

RESOLUTION NO. 2013-04

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF TUSAYAN, ARIZONA, GRANTING AN AMENDMENT OF A CONDITIONAL USE PERMIT FOR A WASTEWATER TREATMENT PLANT AND ACCESSORY STRUCTURES AND USES

WHEREAS, a conditional use permit for a wastewater treatment plant, expansion of a wastewater treatment plant, two manufactured homes for employees, laboratory, building addition and a 600,000 gallon reclaimed water tank was previously approved on the subject property by Coconino County (UP-90-34, UP-96-01, UP-97-03 and CUP-07-039), with an expiration date of October 30, 2010; and

WHEREAS, on May 4, 2011, the Tusayan Town Council approved CUP-10-052 and Resolution No. 2011-05-04-01, that renewed subject conditional use permit subject to findings and conditions that included an expiration date of October 30, 2030 and

WHEREAS, the Planning and Zoning Commission of the Town of Tusayan has held a duly noticed public hearing on CUP2013-02 on March 26, 2013; and

WHEREAS, the Planning and Zoning Commission of the Town of Tusayan has determined that the findings for granting an amendment of a conditional use permit have been met;

NOW, THEREFORE, BE IT RESOLVED that the Tusayan Planning and Zoning Commission approves application, Case No. CUP2013-02, to amend a conditional use permit for a wastewater treatment plant and accessory structures and uses subject to the following findings and conditions:

- a. That the proposed location of the conditional use is in accord with the objectives of this Ordinance and the purpose of the zone in which the site is located.
- b. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- c. That the proposed conditional use will comply with each of the applicable provisions of this Ordinance.
- d. That the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the Tusayan Area Plan.
- e. That this amendment shall expire the same date as CUP-10-052 or on October 30, 2030. An application to renew the Conditional Use Permit is required to be submitted prior to that date.
- f. Approval of a waiver of the required east side setback from 20 feet to 10 feet.
- g. Compliance with the site plan, elevation drawings and narrative letter dated February 21, 2013.
- h. Execution of a Proposition 207 Waiver regarding the granting of the reduced side setback.

PASSED AND ADOPTED BY the Chairman and Members of Planning and Zoning Commission of the Town of Tusayan, March 26, 2013.

FOR THE PLANNING & ZONING COMMISSION




Robert Gossard, Chairman

ATTESTED TO:




Melissa A. Malone, Town Clerk

REVIEWED BY:



Tami Ryall, Interim Town Manager

APPROVED AS TO FORM:



Bill Sims, Town Attorney