

AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION MEETING

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

Thursday, March 2, 2017 at 1pm

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 Thursday, March 2, 2017 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 9/06/16

6. ACTION ITEM

Consideration, discussion, and possible approval of Design Review Case No. 2017-01, an expansion of Big E Steakhouse

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 28 day of February, 2017 at 12:15 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
TUESDAY, September 6, 2016 at 6:00 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 4:01 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 – excused
COMMISSIONER CLAYANN COOK
COMMISSIONER ANAVON HARRIS
COMMISSIONER BETH HEARNE

Also present were:

Eric Duthie, Town Manager
Melissa Drake, Town Clerk

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

None

4. ACTION ITEMS

A. Consideration, discussion, and possible approval of Preliminary Plat for Ten X Ranch, Phase I, Section 29, Township 30 North, Range 03 East, Gila & Salt River Meridian, Coconino County, Arizona

Manager Duthie introduced the development project and gave a brief background. He noted that this is an historic moment since it starts the process of developing the first ever housing in Tusayan, independent of employers. He then introduced Stuart Spaulding, contracted Project Manager and Engineer. Mr. Spaulding gave a presentation to the Commission showing the property, the planned development, and sewer treatment plant.

The Commission discussed the project with Mr. Spaulding and Manager Duthie.

Manager Duthie stated that a public meeting was held in June and comments gathered there have been incorporated into the plan. He also stated that all requirements in the Subdivision Code have been met and staff recommends approval of this preliminary plat.

Commissioner Hearne made a motion to approve the Preliminary Plat for Ten X Ranch, Phase I, Section 29, Township 30 North, Range 03 East, Gila & Salt River Meridian, Coconino County, Arizona. Commissioner Cook seconded the motion and it passed on unanimous vote.

B. Consideration, discussion, and possible approval of Preliminary Plat for Kotzin Ranch, Section 14, Township 30 North, Range 02 East, Gila & Salt River Meridian, Coconino County, Arizona

Manager Duthie stated that this is Phase 1 of the Kotzin Ranch development. No movement is expected at his time due to issues with access with the National Forest Service. If approved, this plat will be in the system prior to a possible declaration of a new National Monument in the area. Stuart Spaulding, Town Project Manager and Engineer, presented the preliminary plat to the Commission.

The Commission discussed the project with Mr. Spaulding and Manager Duthie. Manager Duthie recommended approval.

Commissioner Cook made a motion to approve the Preliminary Plat for Kotzin Ranch, Section 14, Township 30 North, Range 02 East, Gila & Salt River Meridian, Coconino County, Arizona. Commissioner Harris seconded the motion and it passed on unanimous vote.

5. MOTION TO ADJOURN

Commissioner Cook made a motion to adjourn at 7:02 pm. Commissioner Hearne 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 September 6, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 16th day of September, 2016

Melissa M. Drake, Town Clerk

ITEM NO. 6

TOWN OF TUSAYAN STAFF REPORT

Date: February 28, 2017
To: Planning and Zoning Commission
From: Town Planner
Subject: Design Review No. 2017-02; request for approval of expansion of Big E Steakhouse.

Recommendation

Approve Design Review No. 2017-02; an application for approval of the elevations, materials, and colors for a proposed addition to the Big E Steakhouse.

Project Data:

Contact Person: Jensen Fey Architecture & Planning
Address: 7730 Leary Way NE, Redmond, WA 98052
Phone: (426) 216-0318

Owner: Halvorsen Construction Group
Address: 1215 Hillows Rd., Suite 220, Kirkland, WA 98834
Phone: (425) 658-1500

Existing Land Use: Full Service Restaurant

Parcel Size: 1.0 acre.

Assessor's Parcel No. 502-17-028

Project Analysis: The Big E. Steakhouse is proposing to expand the lobby, office and storage area of the existing full service restaurant. The building is located at 395 State Rt. 64 in Tusayan. Included for Commission review are a rendering of the proposed renovation, building elevations, materials, and colors.

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 and 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
Rendering of the proposed renovation
Site Plan (Exhibit A1010)
Building Elevations (Exhibit A201)

TOWN OF TUSAYAN
845 Mustang Street
P.O. Box 709
Tusayan, AZ 86023
(480) 787-5523

APPLICATION FOR DESIGN REVIEW

Application No.: 106682-1103 Date Received: 2.3.17 Fee: \$ 400.00

Receipt No.: 02.08.17 Received by: Melissa Drake

In order to expedite processing of this application for Design Review, and to eliminate unnecessary delays to the applicant, the Zoning Administrator will not accept this application unless all applicable items have been checked off, and this application form has been signed and dated. In addition, all information is to be submitted in a neat and legible format, and all drawings drawn to scale.

In the event errors or omissions are discovered, the application will be deemed incomplete, and will be returned to the applicant for revision.

APPLICATION FILED FOR:

General Plan Amendment	<input type="checkbox"/>
Re-zone/ Zoning Change	<input type="checkbox"/>
Site Plan Review/Pre-Application Meeting	<input type="checkbox"/>

Preliminary Plan	<input type="checkbox"/>
Final Plat	<input type="checkbox"/>
Design Review	<input checked="" type="checkbox"/>

APPLICATION IS HEREBY MADE TO THE ZONING ADMINISTRATOR THAT:

Property Owner: (Attach sheet if more than one property owner.)

Name: Halvorsen Construction Group
Address: 12515 Hillows Rd Suite 220
City: Kirkland

Phone No.: 425.658.1500
Cell No.: celly@ellinghalvorseninc.com
State: WA Zip: 98834

Applicant: (Attach sheet if more than one applicant.)

Name: Halvorsen Construction Group
Address: 12515 Hillows Rd Suite 220
City: Kirkland

Phone No.: 425.658.1500
Cell No.: celly@ellinghalvorseninc.com
State: WA Zip: 98834

BE GRANTED APPROVAL OF DESIGN REVIEW FOR THE FOLLOWING:

lobby, office and storage expansion - (Phase see attached drawings)

ON PROPERTY LOCATED AT: 395 STATE Rt 64 - Tusayan

Assessor's Parcel No.: 502 -17-028

Legal Description of Property: MONARCH ENTERPRISES LLC

Existing Use of the Subject Property: RESTAURANT - full service

Existing General Plan Land Use Designation: _____

Existing Zoning of Subject Property: CG 10,000

SUBMITTAL CHECKLIST:

- \$400 non-refundable filing fee.
The purpose of this fee is to pay for legal noticing and application processing.
- Pre-application meeting with a staff planner of the Town of Tusayan.
Date met with staff for pre-application: _____
- A *typewritten* list of names and addresses of all property owners within 300 feet of subject property.

NOTE TO APPLICANT: Please check each of the following items when completed and made a part of this application.

- Copy of Deed of Record.
- Four (4) copies of a site plan (24" x 36"), including eight (8) reduced copies (8 1/2" x 11") indicating the following:
 - Location and boundaries of the property, dimensions of all lot lines, names and location of all bordering streets and alleys, size and dimensions of all on-site buildings (existing and proposed), design and layout of vehicular access, on-site parking and loading areas, location of trash bins, location of all free-standing signs (existing and proposed), location of all walls or fences, direction of existing and proposed drainage, scale, north arrow and date.
 - Identify landscape areas (existing and proposed), itemize size and type of plants and identify any trees that are to be removed, and depict all proposed inorganic landscaping.
 - Total land area in square feet or acreage.
 - Parking and paving areas (square footage and percent of lot coverage) including a parking layout.
 - Open Space Area (square footage and percent of lot coverage).
 - Recreational Areas (square footage and percent of lot coverage).
 - Architectural drawings including floor plans in sufficient detail to permit computation of yard and parking requirements and elevations of all proposed structure or additions as they will appear upon completion. All exterior surfacing materials and colors shall be specified. Color renderings or paint and material samples are required.
 - Lighting plan including location of all outdoor lighting fixtures and description of each (i.e. lamp type, lumen output, shielding).
 - Grading and drainage plans if applicable
 - Any additional information determined to be necessary by the Zoning Administrator.

PLANNING AND ZONING COMMISSION AND/OR TOWN COUNCIL REVIEW OF EACH DESIGN REVIEW APPLICATION WILL INVOLVE CONSIDERATION OF THE FOLLOWING FACTORS:

1. Compliance with all applicable requirements of the Town's General Plan, Zoning Code and Development Standards.
2. Overall site design and architectural quality as it relates to the intent of the Zoning Ordinance and to the general nature of the area in which the development is to be located.

The Planning and Zoning Commission and/or Town Council will consider all aspects of the Design Review application before making a determination to approve, conditionally approve, or deny the request. The ruling of the Planning and Zoning Commission and/or Town Council will be final unless appealed to the Board of Adjustment in accordance with the requirements of the Tusayan Zoning Code.

PUBLIC HEARINGS

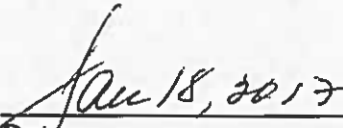
The Planning and Zoning Commission meets regularly. Applicants will be notified by phone, mail or email of meeting dates, times and places. An incomplete application may delay the scheduling of a hearing.

APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION AND INCORPORATION OF THE ABOVE-MENTIONED ITEMS INTO THIS APPLICATION FOR DESIGN REVIEW.

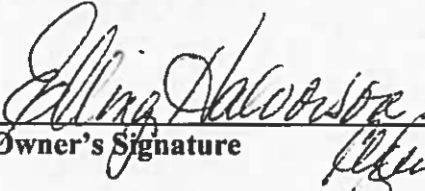
I certify that I am the record owner or authorized agent, and that the information filed is true and correct to the best of my knowledge.



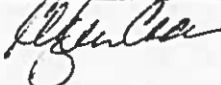
Applicant's Signature

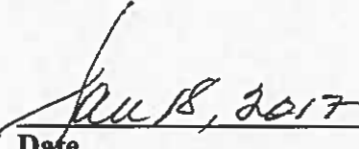


Date



Owner's Signature





Date

Property Owners (within 300' radius)

Red Feather Properties

**Attn: John Thurston
Chris Thurston
Bess Foster
Clarinda Vail**

**PO Box 1460
Grand Canyon, AZ 86023**

Logan Luca LLC

Attn: John Rueter

**PO Box 3392
Grand Canyon, AZ 86023**

Just outside the 300' radius

Boomerang LLC

**12515 Willows Rd NE
Suite 200
Kirkland, WA 98034**

GLC Restaurants

Attn: Greg Cook

**PO Box 3026
Grand Canyon, AZ 86023**

Destination Cinema

Attn: Janet Rosner

**PO Box 3309
Grand Canyon, AZ 86023**



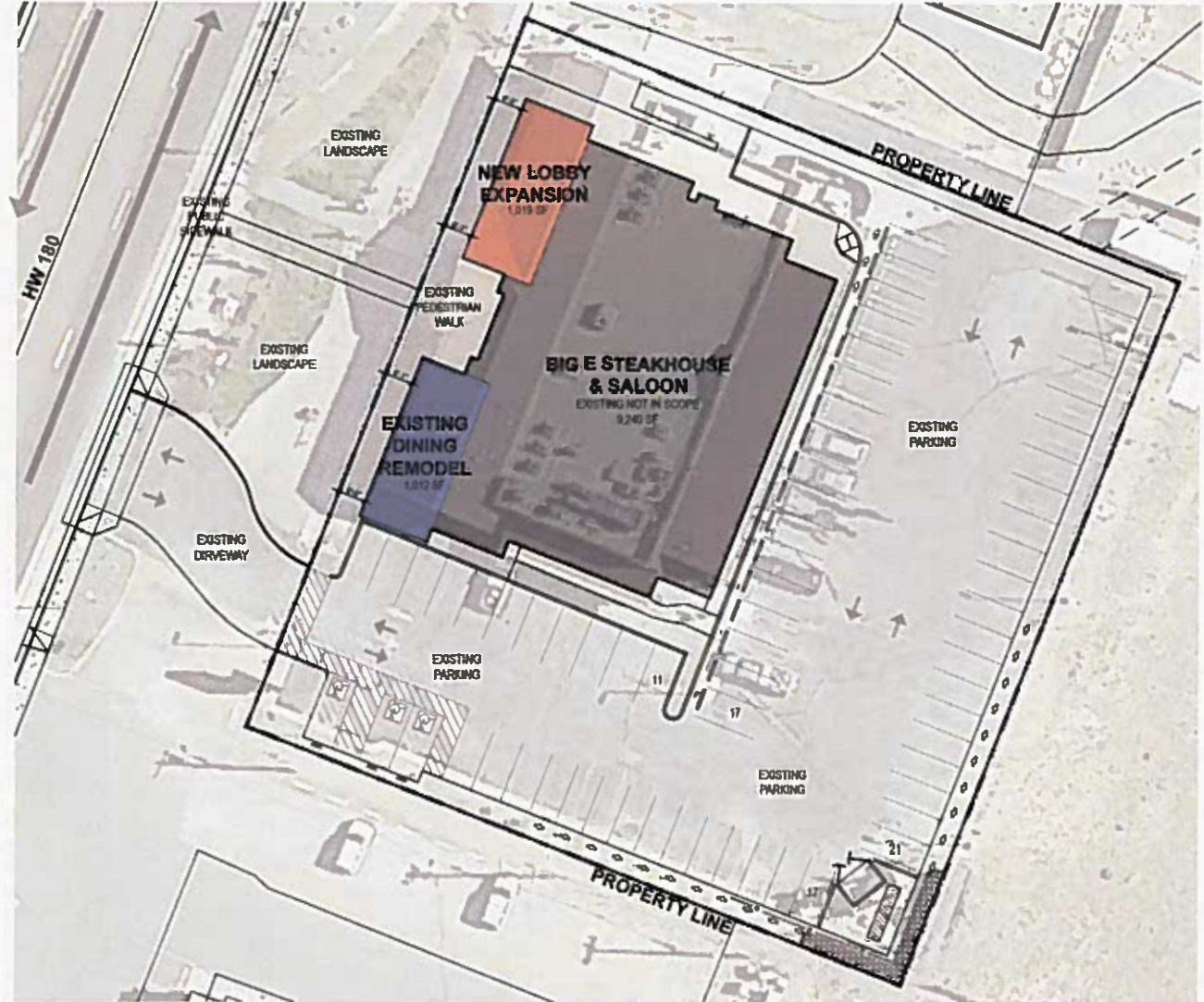
BIG E STEAKHOUSE & SALOON

DESIGN REVIEW OVERLAY PACKAGE:
SITE PLAN, ARCHITECTURAL PLANS.





VICINITY MAP - TUSAYAN, AZ



DRO REVIEW SCOPE

- North new lobby expansion.
- South existing dining room remodeling.

- *No landscape change made.
- *No signage change made.
- *No exterior lighting proposed

SITE PLAN

N up
1/32" = 1' - 0"





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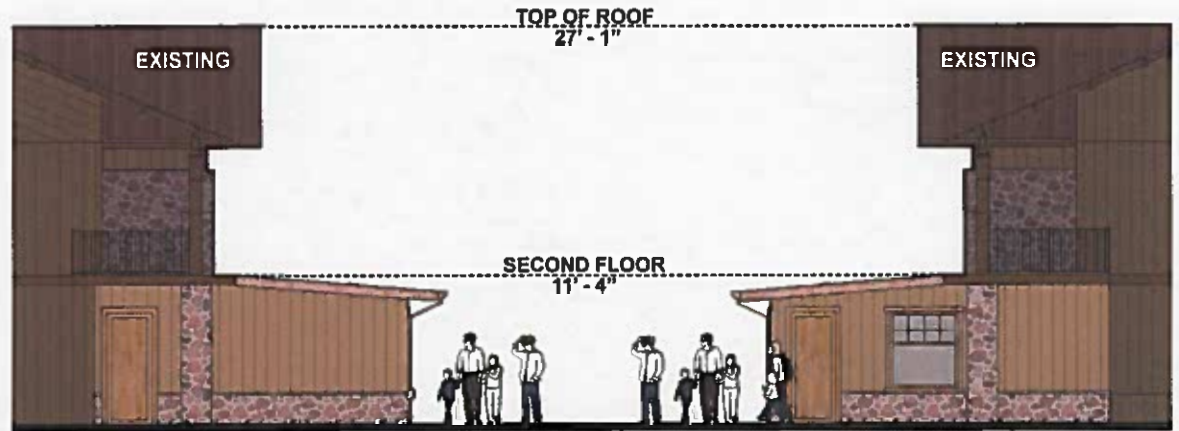
⑤ ⑥

WEST ELEVATION



ELEVATION DIAGRAM

- ① **STANDING SEAM ROOF**
(COLOR MATCHING EXISTING)
- ② **EXISTING WINDOW**
(HEADER LINEUP WITH NEW GARAGE DOOR)
- ③ **BOARD AND BATTEN**
(COLOR AND PATTERN MATCHING EXISTING)
- ④ **NEW STONE VENEER**
(COLOR AND PATTERN MATCHING EXISTING)
- ⑤ **NEW GUTTER**
(COLOR MATCHING BACKGROUND COLOR)
- ⑥ **NEW GARAGE DOOR**



NORTH ELEVATION

GROUND FLOOR 0'-0"

SOUTH ELEVATION

EXTERIOR ELEVATION & MATERIAL

12.9.2016

DESIGN REVIEW OVERLAY (DRO), BIG E STEAKHOUSE & SALOON, TUSAYAN, AZ

1/8" = 1' - 0"

JENSEN / FEY ARCHITECTURE & PLANNING
7730 LEARY WAY NE REDMOND, WA 98032
www.jensfey.com

425-214-0310 • 425-214-0321





- NEW LOBBY EXPANSION**
 AREA: 1,019 SF

- EXISTING DINING REMODELING**
 AREA: 1,012 SF

- EXISTING RESTAURANT NOT IN SCOPE**
 AREA: 9,266 SF

OVERALL FLOOR PLAN

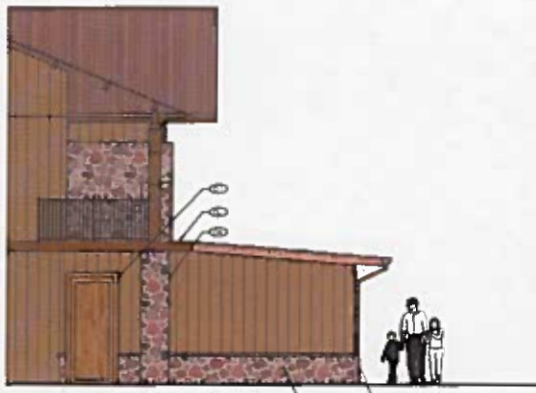
12.9.2016 DESIGN REVIEW OVERLAY (DRO), BIG E STEAKHOUSE & SALOON, TUSAYAN, AZ

JENSEN / FEY ARCHITECTURE & PLANNING
 7750 LEARY WAY NE REDMOND, WA 98072
 www.jfpaia.com



425.216.0310 • 425.216.0329

IF THE WALLS ARE NOT 2" THICK DRAWING IS NOT TO SCALE.



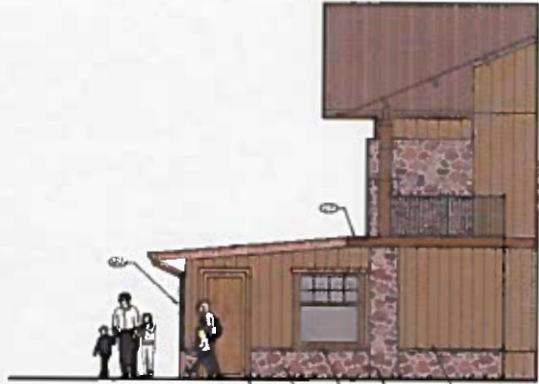
1 NORTH ELEVATION



2 LOBBY ELEVATION



3 DINING ELEVATION



4 SOUTH ELEVATION

KEY NOTES

- 1) STAND-OFF CORNER SPLICE
- 2) NEW PLA-DECK EDGE MATCH NEW ROOF
- 3) PAINT TO MATCH BACKGROUND
- 4) NEW STONE VENEER COLOR MATCH EXISTING
- 5) NEW BOARD AND BATTEN PAINT TO MATCH EXISTING
- 6) EXISTING COLUMN TO PROTECT DURING CONSTRUCTION
- 7) ALL NEW DOOR WINDOW FRAME MATCHING EXISTING DOOR WINDOW FRAME
- 8) END OF MATERIAL, POST



DATE	08/17/17
DESIGNER	WCC, JR
DATE	08/17/17
DESIGNER	WCC, JR
DATE	08/17/17
DESIGNER	WCC, JR

DESIGNED BY	WCC, JR
DATE	08/17/17
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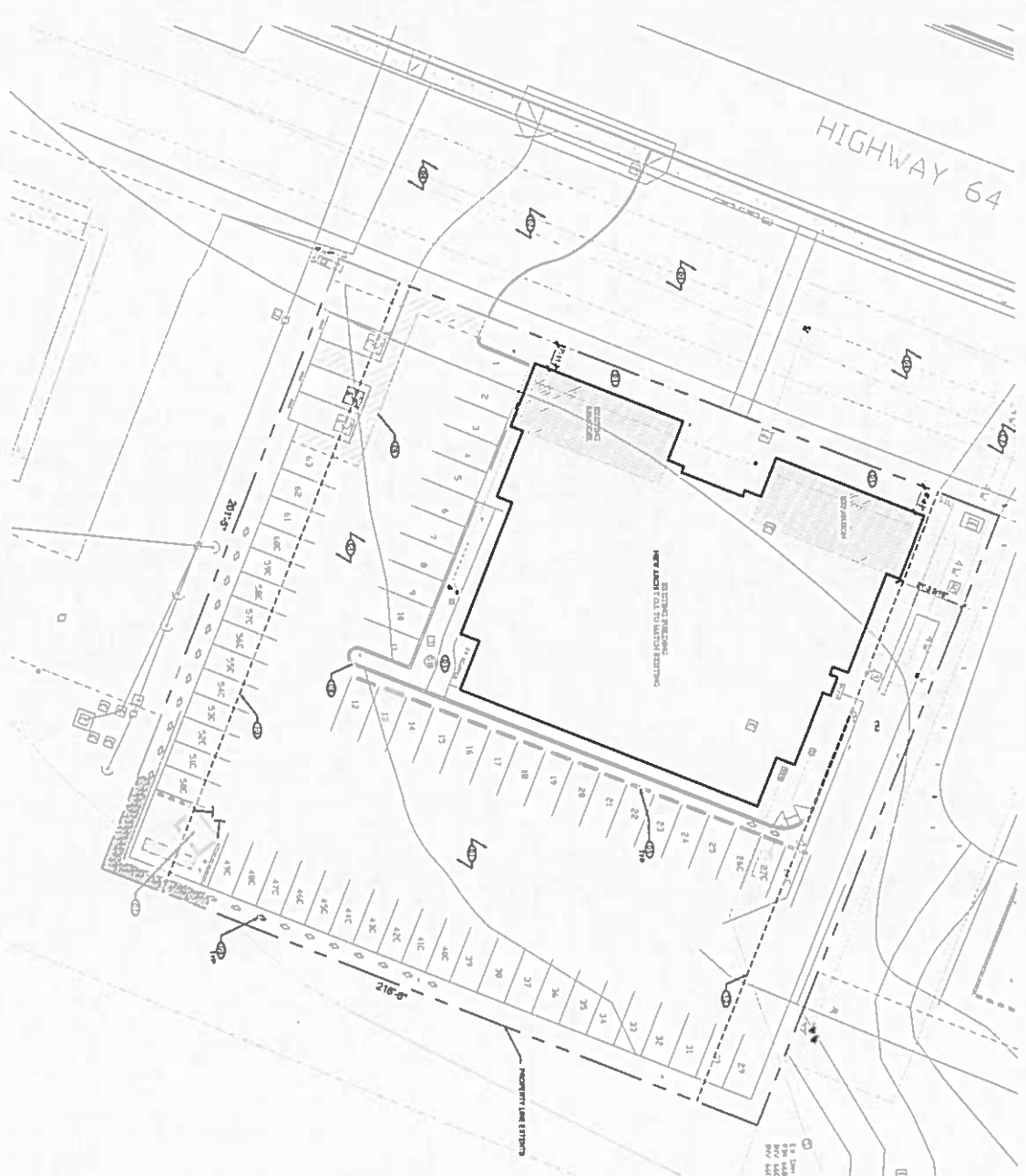


BIG E STEAKHOUSE & SALOON

395 AZ-64, Grand Canyon Village, AZ 86023

EXTERIOR ELEVATION

1
A201



HIGHWAY 64



KEY NOTES

- 1. All work shall be in accordance with the approved plans.
- 2. All work shall be completed within the specified time frame.
- 3. All work shall be done in accordance with the applicable codes and regulations.
- 4. All work shall be done in accordance with the applicable codes and regulations.
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- 9. All work shall be done in accordance with the applicable codes and regulations.
- 10. All work shall be done in accordance with the applicable codes and regulations.

TALLIES

TOTAL EXISTING BUILDING AREA
 TOTAL EXISTING PARKING SPACES
 TOTAL EXISTING DRIVEWAYS
 TOTAL EXISTING UTILITIES



<p>SCALE A101</p>	<p>BIG E STEAKHOUSE & SALOON 195 AZ-64, Grand Canyon Village, AZ 86023</p>	 Jensen Key <small>ARCHITECTS & ENGINEERS</small> <small>7111 W. GREENWAY, SUITE 100, PHOENIX, AZ 85042</small> <small>PH: 602.998.8888</small>	<p>DATE: 11.17.17 PROJECT: 195 AZ-64 DRAWING: 5818</p>	<p>SCALE: 1/8" = 1'-0" DATE: 11/17/17</p>	
<p>SITE PLAN</p>					