FINAL

TUSAYAN TOWN COUNCIL AND PLANNING AND ZONING COMMISSION JOINT WORKSHOP

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

TUESDAY, APRIL 3, 2012 @ 5:30 P.M.

Tusayan Town Hall BLDG

845 Mustang Drive, 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 5:32pm 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	**COUNCIL MEMBER FITZGERALD**
	COUNCIL MEMBER SANDERSON
CHAIRMAN GOSSARD	**COMMISSIONER ANGAT**
COMMISSSIONER COOK	**COMMISSIONER HEARNE**
	COMMISSIONER TOWNSEND – absent

Also present: Town Manager Ochoa
Town Planner Turner
Assistant Town Clerk Garver

3. **WORKSHOP TOPICS**

A. REVIEW OF PROPOSED CHANGES TO ZONING ORDINANCES

There were no comments on Mr. Turner's summary of the most recent proposed changes to the Zoning Ordinance.

B. REVIEW OF DESIGN REVIEW OVERLAY

Mr. Turner stated that the Council and the Planning and Zoning Commission had requested that the Design Review Overlay be incorporated into the Zoning Ordinance. Parts of it could be placed in various zoning district regulations and those that did not fit neatly into zoning district regulations would be put into Section 13.10 to form a new design review section of the Zoning Ordinance. The parts of the DRO that were left were to be converted into a design guideline, not a regulatory document.

The Town Attorney has reviewed the issues and has offered 3 options:

1) Amend the Zoning Code for greater flexibility
   a. Amend the Tusayan Area Plan,
   b. Amend the DRO and

c. Amend the Zoning Code.

2) Leave the DRO in place but significantly modify it
   a. Amend the DRO - take out provisions that have discernible criteria and place in applicable zoning district & leave in generic guideline that would apply uniformly
   b. Amend the Zoning Code and make sure that all amendments are consistent with Tusayan Area Plan
3) Delete the DRO
   a. Leave the Tusayan Area Plan un-amended.
   b. Rescind the DRO entirely
   c. Amend the Zoning Code – take all provision out of DRO that have discernible criteria and put in applicable zoning districts, take the DRO generic guidelines and apply uniformly across all areas of the town, place in a design review section of the Zoning Ordinance, ensure that all amendments are consistent with the Tusayan Area Plan.

Mr. Turner preferred the third option as it avoids the necessity of amending the Tusayan Area Plan at this time, though it will need to be amended in the near future. The DRO will be eliminated as a separate document, something the Council and Commission have expressed interest in doing. Any revisions of the DRO and Zoning Ordinance must be done simultaneously and the amendments to the DRO must comply with the notice provisions applicable to amending an overlay district. This process will result in zoning regulations that retain the content of the DRO but lose the name. Some of the language dealing with aesthetics will be left unquantifiable.

The Mayor stated that the Council has no desire to go over the DRO and trust that Mr. Turner will see that all is done legally and properly. The Council will now withdrawn from continuing its review of the Zoning Ordinance and hand it over to the Planning and Zoning Commission.

4. MOTION TO ADJOURN
Council Member Rueter moved to adjourn the meeting at 6:10pm.
Commissioner Angat seconded the motion. All were in favor. Motion passed.

ATTEST: On this date, May 12th, 2012.

Greg Bryan, Town Mayor

Town Clerk