

**TUSAYAN PLANNING AND ZONING COMMISSION  
JOINT MEETING WITH TUSAYAN TOWN COUNCIL  
PURSUANT TO A.R.S. 38-431.02 & 38-431.03  
TUESDAY, March 24, 2015 @ 5:30 pm  
TUSAYAN TOWN HALL  
845 Mustang Drive, Tusayan, Arizona**

**SUMMARIZED MINUTES**

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

Mayor Bryan called the Council meeting to order at 5:35pm and the Pledge of Allegiance was recited. Chair Schoppmann called the Commission meeting to order at 5:40pm.

**2. ROLL CALL**

Upon roll call, the following were present:

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

**CHAIR JOHN SCHOPPMANN  
VICE CHAIR ROBERT GOSSARD - excused  
COMMISSIONER CLAYANN COOK  
COMMISSIONER BETH HEARNE - excused  
COMMISSIONER JANET ROSENER**

Also present were:

Will Wright, Town Manager  
Melissa Drake, Town Clerk

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

None

**4. CONSENT AGENDA**

**Approval of the Minutes of the Planning and Zoning Commission Regular Meeting held on 10/28/14**

Commissioner Rosener made a motion to approve the Consent Agenda. Commissioner Cook seconded the motion and it passed unanimously.

## **5. ACTION ITEM**

### **Consideration, discussion, and possible approval of the Tusayan Subdivision Regulations**

Rick Schuller, Town Engineer and a representative of Woodson Engineering, gave an introduction to the Subdivision Regulations that he and Woodson Engineering have prepared. He noted that this is a first draft and they expect to have revisions as a result of this meeting.

The Commission and Council discussed the draft of the regulations, possible processes, and timelines with Mr. Schuller. The Council and Commission made revisions to the draft as Mr. Schuller reviewed it in detail and documented the changes.

Clarinda Vail stated that this item should have been listed as a work session instead of an action item. She then noted several changes that she requested on behalf of herself, John Thurston, Bess Foster, and Red Feather Properties. There were several items that they believe should be addressed in the Zoning Code and be subject to the Design Review process rather than the Subdivision Regulations. Mr. Schuller documented her requests.

Manager Wright stated that the Town Planner is also currently reviewing this draft. Anyone with additional comments should send them to the Town Manager so they can be conveyed to Mr. Schuller.

**The Commission and Council took a break from 7:36pm to 7:43pm.**

## **6. DISCUSSION ITEM**

### **Conceptual Site Plan for Kaibab Village**

Michael Tunte with Design Workshop, Inc., made a presentation to the Commission and Council regarding the concept design for Stilo Development Group's Kaibab Village which will be located at Camper Village.

Councilmember Fitzgerald expressed his displeasure with the presentation in that he felt there were no specifics on the limited commercial development which is supposed to occur soon. He stated that nothing new was presented and it looked like the concept for the final commercial development.

Mayor Bryan noted that the plan did show Phase 1 which will be defined as "limited commercial development." He stated that the interim housing is still shown on the plan as well as employee housing.

Commissioner Cook asked when Phase 1 is slated to complete. Tom DePaolo, with Stilo, stated that they want to move forward as soon as possible but there are many pieces which must come together first.

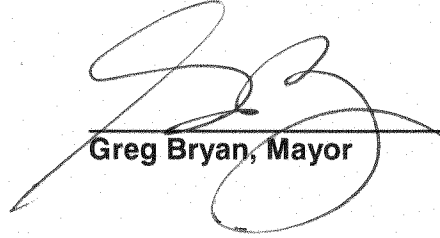
Mayor Bryan stated that additional designs are required in 6 months. He also stated that the Town just slated \$300,000 for the Tusayan Fire District because there has been no growth in commercial business. Retail taxes will apply to this development as well as

school district taxes which will also help the community. He also noted that additional employment opportunities will come from this development.

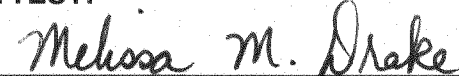
**7. MOTION TO ADJOURN**

Commissioner Cook made a motion to adjourn the Planning and Zoning Commission meeting at 8:21pm. Commissioner Rosener seconded the motion and it passed unanimously.

Councilmember Rueter made a motion to adjourn the Town Council meeting at 8:22pm. Councilmember Montoya seconded the motion and it passed unanimously.

  
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Greg Bryan, Mayor 4/1/15  
Date

ATTEST:

  
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Melissa M. Drake, Town Clerk

**CERTIFICATION**

State of Arizona     )  
                                  ) ss.  
Coconino County     )

I, Melissa Drake, 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 and Town Council of the Town of Tusayan held on March 24, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 25<sup>th</sup> day of March, 2015

  
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Melissa M. Drake, Town Clerk