

## AGENDA

### TUSAYAN TOWN COUNCIL SPECIAL MEETING

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

Wednesday, April 16, 2014 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, April 16, 2014 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. PUBLIC HEARING

Home Rule Option (Alternative Expenditure Limitation)

#### 5. ACTION ITEMS

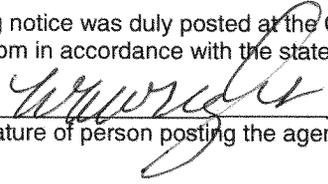
A. Consideration, discussion, and possible approval of Resolution No. 2014-03 proposing an extension of the Alternative Expenditure Limitation (Home Rule Option)

B. Consideration, discussion, and possible approval of Tusayan General Plan 2024 and Resolution No. 2014-04

#### 6. MOTION TO ADJOURN

**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this 10<sup>th</sup> day of April, 2014, at 4:41 pm in accordance with the statement filed by the Tusayan Town Council.

  
\_\_\_\_\_  
Signature of person posting the agenda

ITEM NO. 4 & 5A

# TOWN OF TUSAYAN STAFF REPORT

**Date:** April 9, 2014

**To:** Mayor and Town Council

**From:** Lawrence Tomasello, Town Planner

**Subject:** Public Hearing and Consideration of Tusayan General Plan 2024

**ISSUE:** This is a required public hearing on the Tusayan General Plan 2024. The Council will consider whether or not to adopt Resolution No. 2014-04; a resolution of the Mayor and Council adopting said General Plan.

**BACKGROUND:** Shortly after the Town incorporated, the Town Council adopted the Tusayan Area Plan as its land use guidance document. That plan had previously been approved by the Coconino County Board of Supervisors in 1995. The Tusayan Area Plan is still in effect today, but will be replaced by the Tusayan General Plan 2024 when it is adopted by the Town Council.

State law requires that every municipality in Arizona adopt a General Plan. The law prescribes the process for adoption and the minimum requirements of the Plan's content. The draft plan satisfies the requirements of state law.

On November 7, 2012, staff made a presentation to the Town Council on the preparation of a General Plan for Tusayan. On January 23, 2013, the Council adopted the General Plan Public Participation Plan and the General Plan planning process was under way.

Following are some of the highlights that have lead up to that point in the process.

- Formation and meeting of the General Plan Technical Review Committee
- Creation of a place on the Town's web site for the General Plan
- 28 Stakeholder interviews.
- 3 town hall workshops

On September 20, 2013, the draft General Plan was transmitted to various stakeholders for the State mandatory 60 day review. The following comments were received on that Plan:

- Carolyn K. Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer on behalf of Red Feather.
- William L. Towler, FAICP, former Coconino County Community Development Director.
- David V. Uberuaga, Superintendent, Grand Canyon National Park.
- Sandy Bahr, Chapter Director, Sierra Club – Grand Canyon Chapter.

- Coconino County Health Public Health Services District.
- Bob Short, Senior Planner, Coconino County Community Development Department.
- John F. Dalby, Flagstaff District Development T.E.S., Arizona Department of Transportation.

All of these comments, in their entirety, were previously provided to the members of the Planning & Zoning Commission. Commissioners were also provided with a copy of the General Plan that was transmitted for the 60-day review.

**DISCUSSION:** Provided with this report is a copy of the General Plan that has been revised to reflect many of the comments received as a result of Town workshops and Planning & Zoning Commission hearings. Initially, not all of the comments were incorporated into the revised and updated draft General Plan. However, based on a Town workshop on December 30, 2013, a Planning and Zoning Commission public hearing on January 14, 2014, an additional Town workshop held on February 4, 2014, and an additional hearing by the Planning and Zoning commission held on February 25, 2014, the many and complete revisions were made. On March 12, 2014, the Commission met for a final time before passing a motion to recommend adoption of the revised General Plan by the Town Council.

The following is a summary of some of the more significant changes that were made prior to the Planning and Zoning Commission public hearing on January 14, 2014 and a Town Meeting held on February 4, 2014.

- “Natural Setting” and “Demographics” sections have been moved from the Land Use chapter to the “Introduction”. It was determined that this was a more logical place to find that information.
- Additional policies were added to require the transmittal for review of land development applications to the Fire District, Sanitary District, School District, and Grand Canyon National Park.
- The section on Water Companies has been substantially revised with the assistance of the Town Attorney. There have been significant changes in the status of the water providers in Tusayan since the previous draft of the Plan. The other result of this new information was the elimination of Exhibit D, Water Company Customers. This Exhibit is no longer needed since in the future there will be only one water company.
- A new goal and objective dealing with improved access to health care facilities.
- A study is recommended prior to the establishment of any new shuttle stops. Increased ridership is recognized as an important component of this consideration.
- Recognition that the community values aesthetics and the visual environment.
- Updated floodplain boundaries to be shown on the exhibits.
- Revise the Land Use Map to show property on the north side of RP Drive as Commercial instead of Multi-Family Residential.
- Since this is intended to be a 10 year plan and it will not be adopted in 2013, the official title was changed to Town of Tusayan General Plan 2024.

In addition to the above, a Town meeting was held on December 30, 2013, where additional input was made by staff regarding information received to date and for comments and questions from those attending that Town meeting.

Major revisions which occurred following the Planning and Zoning Commission public hearing on January 13, 2014, Town meeting held on February 4, 2014, and Commission hearings held on February 25, 2014, and March 12, 2014, are as follows:

- A Visions Statement was added (under Chapter 1: Introduction)
- Additional policies were added under Public Services and Facilities dealing with the Fire Department, potable and non-potable water supply, distribution and storage, a requirement for development to hook-up to a sewage treatment system, and a new map (Exhibit D) showing the SGCS and NACOG boundaries.
- Chapter 4: became Transportation/Circulation requiring new major developments to submit a study demonstrating how a developer will mitigate any adverse traffic impacts.
- Chapter 5: Housing added several policies to address the shortage in housing inventory affecting the Town.
- Chapter 7: Land Use was significantly revised to eliminate all references to zoning issues except for a matrix that was added to show the relationship between zone districts and land use classifications of the General Plan. However the matrix has, because of interpretation issues, since been removed. The residential designations of the Land Use Map were changed from Low Density (2 du/ac) to (1 to 6 du/ac); Medium Density was changed (6 du/ac) to (7 to 14 du/ac), and multi-family was changed from (20 du/ac) to (15 to 30 du/ac) where topographical limitations are not an issue. Also an industrial land use designation was added.
- A new Chapter 8: Impacts on Land was added where Parking Demand, Native American Presence, Coconino Wash and Floodplain Management, Aggregate Resources, and Access to Incident Solar Energy were removed from Chapter 7 and given their own chapter.
- The old Chapter 8 (Land Use) is now Chapter 9 (Implementation)
- Criteria for General Plan Amendment in Chapter 9 was revised to where any change in land use on 20 acres or more shall require a major amendment, any change from residential to a non-residential land use for 10 acres or more is now a major amendment.
- All objectives, including the new ones, are listed under implementation activities by short term, short and intermediate term, intermediate term, and long term.
- Changes to Table of Contents under Exhibits are the elimination of Water Company Customers, Zoning Map of the Town of Tusayan, Generalized Existing Land Use, Generalized Future Land Use, and addition of Land Use Map.
- Motion of the Planning and Zoning Commission to forward the revised and updated version of the Tusayan General Plan 2024 to the Town Council with a recommendation of approval as amended.

- The Planning and Zoning Commission, at its public hearing on February 25, 2014, reviewed the Draft General Plan as presented and referred it back to staff to consider comments received from the National Park Service. The updated General Plan was returned to the Planning and Zoning Commission on March 12, 2014, for further deliberation and action.

**RECOMMENDATION:**

Council approve Resolution No. 2014-04; A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF TUSYAN ADOPTING THE TUSAYAN GENERAL PLAN 2024.

**ATTACHMENTS:**

1. Resolution 2014-04
2. March 12, 2014, Planning and Zoning Commission Minutes

## RESOLUTION NO. 2014-04

### A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF TUSAYAN ADOPTING THE TUSAYAN GENERAL PLAN 2024

**WHEREAS**, A.R.S. Section 461.05 requires all municipalities to adopt a comprehensive, long-range general plan for the development of the municipality; and

**WHEREAS**, the State of Arizona requires all municipalities to have a general plan as set forth under Growing Smarter legislation passed in 2000 (Arizona Revised Statutes, Title 9, Article 6; and

**WHEREAS**, the Town Council approved a Public Participation Plan on January 23, 2013, as required by State law; and

**WHEREAS**, on January 28, 2013, a place was created on the Town's web site for the Tusayan General Plan 2024 to keep the public informed of progress on the Draft General Plan; and

**WHEREAS**, on January 15, 16, 22, 23, 2013, and on February 1, 4, 5, and 12, 2013 the Town conducted stakeholder interviews to determine how stakeholders view the community and how they would like to see it develop in the coming years; and

**WHEREAS**, on September 20, 2013, in accordance with State Statute, the Draft General Plan was transmitted to various organizations, entities, and agencies; and

**WHEREAS**, on July 2, 2013, the General Plan Technical Committee met to ensure a broad perspective on issues to be addressed in the General Plan; and

**WHEREAS**, four public workshops were held on March 5, 2013, July 2, 2013, December 30, 2013, February 4, 2014, to discuss comments and responses submitted from various entities; and

**WHEREAS**, public hearings were held by the Planning and Zoning Commission on August 20, 2013, followed by a Town Council meeting on August 21, 2013, with additional Planning and Zoning Commission hearings held on December 17, 2013, January 14, 2014, February 4, 2014, February 25, 2014, and March 12, 2014; and

**WHEREAS**, during the formation of the General Plan, a consultant who has extensive experience in both drafting general plans and community outreach was retained to facilitate public involvement during the adoption process; and

**WHEREAS**, subsequent to the Planning and Zoning Commission public hearing on March 12, 2014, several changes were made at different times to the Draft General Plan in response to input from various agencies, committees, and the general public over a period of time; and

**WHEREAS**, at the conclusion of the public hearing held by the Planning and Zoning Commission on March 12, 2014, the Commission unanimously determined to approve the Tusayan General Plan 024; and passed a motion recommending that the Town Council adopt the Tusayan General Plan 2024; and

**WHEREAS**, on April 9, 2014, following notice to the public, the Town Council held a public hearing on the Tusayan General Plan 2024 and on April 16, 2014 at a Special Meeting passed Resolution 2014-04 adopting the Tusayan General Plan 2024.

**NOW, THEREFORE, IT IS RESOLVED**, that the Mayor and Council of the Town of Tusayan, Coconino County, Arizona hereby determines:

- Section 1.** That the Town Council finds that all of the procedural requirements for adoption of a general plan as set forth in A.R.S. Section 461.05 and 461.06 have been followed.
- Section 2.** That the Town Council adopts the Tusayan General Plan 2024, attached hereto as Exhibit A.
- Section 3.** The Tusayan General Plan 2024, in the form attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted.
- Section 4.** The Tusayan General Plan 2024 shall be deemed to have been adopted as of the thirtieth (30th) day following the adoption of this Resolution and shall be valid for a term as set forth in Ariz. Rev. Stat. 9-461. Nothing herein shall preclude the Town Council from adopting a new General Plan hereto in the manner provided by law.
- Section 5.** The Mayor, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

**PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TUSAYAN,  
THIS 16TH DAY OF APRIL, 2014.**

\_\_\_\_\_  
Greg Bryan, Mayor

ATTEST:

\_\_\_\_\_  
Melissa M. Drake, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Bill Sims, Town Attorney

ITEM NO. 5B

## 2015-2016 EXPENDITURE LIMITATION CALCULATION

One of the most important steps in determining whether or not you will need to seek an alternative to the state-imposed limitation is the calculation of your 2015-2016 expenditure limitation. This calculation will be accomplished for you by the Economic Estimates Commission (EEC). The EEC must provide you with a preliminary limit by February 1 and a final figure by April 1.

Because these dates may not be in time for you to determine whether you must seek an alternative to the state-imposed limitation, we have provided the formula for estimation of your state-imposed limitation for 2015-2016.

Before you proceed to the actual calculation, let us caution you on a couple of points. Population figures used in your calculations must be from the Department of Administration. We do not have current published projections. To obtain the projections needed, contact Jim Chang, Department of Administration (see address and phone number on page 20). In projecting your expenditure limitation for fiscal year 2015-2016, you will need population projections beginning with the July 1, 2014 figure.

We have also provided a listing of DES 1978 populations as well as the Economic Estimates Commission (EEC) 1979-80 Base Limitations necessary for the calculation of your expenditure limitation on the following page.

**In addition, the percent change in the GDP implicit price deflator provided in the calculation format below may change between when this Guide is prepared and the time you are actually doing the calculations for your submission to the Auditor General's Office.** Accordingly, the deflator figure no estimate your 2015-2016 expenditure limitation by inserting the appropriate information and multiplying or dividing as directed:

### 2015-2016 EXPENDITURE LIMITATION

$$\begin{array}{rclcl}
 \frac{560}{\text{Population (2014)}} & \times & \frac{606}{\text{Population (1978)}} & = & \frac{.9241}{\text{Population Factor}} \times \frac{\$470,573}{\text{Base Limitation (1979-80)}} \\
 = \underline{\$434,856.50} & \times & 2.8754 & = & \underline{\$1,250,386} \\
 & & \text{\% Change in GDP Price Deflator} & & \text{2015-2016 Expenditure Limitation}
 \end{array}$$

This 2015-2016 expenditure limitation figure is only an estimate due to the possible adjustments in your population figures and the percent of change in the GDP deflators. It should, however, assist you in determining whether your community wants or needs to seek an alternative to the state-imposed limit.

**ALTERNATIVE EXPENDITURE LIMITATION  
(Home Rule Option)  
DETAILED ANALYSIS**

Pursuant to the Arizona State Constitution, the Town of **Tusayan** as authorized by Resolution # **2014-03** passed on **April 16, 2014** will seek voter approval to adopt an alternative expenditure limitation (Home Rule Option) to apply to the City/Town for the next four years beginning in 2015-2016.

Under a Home Rule Option if approved by the voters, the town estimates it will be allowed to expend approximately **\$3,948,000** in 2015-2016, **\$3,900,000** in 2016-2017, **\$3,905,000** in 2017-2018 and **\$4,110,000** in 2018-2019.

With approval of the Home Rule Option, the city/town will utilize the expenditure authority for all local budgetary purposes including **General Government, Public Safety, Streets & Highways, Enterprise Fund, and Capital Improvements**. We estimate that the expenditures for the next four years under the Home Rule Option will be as follows:

**ESTIMATED AMOUNTS TO BE EXPENDED IN SPECIFIC AREAS**

Purpose	2015-2016	2016-2017	2017-2018	2018-2019
General Government	\$1,422,00	\$1,280,750	\$1,287,750	\$1,525,000
Public Safety	\$ 393,500	\$ 399,000	\$ 404,500	\$ 405,000
Streets & Highways	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Enterprise Fund	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Capital Improvements	\$ 857,500	\$ 945,250	\$ 937,750	\$ 905,000
<b>Total Expenditures</b>	<b>\$3,948,000</b>	<b>\$3,900,000</b>	<b>\$3,905,000</b>	<b>\$4,110,000</b>

If approved, the expenditures authorized will be funded from revenues obtained from federal, state and local sources. It is estimated that the amount of revenue from each source for the next four years will be as follows:

**ESTIMATED AMOUNTS OF REVENUE FROM EACH AND ANY SOURCE**

Source	2015-2016	2016-2017	2017-2018	2018-2019
Federal	\$ 50,000	\$ 0	\$ 0	\$ 200,000
State	\$ 318,000	\$ 320,000	\$ 325,000	\$ 330,000
Local	\$2,380,000	\$2,380,000	\$2,380,000	\$2,380,000
Enterprise Fund	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
<b>Total Revenues</b>	<b>\$3,948,000</b>	<b>\$3,900,000</b>	<b>\$3,905,000</b>	<b>\$4,110,000</b>

(The city/town property tax shall be limited to the amount prescribed in the Arizona State Constitution).

In determining the revenue sources to fund the authorized additional expenditures under the alternative expenditure limitation, it is assumed that the federal, state and local revenues received by the city/town will continue to be available in 2015-2016 as they have for the past 4 years. Their continued availability is also assumed for the next three consecutive years following 2015-2016.

Any and all dollar figures shown in this analysis are estimated figures only and are based upon information available at the time of preparation of this report. The budgets and actual expenditures in any given year may be more or less than the figures noted above depending on available revenues. The actual expenditure limitation for each fiscal year shall be adopted as an integral part of the budget for that fiscal year.

**ALTERNATIVE EXPENDITURE LIMITATION  
(Home Rule Option)  
SUMMARY ANALYSIS**

The voters of the Town of Tusayan in 2010 adopted an alternative expenditure limitation (Home Rule Option). The purpose of this election is for the continued use of the Home Rule Option.

Pursuant to the Arizona State Constitution, the Town of Tusayan seeks voter approval to adopt a Home Rule Option to apply to the town for the next four years beginning in 2015-2016. Under a Home Rule Option if approved by the voters, the town estimates it will be allowed to expend approximately **\$3,948,000** in 2015-2016, **\$3,900,000** in 2016-2017, **\$3,905,000** in 2017-2018 and **\$4,110,000** in 2018-2019.

With approval of the Home Rule Option, the town will utilize the expenditure authority for all local budgetary purposes including **General Government, Public Safety, Streets & Highways, Enterprise Fund, and Capital Improvements**.

Under the state-imposed limitation the town estimates it will be allowed to expend approximately **\$1,250,386** in 2015-2016, **\$1,271,781** in 2016-2017, **\$1,294,046** in 2017-2018 and **\$1,315,484** in 2018-2019 for the operation of your local government. These expenditure estimates include expenditures of constitutionally excludable revenues.

The amount of revenue estimated to be available to fund the operation of your town government is **\$3,948,000** in 2015-2016, **\$3,900,000** in 2016-2017, **\$3,905,000** in 2017-2018 and **\$4,110,000** in 2018-2019. These revenue estimates are the same under the Home Rule Option or the state-imposed expenditure limitation.

Any and all dollar figures presented in this summary are estimates only and are based upon information available at the time of preparation of this analysis. The budget and actual expenditures in any of the four years may be more or less than the expenditures noted above depending on available revenue.

If no alternative expenditure limitation is approved, the state-imposed expenditure limitation will apply to the town.

**ALTERNATIVE EXPENDITURE LIMITATION  
(Home Rule Option)**

**SUMMARY ANALYSIS WORKSHEET**

POPULATION FACTOR COMPUTATION

Fiscal Year	Prior Fiscal Year Population	)	1978 Population	=	Population Factor
2015-2016	560	)	606	=	.9241
2016-2017	560	)	606	=	.9241
2017-2018	560	)	606	=	.9241
2018-2019	560	)	606	=	.9241

STATE-IMPOSED EXPENDITURE LIMITATION

Fiscal Year	1979-80 Base Limit	x	Population Factor	x	Inflation Factor	=	Projected State-Imposed Expenditure Limitation	+	Estimated Exclusions	=	Total Expenditures Under State-Imposed Limit
2015-2016	\$ 470,573	x	.9241	x	2.8754	=	\$1,250,386	+	0	=	\$1,250,386
2016-2017	\$ 470,573	x	.9241	x	2.9246	=	\$1,271,781	+	0	=	\$1,271,781
2017-2018	\$ 470,573	x	.9241	x	2.9758	=	\$1,294,046	+	0	=	\$1,294,046
2018-2019	\$ 470,573	x	.9241	x	3.0251	=	\$1,315,484	+	0	=	\$1,315,484

**RESOLUTION NUMBER 2014-03**

**A RESOLUTION OF THE TOWN OF TUSAYAN PROPOSING AN EXTENSION OF THE  
ALTERNATIVE EXPENDITURE LIMITATION**

**WHEREAS**, The Arizona State Constitution Permits the submission to the Voters of a city or town of an Alternative Expenditure Limitation; and

**WHEREAS**, the voters of the Town of Tusayan in 2010 adopted an alternative expenditure limitation; and

**WHEREAS**, the Town Council of Tusayan, after two public hearings has determined that an extension of the Alternative Expenditure Limitation is necessary for the Town of Tusayan.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Tusayan that the following Alternative Expenditure Limitation be submitted to the voters of the Town of Tusayan.

SHALL the following be adopted by the Town of Tusayan as an Alternative Expenditure Limitation:

"The Mayor and Common Council of the Town of Tusayan shall annually, as part of the annual budget adoption process, adopt an Alternative Expenditure Limitation equal to the total amount of budgeted expenditures/expenses as it appears on the annual budget as adopted by the Council to apply to the Town of Tusayan for each of the four fiscal years immediately following adoption of the Alternative Expenditure Limitation. The Alternative Expenditure Limitation shall be adopted each year after a public hearing at which the citizens of the Town of Tusayan may comment on the proposed Alternative Expenditure Limitation. No expenditures may be made in violation of such Alternative Expenditure Limitation, nor may any proposed expenditures be in excess of estimated available revenues, except that the Mayor and the Common Council may, by three-fourths vote, declare an emergency and suspend the Alternative Expenditure Limitation. The suspension of the Alternative Expenditure Limitation shall be in effect for only one fiscal year at a time."

**PASSED AND ADOPTED BY** the Town Council of the Town of Tusayan, this 16<sup>th</sup> day of April, 2014.

\_\_\_\_\_  
Greg Bryan, Mayor

ATTEST:

\_\_\_\_\_  
Melissa M. Drake, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Bill Sims, Town Attorney