

**TUSAYAN PLANNING AND ZONING COMMISSION**

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

Tuesday, July 23, 2013 @ 6:00 P.M.

TUSAYAN TOWN HALL

845 Mustang Drive, Tusayan, Arizona

**PLANNING AND ZONING COMMISSION MEETING SUMMARIZED MINUTES**

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

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

**2. ROLL CALL**

Upon roll call, the following were present:

**CHAIR ROBERT GOSSARD  
VICE CHAIR BETH HEARNE  
COMMISSIONER SANDI ANGAT  
COMMISSIONER CLAYANN COOK  
COMMISSIONER JANET ROSENER**

**TOWN COUNCIL LIAISON COUNCILMEMBER CRAIG SANDERSON**

Also present were:

Will Wright, Town Manager  
Richard Turner, Town Planner  
Melissa Malone, Town Clerk

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

New Town Manager Will Wright introduced himself and stated that the new Zoning Code has been printed.

**4. CONSENT AGENDA**

**Approval of the Minutes of the Regular Meeting held on 4/23/13**

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

**5. OPEN PUBLIC HEARING**

Vice Chair Hearne made a motion to open the Public Hearing on both of the following cases. Commissioner Angat seconded the motion and it passed on unanimous vote.

Richard Turner introduced both cases stating that it would be appropriate to discuss and consider them together. He presented his Staff Reports and his recommendation of approving both applications and Resolution 2013-07.

**A. Public Hearing on Case No. Z2013-01, a request for a change of zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A (Multiple Family Residential) Zoning District**

**B. Public Hearing on Case No. CUP 2013-03, a request for a Conditional Use Permit for a dormitory in the proposed RM-10/A Zoning District.**

Richard Turner invited questions from the Commission. Commissioner Cook stated that her questions were answered earlier today by Julie Aldaz.

Carolyn Oberholtzer of the Rose Law Group spoke on behalf of the owner/developer. She gave a presentation covering the development plan and the applications before the Commission.

Commissioner Angat asked how the property was removed from the floodplain by FEMA. Ms. Oberholtzer stated that evidence provided to FEMA made the change.

Barry Baker, representing Halvorson and Seibold, stated that they support these applications but want to know the applicant's and the Commission's stance on a possible similar change within Canyon Pines on the west side of the road. He also asked about maintenance and control of the section of Long Jim Loop within Canyon Pines.

Carolyn Oberholtzer stated that she is unable to address applications which haven't been presented.

Clarinda Vail, speaking as one of the applicants, stated that they are happy to respond to any proposal regarding the road maintenance and control that Halvorson and Seibold may propose.

Councilmember Bill Fitzgerald, as a member of the public, asked if a traffic study would be required, i.e., is the width of the road sufficient, are there enough exits proposed (2) if there is a major fire, is there a plan for water and sewer?

Mr. Turner stated that he referred the application to the Tusayan Fire District and the Sanitary District as well as other agencies. He said that neither district had any issues with the application. Ms. Oberholtzer said the roadway is 30 feet wide.

Mayor Greg Bryan, speaking as a member of the public, asked if the resident status would be singles only. Clarinda Vail stated that it would be with the exception of a few current employees who would be allowed to live there who are part of a married couple.

Commissioner Angat asked if this would be company housing only. Ms. Oberholtzer responded yes.

Commissioner Rosener asked if pets would be allowed. Julie Aldaz stated no.

Commissioner Cook asked about DRO (Design Review Overlay). Mr. Turner said that would have to come back to the Commission.

There being no further public comment, at 6:47pm, Commissioner Hearne made a motion to close the Public Hearing. Commissioner Angat seconded the motion and it passed on unanimous vote.

6. ACTION ITEMS

- A. Consideration and possible approval of Case No. Z2013-01, a request for a change of zoning from MHP (Manufactured Home Park) and G (General) to RM-10/A (Multiple Family Residential) Zoning District

Commissioner Hearne made a motion to approve the requested zoning change. Commissioner Cook seconded the motion and it passed on unanimous vote.

- B. Consideration and possible approval of Case No. CUP 2013-03, a request for a Conditional Use Permit for a dormitory in the proposed RM-10/A Zoning District; Resolution 2013-07

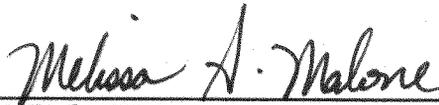
Commissioner Hearne made a motion to approve the CUP. Commissioner Angat seconded the motion and it passed on unanimous vote.

8. MOTION TO ADJOURN

Commissioner Angat made a motion to adjourn the meeting at 6:51pm. Commissioner Hearne seconded the motion and it passed on unanimous vote.

  
 CHAIR ROBERT GOSSARD 9-5-13  
Date

ATTEST:

  
 TOWN CLERK

CERTIFICATION

State of Arizona        )  
                                   ) ss.  
 Coconino County        )

I, Melissa Malone, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on July 23, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 21<sup>st</sup> day of August, 2013

  
 TOWN CLERK