

TUSAYAN PLANNING AND ZONING COMMISSION MEETING

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

Tuesday, February 27, 2018 at 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 February 27, 2018 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 SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Gossard called the meeting to order at 4:15 p.m. and led the Pledge of Allegiance.

2. ROLL CALL

Upon roll call, the following were present:

CHAIR ROBERT GOSSARD

COMMISSIONER CLAYANN COOK

VICE CHAIR JANET ROSENER

COMMISSIONER ANAVON HARRIS

Also Present were:

Bruce Northern, Town Clerk

Zijun Liang, Administrative assistant

Lawrence Tomasello, Town engineer

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 12/12/17

Vice Chair Rosener made a motion to approve the Consent Agenda. Commissioner Harris seconded the motion and it passed on unanimous vote, 4-0.

6. PUBLIC HEARINGS

A. Zone Amendment No. 2018-03: Discussion of Adult Oriented Businesses.

Commissioners started the discussion on Sec.14.10-12, adult oriented business code.

Vice Chair Rosener made a motion to adopt Resolution No. 2018-01; a Resolution of Planning and Zoning Commission of the Town of Tusayan recommending that the Town Council amend Ordinance No.2012-04 by approving Zone Amendment No. 2018-01. Chair Gossard seconded the motion, and it passed on unanimous vote, 4-0.

B. Zone Amendment No. 2017-04: Continuation of discussion of Sec. 14, Temporary Use Permits, based on commentary and instruction of Commissioners at 12/12/17 meeting.

Town engineer Mr. Tomasello mentioned that the Coconino County is contracted to address animal control issues in the town. Sec 14.03 regarding keeping animals is the new language and he encouraged commissioners to raise questions on this topic. He explained that the new code will still be enforced under the agreement with Coconino County.

Vice Chair asked a question about Sec. 14.1, A4, Roof Mounted Mechanical Equipment about equipment that cannot be physically fit in the area space requirement of the new section. Town engineer suggested that we adjust the language to maintain compatibility with existing buildings.

Town engineer Mr. Tomasello mentioned the updates on Sec. 14.5 Wireless telecommunication facilities. CC&R is not required.

Commissioners and Town engineer Mr. Tomasello engaged in lengthy discussion of Sec. 14.10 fence and walls.

Commissioners mentioned that preferred only receive documents which need to be reviewed in this specific meeting.

C. Zone Amendment No. 2018-02: Discussion of Sec. 15, Off-Street Parking.

Town engineer Mr. Tomasello expressed the details about shared parking, off-site parking and design standard off-site parking areas. Resident Julie Aldaz spoke about the hotel guests sharing Red Feather lodge parking lot while they stay across in the peak season. She expected that commissioners would assume each company is using their parking lot appropriately.

D. Zone Amendment 2018-03: Discussion of Sec. 13, Special Purpose Zones

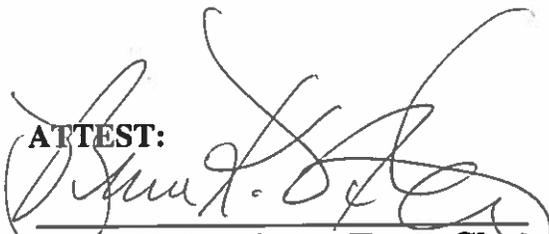
Town Clerk read a letter from Bergin, Frates, Smalley, and Oberholtzer law firm concerning questions and commentary on proposed Secs 20, 14, 13 and 15 discussed at this meeting.

7. ACTION ITEMS

NONE

8. MOTION TO ADJOURN

Commissioner Rosener made a motion to adjourn at 6:05 p.m., Commissioner Harris seconded the motion and it passed unanimously.

ATTEST:

Bruce K. Northern, Town Clerk

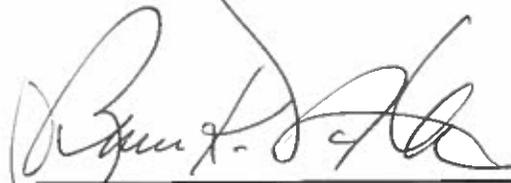
 3-27-18
Robert Gossard, Chair Date

CERTIFICATION

State of Arizona)
) SS.
Coconino County)

I, Bruce K. Northern, 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 February 27, 2018. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 27th day of February 2018


Bruce K. Northern, Town Clerk