifications, shall constitute the entire AGREEMENT between the parties and supercedes all other understandings oral or written.

WHEREAS, Both GCUSD and CREC derive mutual benefit from the enhancement of environmental and recreational resources and opportunities on lands in and around Coconino County within the state of Arizona and the Southwest; and

WHEREAS, Both GCUSD and CREC find it mutually advantageous that members in the CREC program broaden and develop the scope of their work experience by serving the residents of Coconino County, Arizona and the Southwest through a variety of natural resource and recreational resource work projects hosted by GCUSD; and

WHEREAS, GCUSD has a need for a labor force to support its normal restoration management projects, property maintenance and light construction on public and private lands; and

WHEREAS, Cooperation between CREC and GCUSD is intended to provide the residents of and visitors to Coconino County, the State of Arizona and the Southwest with access to a healthy ecosystem, experiences of natural beauty, enhanced outdoor recreational opportunities, especially through implementation of environmental conservation, restoration, monitoring, revegetation, and wildlife habitat restoration; and

WHEREAS, CREC is able to provide a motivated, high quality, cost effective labor force to carry out restoration and development projects.

WITNESSETH

NOW THEREFORE, CREC and GCUSD do hereby agree as follows:

I. GCUSD shall:

- A. Initiate Supplemental Work Project Agreements, including a tracking number and financial plan, which will provide specific details for individual work projects and will become an attachment to this Contract; and
- B. Provide a project site coordinator or cooperator agency contact to provide the necessary day to day technical oversight for the progress, quality and completion of the work project in close collaboration, cooperation, and communication with CREC staff to ensure work is completed safely and according to established specifications. This oversight will not be crew supervision, and need not necessarily be on site each day. This work project oversight includes providing:
 - 1. Project definition, specifications, agency private land owner interactions;
 - 2. Project supplies, materials to include herbicides and herbicide equipment, project coordination and specialized on-site instruction and training as needed;
 - 3. On-site technical direction and assistance, and specialized safety instructions to CREC members as needed;
 - 4. On-site project related transportation of CREC members as necessary;
 - 5. Access to GCUSD facilities and assistance in locating other facilities and/or camping space as needed for overnight extended stays required for the efficient completion of special work projects;
 - 6. Statistics and accomplishment data to CREC as requested in order to meet the reporting requirements for grants; and
- C. Upon notification, or otherwise becoming aware of an existing or potential problem of health or safety, GCUSD shall promptly notify CREC of its determination and provide them with an opportunity to correct or eliminate such existing or potential problems. If corrective action is not taken, GCUSD may issue a written order of suspension of all or part of the project activity. When satisfactory corrective action is taken, a written order to resume activities will be issued by GCUSD and promptly provided to CREC. If problems are not satisfactorily resolved, the GCUSD may terminate the project in accordance with Paragraph III(D) and IVB; and
- D. GCUSD will comply with terms in the Supplemental Project Agreement
- E. Give CREC, through its authorized representatives, access to and the right to examine

all books, papers, or documents related to this AGREEMENT; and

- F. When working with crews for which there is a cost process, remit payment to CREC in a timely manner upon receipt of invoice; and
- G. Endeavor to provide an educational component during the course of project work explaining the reasons for the project, background and expected outcome. Additional educational components could include but will not be limited to natural and cultural history, flora and fauna identification and landscape and landform identification and characterization.

II. CREC Shall:

- A. Operate and manage a youth and young adult conservation corps program carrying out work projects, in cooperation with GCUSD, to benefit wetland ecosystems in Coconino County, Arizona and the Southwest; and
- B. Be responsible for day to day activities of CREC programs and its members, including:
 - 1. Work project selection and definition;
 - 2. Work coordination and on-site supervision;
 - 3. Training/technical direction, orientation, and safety instructions of CREC members;
 - 4. Transportation of CREC members to work sites, training, and statewide events;
 - 5. Procurement of supplies and personal equipment needed by CREC members;
 - 6. Collection of accomplishment statistics for reporting requirements; and
- C. Make available to GCUSD and CREC members for the purpose of completing conservation, restoration and other work projects in and surrounding Coconino County, the State of Arizona and the Southwest; either on a cost, or on a no cost basis, as specified in Supplemental Work Project Agreements; and
- D. Provide appropriate training and safety gear for CREC members; and
- E. Provide program supplies, staff travel, and vehicle insurance, and arrange for project-related transportation of CREC members to and from the work site; and
- F. Employ CREC members as temporary employees of the COUNTY and provide workers compensation insurance; and

- G. Employ Crew Supervisors to supervise CREC members; and
- H. Enroll corpsmembers as "participants" within the meaning of the National and Community Service Trust Act of 1993 and the provisions of the AmeriCorps Education Award Program; and
- I. Give GCUSD, through any authorized representative, access to and the right to examine all books, papers, or documents related to this AGREEMENT; and
- J. Provide all necessary tools, camping supplies, food, educational materials, personal equipment and other basic crew supplies needed for the completion of projects. CREC will accept loans of tools, vehicles and other materials and equipment necessary for completion of the project(s) agreed to by GCUSD on a loan basis only and returned in the same condition received except for normal wear and tear; and
- K. Invoice GCUSD monthly for any mutually agreed upon costs incurred for fee-for-service program cost share, including transportation, supplies, equipment and other costs invoiced under paragraph VI. Payment.

III. IT IS MUTUALLY AGREED THAT:

- A. This contract shall commence when all authorized signatures are affixed. The expiration date shall be June 30, 2019, contingent upon availability of funds and resources to each party with which to carry out its part of the AGREEMENT. Unless terminated sooner as permitted herein, this AGREEMENT shall be automatically renewed for one additional five (5) year term, effective July 1, 2019. This Agreement may be terminated by either party without penalty or further obligation, in accordance with the provisions of Arizona Revised Statutes §38-511(F), in the event of the occurrence of any of the circumstances described in A.R.S. §38-511(A); and
- B. GCUSD shall have the right to suspend the work program, during the term of the Contract, due to unavailability of resources. In this event, GCUSD shall provide written notice to CREC contact personnel and copy GCUSD; and
- C. If a discrepancy in payment or payment records is identified by either party to this AGREEMENT, the party discovering the discrepancy shall notify the other in writing within ten (10) work days after discovery. Both parties shall resolve the discrepancy by comparison and reconciliation of records; and
- D. Upon termination of this AGREEMENT in accordance with terms and conditions as stated herein, all remaining monetary obligations up to the termination date shall be satisfied as follows:

1. All outstanding payments for services up through the date of termination shall be forwarded to CREC by GCUSD in the format and to the location specified herein. Said payment shall be made by GCUSD within two (2) weeks after termination of the Contract;
 2. Payments made by GCUSD to CREC shall be in agreement with CREC records. Should a discrepancy in amount of payment occur and remain unresolved after accomplishing the procedure identified herein, then CREC may request an audit of GCUSD financial records. The AGREEMENT shall remain in effect until the discrepancy is resolved; however, services to GCUSD shall end in accordance with the Notice of Termination; and
- E. Changes to the AGREEMENT to accomplish the following may be handled by written notice rather than formal amendment. All other changes shall be accomplished by formal amendment, signed by all parties.
1. Change of address of GCUSD or CREC;
 2. Change of GCUSD or CREC authorized signatory, or designee, unless such change impacts respective obligations under this AGREEMENT;
 3. Change in the name or address of the person(s) to whom notices, invoices, or payments are to be sent;
 4. Change(s) in work locations under GCUSD ownership and operation; and
- F. The parties to this AGREEMENT shall retain for inspection and audit by the State all books, accounts, reports, files and other records relating to the performance of this AGREEMENT for a period of five (5) years after its completion. Upon request of either party to the AGREEMENT, a legible copy of all such records shall be produced at the administrative office of the requesting party. The original of all such records shall also be available and produced for inspection and audit when requested by either party or the Auditor General to verify authenticity of copy; and
- G. This Contract is subject to cancellation pursuant to A.R.S. §38-511, the provisions of which are incorporated herein; and
- H. CREC and GCUSD shall comply with State Executive Order No. 2009-09 which mandates that all persons, regardless of race, religion, sex, age, national origin or political affiliation, shall have equal access to employment opportunities, and all other applicable federal and state employment laws, rules and regulations, including the Americans with Disabilities Act. CREC and the DEPARTMENT shall take action to ensure that applicants for employment and employees are not discriminated against due to race, religion, age, sex, national origin or disability; and
- I. Any and all notices, requests or demands given or made upon the parties hereto, pursuant to or in connection with this AGREEMENT unless otherwise noted, shall be delivered in person or sent by United States Mail, postage prepaid, to the parties at

their respective addresses as shown in the Principal Contacts section of this document; and

IV. Indemnification

A. GCUSD will at all times, to the fullest extent permitted by law, indemnify, keep indemnified, defend and save harmless the County and/or any of its agents, officials and employees from any and all claims, demands, suits, actions, proceedings, losses, costs and/or damages of every kind and description, including any attorney's fees and/or litigation expenses, which may be brought or made against or incurred by the County on account of loss of or damage to any property or for injuries to or death of any person, caused by, arising out of, or contributed to, in whole or in part, by reason of any alleged act, omission, professional error, fault, mistake, or negligence of GCUSD, its employees, agents, representatives, or subcontractors, their employees, agents, or representatives in connection with or incidental to the performance of this Agreement or arising out of Workers' Compensation claims, Unemployment Compensation claims, or Unemployment Disability Compensation claims of employees of GCUSD or claims under similar such laws or obligations. GCUSD's obligations under this paragraph do not extend to any liability caused by the sole negligence of the County or its employees.

V. PRINCIPAL CONTACTS

GRAND CANYON UNIFIED SCHOOL DISTRICT #4

Mike Aylstock
1 Boulder Street
Grand Canyon, AZ 86023
(928) 638-2461 ext. 400
Fax: (928) 638-2045

COCONINO RURAL ENVIRONMENT CORPS

5410 E. Commerce Ave.
Flagstaff, AZ. 86004
Fax: (928) 679-8160

Allison Laramee
Sr. Projects and Partnerships Coordinator
(928) 679-8163
alaramee@coconino.az.gov

Russ Dickerson
Field Operations Coordinator
(928) 607-9250
rdickerson@coconino.az.gov

VI. TERM

- A. This AGREEMENT shall commence upon the date of last signature. The AGREEMENT is contingent upon availability of funds and resources to each party with which to carry out its part of the AGREEMENT.
- B. Any party may terminate this AGREEMENT in whole, or in part, at any time before the date of expiration by providing 60 days written advance notification to all parties. Partners shall not incur any new obligations for the terminated portion of the AGREEMENT after the effective date and shall cancel as many obligations as possible. Full credit shall be allowed for each party's expenses and all non-cancelable obligations properly incurred up to the effective date of termination.

VI. PAYMENT

- A. CREC shall invoice GCUSD monthly for any mutually agreed upon costs incurred for fee-for-service program cost share, which may include transportation, supplies, equipment and other costs as agreed upon and detailed in Supplemental Work Project Agreements.
- B. GCUSD shall pay CREC for work performed, and shall process CREC invoices or requests for payments no less than monthly.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates shown below

GRAND CANYON SCHOOL DISTRICT #4

COCONINO COUNTY

 Date
 Grand Canyon School District #4

 Elizabeth C. Archuleta, Chairwoman Date
 Coconino County Board of Supervisors

ATTEST:

 Wendy Escoffier, Clerk of the Board Date

APPROVED AS TO FORM and found to be within powers of a county board of supervisors under Arizona law:

 Deputy County Attorney Date
 Coconino County

ITEM NO. 8D

RESOLUTION NO. 2013-10

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF TUSAYAN, COCONINO COUNTY, ARIZONA ESTABLISHING A DEFERRED COMPENSATION PLAN FOR THE TOWN OF TUSAYAN

WHEREAS, the Town has considered the establishment of a Deferred Compensation Plan to be made available to all eligible town employees, elected officials, and independent contractors pursuant to Federal legislation permitting such Plans; and

WHEREAS, certain tax benefits could accrue to employees, elected officials, and independent contractors participating in said Deferred Compensation Plans; and

WHEREAS, such benefits will act as incentives to Town employees to voluntarily set aside and invest portions of the current income to meet their future financial requirements and supplement their Town retirement and Social Security, at no cost to the Town; and

WHEREAS, Nationwide Retirement Solutions has established a master prototype deferred compensation program for cities and political subdivisions permitting its member cities and their employees to enjoy the advantages of this program; and

WHEREAS, Nationwide Retirement Solutions, as Plan Administrator, agrees to hold harmless and indemnify the Town, its appointed and elected officials and participating employees from any loss resulting from Nationwide Retirement Solutions or its Agents failure to perform its duties and services pursuant to the Nationwide Retirement Solutions' Program;

NOW THEREFORE, IT IS RESOLVED, that The Town Council adopts The Nationwide Retirement Solutions Deferred Compensation Program and its attendant investment options and hereby establishes the Town of Tusayan Deferred Compensation Plan for the voluntary participation of all eligible town employees, elected officials, and independent contractors.

The Town Manager is hereby authorized to execute for the Town, individual participation agreements with each said employee requesting same, and to act as the "Administrator" of the Plan representing the Town, and to execute such agreements and contracts as are necessary to implement the Program. It is implicitly understood that that other than the incidental expenses of collecting and disbursing the employee's deferrals and other minor administrative matters, that there is to be no cost to the Town for this Program.

PASSED AND ADOPTED BY the Mayor and Council of the Town of Tusayan, Arizona
this 21st day of August, 2013.

Greg Bryan, Mayor

ATTEST:

Melissa A. Malone, Town Clerk

APPROVED AS TO FORM:

William Sims, Town Attorney

ITEM NO. 8E

Miscellaneous Service Agreement

**Town of Tusayan,
Arizona**

June 2013



June 19, 2013

Ms. Tami Ryall
Town Manager
Town of Tusayan
PO Box 709,
845 Mustang Drive, Tusayan, Arizona, 86023

Subject: Broadband Network Strategic Plan,
Proposal No: 2013-0619

Dear Ms. Ryall,

NIS Solutions, Inc. (NIS) is pleased to present our proposal to the Town of Tusayan for miscellaneous telecommunications consulting services and fiber to the premise design. Our scope has been structured in accordance with our recent discussions with you.

If you concur with our approach, please designate your acceptance by signing and dating the enclosed Professional Services Agreement. Receipt of a fully executed document will be our authorization to proceed.

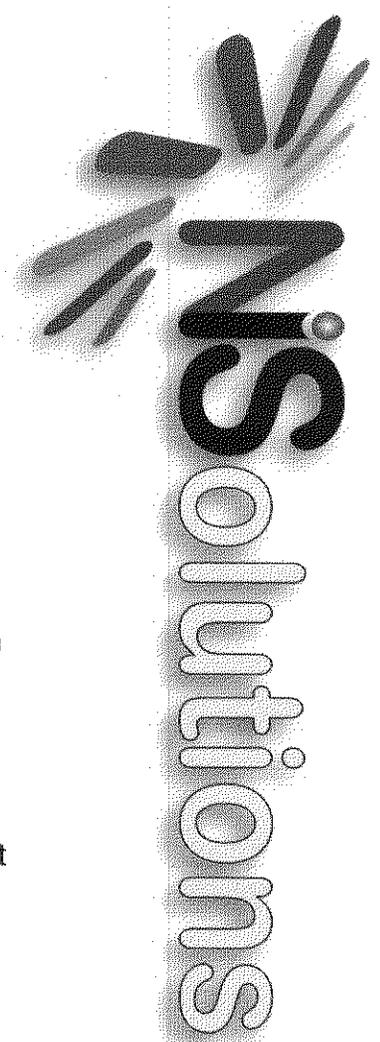
NIS appreciates the opportunity to provide this proposal to you and look forward to working with you.

Should you have any questions or require additional information, please feel free to contact me anytime at 317.616.3301 or on my cell at 317.373.4846.

Sincerely,



Irshad Ansari
President / CEO



10401 N. MERIDIAN STREET
SUITE 300
CARMEL, IN 46290

TEL: 317-616-3301
FAX: 317-616-3338
CEL: 317-373-4846

WWW.NISOLUTION.COM

PROFESSIONAL SERVICES AGREEMENT

This Agreement dated _____ between NI Solutions, (NIS) Inc. (hereinafter referred to as the Consultant) and the Town of Tusayan, Arizona, (hereinafter referred to as the Town) is for Miscellaneous Telecommunications Services and Detailed Fiber to the Premise Design.

Scope of Services

The Consultant can provide miscellaneous telecommunications services including but not limited to advice, consultation, and design services to the Town as requested on an as-needed basis.

Design Services

Task 1: Fiber to the Premise (FTTP)

1. Provided detailed engineering design of the proposed route
2. Performed pole strength calculations to meet NESC loading criteria
3. Identified all necessary Make-Ready work
4. Proposed hardware and Bill of Materials for the designed route

Task 2: Network Design

1. Developed Equipment Plans and Specifications including:
 - a. Determine requirements for new electronics
 - b. Identify solutions available
 - c. Provide detailed network design
2. Provide Signal loss calculations

Consulting Services

1. Assist with Negotiations with Niles Radio

2. Assist with Third Party Negotiations
3. Assist with RFP Development
 - a. Prepared bid documents
 - b. Reviewed bids
 - c. Recommend Vendor
4. Attend Meetings & Conference Calls

Compensation

<i>Task</i>	<i>Description</i>	<i>Hours</i>	<i>Costs</i>
1	Detailed Fiber to the Premise Design	120	\$15,000.00
2	Detailed Network Design	100	\$12,500.00
3	Miscellaneous Consulting	100	\$12,500.00
	Assist with Negotiations with Niles Radio		
	Assist with Third Party Negotiations		
	Assist with RFP Development		
	Attend Meetings & Conference Calls		
	Total		\$40,000.00
	Expenses (10%)		\$4,000.00
	Grand Total		\$44,000.00

The Consultant will provide telecommunications advice and consultation to the Town as requested on an as-needed basis. The Consultant rates are based on an average of one hundred and twenty five dollars per hour. The Consultant will be compensated on an hourly rate, based on the skills needed to complete a specific task as requested by the Town for a not to exceed price of forty four thousand dollars (\$44,000.00). The Town agrees to pay Consultant for satisfactory performance of services requested, on a

time and material basis, plus reasonable travel and operating expenses, at the rates listed below for actual work performed. Consultant shall submit monthly, itemized invoices for payment for services and expenses.

Extensions

The term of the contract and the compensation can be extended by written approval of the Town.

Renewal

This Agreement may be renewed for additional services, fees and time by agreement of the parties.

Confidentiality

The parties understand and agree that data, materials and information disclosed as a result of the work performed pursuant to this Agreement may contain confidential and proprietary information; therefore, the parties agree that all data, material, and information gathered and or disclosed between the parties other than information in the public domain or that intended to be published by the Town as a public record shall not be disclosed to others without the expressed written consent of the parties

Miscellaneous

The provisions of this Agreement may be waived, altered, amended or supplemented, in whole or in part, only by writing signed by the parties. Neither this Agreement nor any right or interest associated with this Agreement may be assigned in whole or in part by

any party, without the prior consent of the other party. This Agreement shall be governed by and construed under the laws of the State of Arizona. The parties to this Agreement are not liable to any other party for losses due to, or, if it is unable to perform its obligations under the terms of this Agreement because of, acts of God, fire, floods, strikes, equipment or transmission failure, or other causes reasonably beyond its control. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Captions are for convenience only and are not deemed to be binding on the parties. Should any single provision of this Agreement be determined to be unlawful or void, it shall have no effect on the enforceability of the remaining provisions of this Agreement.

IN WITNESS WHEREOF, the parties here to have executed this Agreement as of the date _____, 2013.

CONSULTANT

TOWN OF TUSAYAN

BY: _____

BY: _____

Irshad Ansari,
President /CEO
NI Solutions, Inc.

BY: _____

ITEM NO. 10

Manager's Report

August 21, 2013

- I. ADMINISTRATION –
 - 1) Letter received from ASRS to meet with staff to initiate application process, which can take upwards of a year to receive. Phone conversation with Michael Carr the representative and we plan to meet at the end of August;
 - 2) Received insurance quote options and visited with Gregg Fendley an insurance broker to discuss options, which will bring to Mayor for his input; and
 - 3) Job announcement for Maintenance Worker I has occurred and we're waiting for applicants to review and put into this job. This job will start as a part-time (20 hours per week) at \$14 per hour (proposed) and is in the newspaper. FYI, the park's operations budget for \$30,000 that will be reduced by \$2,475 for porta potty rental and about \$12,320 for MW position for this fiscal year for a total of \$14,795 projected to spend this year with an estimated remainder of \$15,205 for FY2013-14.
- II. BUDGET – completed for FY 2014 with a slight decrease in revenues projected of \$7,498 or less than 1% in the General Fund from \$2,578,160 in FY13 to \$2,570,662 in FY14. Expenditures in the General Fund also decreased about \$15,000 or less than 1% from \$2,549,000 in FY13 to \$2,534,000 in FY2014. The bottom line is this budget still forecasts \$36,662 more in revenues than expenses for a nominal gain in savings. However, only \$1,762,000 was expended last year out of \$2,549,000 or 69% of budgeted amount in the General Fund for a net gain to savings of about \$787,000 in FY 2013, which I would anticipate to occur again this fiscal year.
- III. BROADBAND – NI Solutions (Irshad) provided follow up proposal for network design at about \$27,000 which will be considered by the Council in the 21st August meeting.
- IV. CDBG – NACOG has sent town's CDBG application for park improvements (restroom facilities) which is now at State Department of Housing for review. We should hear something by the end of September. Responded to NACOG letter regarding CEDS list of goals/projects by August 15th deadline.
- V. COMMUNITY PARK – Council approval for modifications to the master plan that reconfigured the fields will be on the August 21st agenda and a work session for September 5th is scheduled to consider park rules.
- VI. DEVELOPMENT/P&Z MEETING – P&Z items for rezoning of land for dormitory (21 room) and 4 duplexes was recommended for approval and will go to the Council at their August 21st meeting, the CUP was also approved by the Commission which action is subject to Council approval of the rezoning. A Design Review for Grand Hotel signage will be on the 20th P&Z meeting as well as draft General Plan review.
- VII. DRAINAGE – J2 Engineering is starting phase 2 of the drainage study and is still under the \$40,000 cap for estimated expenditure purposes for this study.

- VIII. AVR – Audio Video Resources installed the equipment in Council Chambers. Some modification to initial plan by putting control desk in room now serving for some executive sessions, etc. as a result I ordered a new table (portable) for this room. Have contacted them regarding sound amplification at Council dais as well as options for maintenance of this equipment, but have not heard back as yet.
- IX. AIRS – met with Robbie Evans and called Scott Tillman of DPS regarding the status of this project, which is ongoing. I was given the name of Tom Foreman of Sheriff's Office to contact on this project.
- X. SIGNS – installed town hall signs, but looking to add address on large front sign. Initial quote for added sign with installation was about \$700. Also, will need signage of park rules and Council will discuss these proposed rules at the August 7th Council meeting.
- XI. ADOT MAINTENANCE – Waiting now to hear results back from ADOT and consultants of the inspection and when contractors will make improvements and be ready for town to take over the duty of highway maintenance.
- XII. MUNICIPAL CODE – Working through the process of putting code information together for the Council and committee to review according to schedule shown on future meetings. We will be looking at the Animal and Building Codes sections in the next meeting. Also, will be discussing Parks and Recreation in the September 3rd work session in conjunction with park rules.
- XIII. GENERAL PLAN - Richard is putting the final touches on the General Plan so can be reviewed by the Council and P&Z Commission then it will be sent out to the neighboring communities for a 60 day comment period per statutory requirements. It is anticipated that those comments will be received sometime in October then be ready for Council review and approval probably by November of this year.
- XIV. PUBLIC OUTREACH – Holly Krake is the new public information officer for Forest Service, who will visit with Council on the 21st of August. Also, Art Babbott of the Board of Supervisors, along with Michelle Ralston his assistant, and Judge Robert Krombeen of Williams Justice Court will be here. Richard Turner of Willdan will present an overview of the complete draft of Tusayan's General Plan. I also met briefly with ClayAnn regarding Chamber business and learning some history and discussed ongoing efforts to perform a Marketing and Branding Study.

Model City Tax Code

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Tusayan, AZ Post Office Box 709, 86023

Contact: Vice Mayor
Taxpayer Problem Resolution Officer: Greg Bryan
 (928) 638-8401
Collection By: Department of Revenue
Sales Tax %: 2
Use Tax %: None
ADOR City Tax Rates: [Web Page](#)
Interest Rate %/month: (same as state)
License Fee: \$2.00
Length of License: Permanent
Criminal Penalty: Class 2
Date Code Effective: 7/1/10
Chapter #: 8A

Amendments or Special Provisions:

1. Impose an additional 2% bed tax, effective July 1, 2010.
2. Jet fuel taxed at \$.05 per gallon effective July 1, 2010.
3. Impose a 4% tax on restaurants and bars effective July 1, 2010.
4. Adopted [Appendix IV](#).

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 - Eloy
 - Florence
 - Fountain Hills
 - Fredonia
 - Globe
 - Gila Bend
 - Gilbert
 - Goodyear
 - Guadalupe
 - Hayden
 - Holbrook
 - Huachuca City
 - Jerome
 - Kearny
 - Kingman

You are here > Business > Transaction Privilege Tax > TPT Rates > Tusayan

Tusayan - Coconino County - COC (Region Code)

Click [here](#) for Region Codes for those businesses that operate on Indian Reservations

Tusayan	Region Code	City Rate	Business Class Codes	Taxable Activities	State & County Rate	Accounting Credit Rate (State Tax Only)
Effective 7/01/2010						
Privilege Tax	TY 000	2.0%	002	Mining - Non Metal	3.828%	0.031%
Restaurant/Bar	TY 011	4.0%	004	Utilities	7.725%	0.066%
Effective 6/01/2013						
Hotel/Motel (Additional Tax)	TY 025	2.0%	005	Communications	7.725%	0.066%
Effective 6/01/2013						
Jet Fuel	TY049	\$0.05/gal	006	Transporting	7.725%	0.066%
Effective 5/1/2011-Eliminated						
Effective 6/01/2013						
			007	Private (Rail) Car	7.725%	0.066%
Effective 6/01/2013						
					6.725%	0.066%

FOOTNOTE

- (a) Reduced county rates may apply to preexisting contracts without pass through clauses. For information on these, contact: Transaction Privilege Tax Audit - 1600 W Monroe, Phoenix AZ 85007.
- (b) Unincorporated areas of Pima County add 2%(6% effective January 1, 2006).
- (c) Rate is cents per 1,000 gallons of water. The tax on 100,000 gallons is thus \$.65.
- (d) Rate is cents per gallon.
- (e) Class 53 is for Maricopa filers and Class 55 is for Pima filers.
- (f) Rate is \$0.50 per day on each lease or rent of a parking space for recreational vehicles.
- (g) The Maricopa County Rental Car Surcharge is the greater of \$2.50 or 3.25% of the gross income of each contract. Report \$2.50/contract in Class 053. Report the remainder in Class 153.

Region Codes for Indian Reservations

Taxable activity occurring on an Indian Reservation must be reported separately. The following Tribal region codes should be used in place of county codes for all business activity occurring on an Arizona Indian Reservation. Activity will continue to be reported by TPT class.

For example, if your business has activity on the Hopi reservation in Coconino County, and it has taxable retail transactions, that activity should be listed on the TPT-1 return in COJ 017 instead of COC 017. All transactions not located on an Arizona Indian Reservation should continue to be filed under the specific county code

Reservation	Code
Havasupai	COI
Hopi	COJ
Hualapai	COK

TOWN OF TUSAYAN

at the entrance to Grand Canyon National Park

August 12, 2013

Ms. Teri Drew, Regional Director
Economic Workforce Development Division
Northern Arizona Council of Governments
221 N. Marina Street, Suite 201, P.O. Box 2451
Prescott, AZ 86302

Ms. Drew:

This letter is in response to your request of July 23, 2013 regarding NACOG's Comprehensive Economic Development Strategy (CEDs) Goals and Priorities List for FY2013-14. In as much as the Town of Tusayan is learning about grant and funding programs, we would like to keep all options open for any funding opportunity that may present itself. For this reason, we would like to submit several projects to be added to NACOG's CEDs FY2014 list.

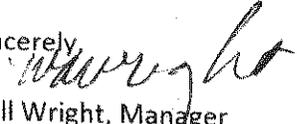
It is hoped, as we learn about the programs in the Economic Development Administration, that perhaps we may have a project that meets that program's criteria. If we are on the CEDs list, then it is expected that we'd be in a better position to qualify for any assistance for these projects. The town's projects may fall better under another category, if you see a better fit, then don't hesitate to modify this listing accordingly.

The Town of Tusayan would like the following projects (shown in italics) added to NACOG's CED's FY2014-14 Goals and Priorities list, including:

- 1) Capital Availability –
- 2) Physical Infrastructure – *a) Expand and Improve Area's Water Delivery System(s); b) Increase Broadband Capacity to Improve Internet and Data Delivery System(s); c) Improve drainage system(s); and d) Community Park Improvements, such as baseball and soccer fields.*
- 3) Sustainable Ecological Resources – *Kaibab National Forest has been working to install drainage improvements due to flood waters effects on the town which it surrounds on 32 sides.*
- 4) Business Retention and Expansion – *a) Broadband improvements vital for tourism expansion.*
- 5) Attractions of Basic Sector Industry –
- 6) Transportation –
- 7) Tourism – *a) Marketing and Branding Study.*
- 8) Human Resources and Social Environment –
- 9) Basic Community Services and Amenities –
- 10) Technical Assistance – *a) Broadband improvements for internet and data delivery services.*

I look forward to working with you again and appreciate your assistance in this important program for our region. Project priorities would be as follows: 1) water delivery services; 2) broadband services; 3) drainage improvements; 4) park improvements; and 5) community branding study.

Sincerely,


Will Wright, Manager
Town of Tusayan