

AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION SPECIAL MEETING

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

Monday, May 16, 2016 @ 4pm
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 Planning and Zoning Commission, the Tusayan Town Council, and to the general public that the commission will hold a meeting open to the public on Monday, May 16, 2016 at the Tusayan Town Hall Building. The commission 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 (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.

PLANNING AND ZONING COMMISSION AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL

CHAIR ROBERT GOSSARD
VICE CHAIR JANET ROSENER

COMMISSIONER CLAYANN COOK
COMMISSIONER ANAVON HARRIS
COMMISSIONER BETH HEARNE

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

Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

None

5. CONSENT AGENDA

Approval of the Minutes of the Meeting held on 4/14/16

6. ACTION ITEM

Consideration, discussion, and possible approval of Design Review Case No. 2016-02, a sign at Canyon Plaza Resort

7. 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 May, 2016 at _____ am pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

ITEM NO. 5

TUSAYAN PLANNING AND ZONING COMMISSION
PURSUANT TO A.R.S. 38-431.02 & 38-431.03
THURSDAY, April 14, 2016 at 4:00 pm
TUSAYAN TOWN HALL
845 Mustang Drive, Tusayan, Arizona

PLANNING AND ZONING COMMISSION SPECIAL MEETING SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Gossard called the meeting to order at 4:10 pm and the Pledge of Allegiance was recited.

2. ROLL CALL

Upon roll call, the following were present:

CHAIR ROBERT GOSSARD
VICE CHAIR JANET ROSENER
COMMISSIONER CLAYANN COOK
COMMISSIONER ANAVON HARRIS
COMMISSIONER BETH HEARNE - excused

Also present were:

Eric Duthie, Town Manager
Melissa Drake, Town Clerk
Darryl Delbridge, Town Planning

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

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

None

5. CONSENT AGENDA

Approval of the Minutes of the Meeting held on 3/28/15

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

6. ACTION ITEMS

A. Consideration, discussion, and possible approval of Design Review Case No. 2016-02, a sign at Canyon Plaza Resort

Manager Duthie introduced Darryl Delbridge (Town Consultant with Willdan Engineering).

The Commission discussed the sign request with Kim Euers of Yesco Sign company who represented the applicant, Canyon Plaza Resort. Ms. Euers clarified the intent of use of the old sign. She (and Rich Miller, also representing the Canyon Plaza Resort) stated that the upper sign is slated for disposal and the lower "cabinet" may be used within the building. She also stated that there will be no animation on the sign and the transition between frames could be set to any interval.

Chair Gossard noted a letter he submitted yesterday where he suggested a transition time of 1 second and that the image should not change sooner than every 8 seconds. He also recommended not approving the sign until the sign content is brought back to the commission.

The Commission took no action.

B. Consideration, discussion, and possible recommendation to the Tusayan Town Council of the Tusayan Subdivision Regulations

Manager Duthie stated that one change has been made to the Tusayan Subdivision Regulations since the last meeting: on the last page of the document, the definition of "Town Engineer" has been modified to include a designee of the Town Manager

Commissioner Harris made a motion to recommend to the Tusayan Town Council approval of the Tusayan Subdivision Regulations as submitted today. Commissioner Cook seconded the motion and it passed on unanimous vote.

7. MOTION TO ADJOURN

Vice Chair Rosener made a motion to adjourn at 4:36 pm. Commissioner Harris seconded the motion and it passed unanimously.

ATTEST:

Robert Gossard, Chair

Date

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 of the Town of Tusayan held on April 14, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 14th day of April, 2016

Melissa M. Drake, Town Clerk

ITEM NO. 6

TOWN OF TUSAYAN STAFF REPORT

Date: April 8, 2016
To: Planning and Zoning Commission
From: Town Planner
Subject: Design Review No. 2016-02; a request to approve replacement of an existing sign.

Recommendation

Approve Design Review No. 2016-02; an application for approval of the elevations, materials, and colors for the replacement of the Canyon Plaza Resort sign.

Project Data:

Contact Person: Kimberly W. Euers (YESCO, LLC)
Address: 6725 W. Chicago Street. Chandler, AZ, 85226
Phone: (480-403-7707)

Applicant: Canyon Plaza Resort
Address: 406 Canyon Plaza Lane, Tusayan, AZ 85023
Phone: (928) 779-4340

Existing Land Use: Hotel

Parcel Size: 2.16 acres.

Assessor's Parcel No. 502-17-010H

Project Analysis: Canyon Plaza Resort asks that it be permitted to replace its existing monument/emc display sign and replace it with a pylon LED display. The new display will be installed within the same planter as the existing display. Cabinet and pipes are to be satin black, with an ENC message board to change no more than at 8 second intervals. All color and size specifications are depicted on the attached exhibits.

The applicant is also proposing to remove/discard the existing sign. They will re-use the existing support pipe painted a satin black finish. They will manufacture and install the new D/F pylon sign to house a 16 mm LED display. The sheet metal cabinet will be painted with a satin black finish. Both support pipes will match in size, shape, and color.

The proposed project is to be consistent with the following aspects of Section 16 (Signs) and Section 17 (Lighting) of the Tusayan Zoning Ordinance as follows:

1. The sign is less than the 100 sq. ft. area as specified in Section 16.7 (b).

2. Section 17.2 (A) states: The provisions of this zoning code are not intended to prevent the use of any design material or method of installation or operation not specifically prescribed by this code; provided, any such alternate has been approved by the Town Manager.
3. Section 17.6 (B) 1 states: Illumination of copy an background; colors. The sign face of an outdoor internally illuminated advertising sign must be composed of illuminated text and symbols against and opaque background. The colors of these elements are not restricted.
4. Architectural styles shall be respectful and compatible with the unique location of this community as a gateway to the south rim of the Grand Canyon.
5. External building materials should be predominantly those that fit the natural landscape.
6. Earthtone colors that blend with local soils and vegetation are highly desirable. Various shades of browns and tans, subtle greens, as well as sandstone and limestone are encouraged. Color schemes should be coordinated to complement the architectural style and mass of the buildings.

Attachments

Design Review Application

Site Plan

Depiction of Existing (to be removed) and Proposed Signage

April 13, 2016

In a letter I wrote to the Town Hall on Oct. 15, 2015, I stated:

Canyon Plaza Sign

During the Dec 17, 2013 Planning and Zoning Commission Meeting, the commission approved Design Review Case No. DR2013-05, Replacement Signage for the Canyon Plaza Resort. Highlights from the staff report provided include:

- "A light brown/sand color will be used for backgrounds. Black, muted orange and green will be used for accents and lettering."
- "The sign face of an outdoor internally illuminated advertising sign must be composed of illuminated text and symbols against an opaque (not illuminated) background."
- "The message center sign, which is the lower portion of the freestanding sign, will use muted earth tone colors for both background and text. There will be no bright colors. To satisfy the sign regulation that prohibits flashing signs, the message can only change every 8 seconds and must be a static display."

The staff report has illustrations that show the proposed signage in what appears to be white text on an orange background. The sign plans provided by Yesco, page 1 of 4, state "Lower cabinet with message center to be programmed with messages that change no faster than every 8 seconds. Messages to use muted earth tone colors for both backgrounds & text, no bright flashing colors or bright whites."

I have the sound recording of the actual commission meeting, in which can be heard Richard Turner saying "...the proposed colors used for the signs, here to satisfy the zoning ordinance criteria light brown sand color will be used for the background black muted orange and green will be used for accents and lettering." "The message center sign, we use muted earth tone colors for both background and text, there will be no bright colors."

When asked by Commissioner Rosener how the illumination would work with earth tones, he answered "Those are going to be the colors you will see when it lights up" referring to the samples that had been submitted to us. When further asked about bright colors such as bright reds he also states "That's what's been committed, that's what's on their plans."

Jeremy Galloway of Yesco LLC Stated "...it is pretty easy to come up with earth tone colors that are opposing enough to be visible."

As you can see by passing by this sign, it is not the sign described above. I have asked Town Manager Eric Duthie to give us an update tomorrow at the meeting what steps have occurred thus far to bring the existing sign into compliance, but as of today clearly no visible action has.

I think I have established that the applicants for this action have not demonstrated the will and/or are not able to fulfill the conditions on the current sign they have, and have therefore not demonstrated a will or ability to bring a new sign into compliance.

Robert Gossard
Chairman, Town of Tusayan Planning and Zoning Commission

TOWN OF TUSAYAN

Contact Information
Willdan Engineering

P (480) 766-9567
F (602) 870-7601

E (rturmer@willdan.com)
(rbrooks@willdan.com)

DESIGN REVIEW APPLICATION

APPLICANT

Name YESCO, LLC

Mailing Address 6725 W. Chicago Street

Chandler, AZ, 85226

Contact Person Kimberly W. Ewers

Phone 480-403-7707 Fax _____

Email kewers@yesco.com

PROPERTY INFORMATION

Assessor's Parcel # 502-17-010H

Subdivision HES

Unit # _____ Lot # 401

Address/Location 406 Canyon Plaza Lane

Grandy Canyon Village, AZ, 85023

Zoning _____

Existing Land Use Hotel

Lot Size 2.16 Acres

DESIGN REVIEW REQUEST

Please provide a detailed description of the proposed development.

Canyon Plaza Resort asks that it be permitted to replace its existing monument/emc display and replace it with a pylon LED display.

Said new display will be installed within the same planter as the existing display. Cabinet and pipes to be satin black, with an EMC message board to change no more than at 8 second intervals. All color and size specifications as per supplied artwork.

SUBMITTAL CHECKLIST:

- 1. \$400 non-refundable filing fee.
- 2. Pre-application meeting with Town Planner
- 3. Electronic copies of site plan, landscape plan, architectural drawings, sign plan, lighting plan and grading and drainage plans.

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. No further consent or notice shall be required.

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

Signature of Applicant

Kimberly W. Ewers

Date 3/31/14

Signature of Property Owner (if not the applicant)

See attached approval _____ Date _____

OFFICE USE ONLY

Received By _____ Date _____

Receipt # _____ Fee _____

Case # _____

Related Cases _____

PLANNING & ZONING COMMISSION ACTION

Approved with Conditions (see attachments) Denied

Action By _____ Date _____

Expiration _____



**Property Owner/Landlord Approval
Signage Installation/Renovation**

Project Name: canyon plaza new roadside sign

Job Site Address: 406 canyon plaza ln
grand canyon az. 86023

Design #: _____ Date: -

By signing this letter you are giving approval to YESCO LLC and/or its affiliates to INSTALL, RENOVATE, REPAIR and/or REPLACE signage as needed - based upon the artwork design # and job site address listed above.

This letter is for the purpose of submitting associated documentation to the appropriate municipality (County, City, Township, Association, etc.) as required; to obtain all applicable sign permits, variances, approvals, etc.

Signature: [Signature] Date: 3-3-16

Printed Name: Louie Serne

Title: ENGINEERING

Property Owner/Landlord Information:

Company Name: Canyon Plaza Resort

Address: 406 Canyon Plaza LN

GRAND CANYON AZ 86023

Phone #: 928-638-3448 Fax: 928-638-9537

Email: Louie@C.PZGC.com



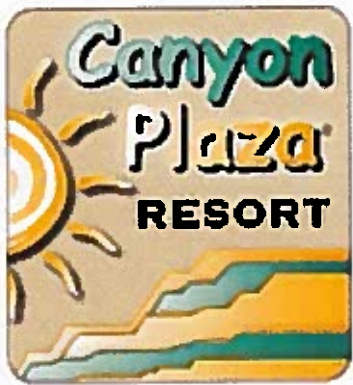
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