FINAL

TUSAYAN TOWN COUNCIL AND PLANNING AND ZONING COMMISSION JOINT WORKSHOP

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

WEDNESDAY, FEBRUARY 22, 2012 @ 5:15 P.M.

Best Western Squire Inn, Zuni Conference Room

74 State Route 64, Tusayan Arizona

TOWN COUNCIL AND PLANNING AND ZONING COMMISSION JOINT WORKSHOP MINUTES

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
   The Mayor called the meeting to order at 5:30pm and the Pledge of Allegiance was recited.

2. **ROLL CALL**
   Upon roll call, the following were present:

MAYOR BRYAN	**COUNCIL MEMBER RUETER**
VICE MAYOR MONTOYA - absent	**COUNCIL MEMBER FITZGERALD**
	COUNCIL MEMBER SANDERSON
P&Z COMMISSIONER GOSSARD	**P&Z COMMISSIONER TOWNSEND**
P&Z COMMISSIONER HEARNE	**P&Z COMMISSIONER ANGAT**
P&Z COMMISSIONER COOK – absent	

Also Present: Town Manager Ochoa
Town Clerk Sutton
Assistant Clerk Garver
Town Planner Turner

3. **WORKSHOP TOPICS**

   A. **REVIEW OF PROPOSED CHANGES TO ZONING ORDINANCES**

CONTITIONAL USE PERMITS VS. USE BY RIGHT:

At the February 8th Workshop, the Council asked for a comparison of CUPs and use by right. The Town Planner gave the following information.

Advantages to CUPs:
Increased control over various aspects of the land use.
Ability to place time limits on some uses that may prove to be incompatible with adjacent uses.
Ability to grant waivers in situations where compliance with zoning ordinance standards is not appropriate.

Disadvantages to CUPS:
CUPs take a long time to process to completion.
Every CUP is unique, making them more difficult for the Town to administer.
Some questions about existing CUPs may take extensive research for staff to answer.

Some uses that require CUP approval do not warrant the level of review and scrutiny that is involved. Some uses do not warrant the condition of a time limit.

Advantages to Use by Right:
Site plan approval process is usually shorter than CUP process, a fact usually appreciated by applicants. Lack of extensive conditions makes approval easier to administer.
Site Plan review can ensure compliance with Zoning Ordinance requirements.
Disadvantages to Use by Right:
Not as much control over the development and use as with a CUP.

Section 8 - The definition of "campground" was amended to include occupancy by park model travel trailers.
P&Z Commissioner Townsend joined the Joint Workshop.
There was discussion about the park models in the campground as the definition of campground had "overnight" in it. The consensus of the group was to preserve the ability for work campers or RV's to be in the campground but not create a park model ghetto and the campground return to traditional uses as housing became more accessible. A newer definition will need to be created in the future as it is unknown when the lack of housing will no longer be an issue. This will be reviewed again.

Section 11 - Note: Red Bold indicates discussion took place and all voted on permitted uses. All others were suggested by the Town Planner and approved by the Council and P&Z Commissioners.

B. General Commercial Uses	CN-2/A	CG-10,000	CH-10,000
1. Amusement arcades	-	P	P
2. Appliance and hardware stores	~~C~~ P	P	P
3. Auction houses/stores – indoors	-	~~C~~ P	~~C~~ P
3. Auction houses/stores/yards – outdoors	-	C	C
(WILL RENUMBER WHEN FINALIZED)			
4. Auto lubrication and oil change operation	-	~~C~~ P	~~C~~ P
5. Automotive repair garage	-	~~C~~ P	~~C~~ P
6. Automotive service station	C	~~C~~ P	~~C~~ P
7. Automobile sales and services, including rental agencies	-	C	~~C~~ P
8. Bakeries, wholesale	-	~~C~~ -	~~C~~ P
9. Boat and camper sales and services	-	C	~~C~~ P
10. Bowling alleys and billiard halls	-	~~C~~ P	~~C~~ P
11. Campgrounds	-	C	~~C~~ P
12. Car washes	-	~~C~~ P	~~C~~ P
13. Ceramic studio with outdoor kiln	-	~~C~~ -	~~C~~ P
14. Cocktail lounges and bars	-	~~C~~ P	~~C~~ P
15. Contractor's yards	-	C	~~C~~ P
16. Convenience market	~~C~~ P	~~C~~ P	P
17. Drive-in restaurants	-	P	P
18. Drive-in theaters	-	~~C~~ -	C
19. Dry cleaners	-	P	P
20. Farm implement and machine sales, rental and repairs	-	C	~~C~~ P

21. Feed stores	-	~~C~~ P	~~C~~ P
22. General retail business establishments, except for Large Retail Establishments as defined in Section 8, engaged in selling goods or services to the public provided that such uses are conducted entirely within an enclosed building	P	P	P
23. Hotels and motels	-	~~C~~ P	P
24. Large retail establishments as defined in Section 8 (establishments over 70,000 square feet are prohibited)	-	~~C~~ P	~~C~~ P
25. Laundry pick-up and delivery agencies	~~C~~ -	~~C~~ P	~~C~~ P
25. Self Service Laundries	P	P	P
26. Mortuaries	-	~~C~~ P	P
27. Motorcycle sales and services, including rental agencies	-	C	~~C~~ P
28. Nurseries and garden supply stores	C	~~C~~ P	~~C~~ P
29. Public storage facilities (mini-storages)	- C	~~C~~ P	P

Council Members and P&Z Commissioners took a break from 7:50pm to 7:54pm.

30. Recreational vehicle sales and service	-	C	~~C~~ P
31. Recreational vehicle and travel trailer parks	-	C	C
32. Restaurants conducted within a building including sale of alcoholic beverages	C	P	P
33. Skating rinks	-	~~C~~ P	P
34. Stone and monument yards	-	C	C
35. Theater	C	~~C~~ P	~~C~~ P
36. Tire sales and service	-	~~C~~ P	P
37. Truck and trailer rental, sales and service	-	C	C
38. Veterinarian office and small animal hospitals	-	C	P
39. Vehicular storage yards (not including auto wrecking yards)	-	C	C
40. Warehousing	-	P	P
***41.* Canopies over gasoline ----------ELIMINATE LINE - ----------**			
42. Solid waste hauler's yard	~~C~~ -	~~C~~ -	C
43. Wireless Telecommunications Facilities subject to the provisions of Section 14.5	C	C	C
44. Medical marijuana dispensaries subject to the provisions of Section 14.9.	-	P	P
45. Medical marijuana cultivation and infusion facilities Subject to the provisions of Section 14.9	-	-	C
46. RESTAURANTS WITH OUTDOOR DINING	C	P	P
47. APARTMENTS, WHEN LOCATED ABOVE THE FIRST FLOOR OF THE BUILDING	C	P	P

C. Public and Semi-Public Uses	CN-2/A	CG-10,000	CH-10,000
1. Day care centers and preschools	~~C~~ P	C	~~C~~ -
2. Churches	- P	~~C~~ P	~~C~~ P

Legal Counsel needed

3. Clubs and lodges including YMCA, YWCA and similar youth group uses	**- C**	**C**	**C P**
4. Commercial trade or vocational schools	**C**	**P**	**P**
5. Convalescent homes and hospital	**-**	**C**	**C P**
6. Educational institutions, public or private	**-**	**C**	**C**
7. Libraries and museums, public or private	**C**	**C P**	**C P**
8. Parks and recreational facilities, public or private, including tennis, racquetball and handball clubs and facilities	**- C**	**C P**	**C P**
9. Post office branch	P	P	P
10. Public/private utility installations	**C**	**C**	**C**

D. Accessory Uses	CN-2/A	CG-10,000	CH-10,000
1. Accessory uses and structures located on the same site as a permitted use	P	P	P
2. Accessory uses and structures located on the same site as a conditional use	C	C	C
3. A single family residence established as an integral part of the commercial operation, for exclusive use by the owner/operator of the business	**- C**	**C P**	**C P**
4. Accessory retail propane sales, tanks 2000 gallons or less, subject to the issuance of a building permit	-	P	P
5. Metal Storage Containers	See Section 14.7		

E. Temporary Uses	CN-2/A	CG-10,000	CH10,000
Temporary uses as prescribed in Section 14.1	P	P	P

Section 15 - At the February 8th Workshop, the Council asked for some information on required parking for uses in other communities to see how that compares with the parking requirements in the Tusayan Zoning Ordinance. Here are the results of this limited research:

	Tusayan	Camp Verde	Sedona	Estes Park, CO
Restaurant	1/100 sq. ft. GFA	1/50 sq. ft. public floor area + 1/employee	Primarily on-site consumption& >customer service 16 seats= 1/100 sq. ft. GFA; <16 seats & primarily off-site consumption = 1/200 sq. ft. GFA	1/100 sq. ft. of area
General Retail	1/200 sq. ft.	1/200 sq. ft.	1/250 sq. ft	1/200 sq. ft.
Hotel	1/ guest rm.	1/guest rm. +1 per 2 employees	<60 guest rms=1/rm +5; >60 guest rms= 1/rm + 10 spaces	1/rm<750 sq. ft; 2/rm>750sq.ft.+ 1 per 3 employees +75% pkg req'd for other uses

Section 16 - In response to feedback received at the February 8th Workshop, staff has changed this section so that visitor information signs provided by non-profit community based organizations are exempt from the sign regulations.

B. REVIEW OF DESIGN REVIEW OVERLAY

Council and P&Z Commissioners did not review the DRO. The Town Manager stated that the Town Attorney said that a Design Review Overlay is not legally required but that many communities do have them.

4. MOTION TO ADJOURN

Commissioner Gossard moved to adjourn the meeting.
Commissioner Hearne seconded the motion. All were in favor. Motion passed.

Meeting adjourned at 10:18pm.

ATTEST: On this date, March 7, 2012.

Enrique Medina Ochoa, Town Manager

Greg Bryan, Town Mayor

Bill Sutton, Town Clerk