

TUSAYAN PLANNING AND ZONING COMMISSION

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

Tuesday, August 20, 2013 @ 6:00pm

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 – arrived at
6:02pm

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

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

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

Richard Turner gave an overview of the Draft Tusayan General Plan which was included in the Agenda Packet and is posted on the Town website.

The next steps are: public comment period, Public Hearings at the Planning & Zoning Commission, and at the Council.

Commissioner Angat commended Mr. Turner on the job he has done on the Plan.

The Commission asked several questions regarding the Plan and possible errors including:

- Commissioner Rosener asked about the demographics for the area. She stated that there were no Native Americans listed. Mr. Turner stated that the figures came from the US Census. He will recheck those numbers.
- Commissioner Cook stated that other utility lines, besides APS, should be buried.
- Commissioner Angat noted the following errors:
 - o Kotzin Ranch was not annexed.
 - o There are conflicting numbers on the Camper Village housing unit maximum.
 - o There was a mention of Kotzin Ranch where Ten X should also be listed.

Mr. Turner will clarify the issues raised in the next draft.

5. CONSENT AGENDA

Approval of the Minutes of the Regular Meeting held on 7/23/13

Commissioner Angat requested that the following be corrected in the minutes: During the discussion about the CUP for Fireside Ridge, she asked the applicant if the development would be "Company Housing only?" Carolyn Oberholtzer speaking on behalf of the applicant answered "Yes."

Chairman Gossard made a motion to make the addition to the minutes. Commissioner Rosener seconded the motion and it passed on unanimous.

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

6. PUBLIC HEARING

Public Hearing on Case No. CUP 2013-04, a Request to Amend a Conditional Use Permit for a Tour Operator with Accessory Outdoor Vehicle Storage in the CG-10,000 (Commercial General) and Parking Zoning Districts; Resolution No. 2013-09

Chairman Gossard opened the Public Hearing.

Commissioner Rosener recused herself from this item since she is the applicant.

Richard Turner introduced the case and he presented his Staff Report. He stated that the vehicles in question are considered signs since they are painted with the company name and logo. He stated that there is no recommendation by staff on this case. He offered an alternative which would allow the parking of 7 vehicles during daytime hours in the front parking area and only 1 at night.

Clarinda Vail spoke opposing the parking of 7 vehicles in front of the business along the Highway 64 corridor. She suggested that if the Commission approves the request that they only allow 3 vehicles to be parked there during the day and require them to be moved to the north parking lot at sunset.

Janet Rosener spoke as the applicant stating that the request is to park the 7 vehicles overnight and to remove the 1 hour requirement. She stated that IMAX is the only attraction in town. She would like to have the requirement to move the vehicles each morning and night removed.

Chairman Gossard asked about permanence regarding an amendment. Mr. Turner stated that an amendment to the CUP would expire at the same time as the CUP; 2 years from March 2013.

Commissioner Cook stated that the 1 hour requirement should be removed. She was in favor of Mr. Turner's alternative of leaving only 1 vehicle parked there over night.

The Commission discussed the Resolution language.

Romy Murphy of Pink Jeep Tours asked the Commission to approve the request and then revisit it at the end of the CUP period to determine if there are issues.

There being no additional comments from the public, Chairman Gossard closed the Public Hearing.

7. ACTION ITEMS

A. Consideration, discussion, and possible approval of Case No. CUP 2013-04, a Request to Amend a Conditional Use Permit for a Tour Operator with Accessory Outdoor Vehicle Storage in the CG-10,000 (Commercial General) and Parking Zoning Districts; Resolution No. 2013-09

Commissioner Angat made a motion to approve the requested CUP change but to only allow 4 vehicles during normal business hours without the 1 hour limit, 1 at night, and to modify the Resolution accordingly. Chairman Gossard seconded the motion. The Commission discussed it and Commissioner Angat amended her motion to allow 7 vehicles during the day. Chairman Gossard agreed with the amendment. The Commission approved the amended motion unanimously.

B. Consideration, discussion, and possible approval of Design Review No. DR2013-03, Replacement Signage for the Grand Hotel and Canyon Star Steakhouse

Richard Turner gave an overview of the Case and his Staff Report. He stated that the revised plan is consistent with the Zoning Code and his recommendation would be to approve the application with the requirement of following the proposed plan and keeping the signage in good repair. The Commission discussed the request with Mr. Turner.

Keith Roberts of YESCO Sign Company, representing the applicant, stated that the lighting will be LED purple but requests the ability to change the lighting colors to fit holidays. After the Commission discussed the issues, Commissioner Cook made a motion to approve the application with the amendment that the Grand Hotel is not limited to purple lighting during holiday periods as consistent with Section 17.8.B of the Zoning Code and the lighting shall not flash or intermittently blink. Commissioner Hearne seconded the motion and it passed on unanimous vote.

8. MOTION TO ADJOURN

Commissioner Hearne made a motion to adjourn the meeting at 7:41pm. Commissioner Angat seconded the motion and it passed on unanimous vote.

Robert Gossard 12-16-13
Robert Gossard, Chair

ATTEST:

Melissa M. Drake
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 August 20, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 11th day of September, 2013

Melissa M. Drake
TOWN CLERK