TOWN OF TUSAYAN

TUSAYAN GENERAL PLAN 2024

Adopted by the Mayor and Council

of the Town of Tusayan on April 16, 2014

Acknowledgements

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CHAPTER 1: INTRODUCTION

Purpose

Upon adoption by the Town Council, this will be the first General Plan for the Town of Tusayan. It supersedes the Tusayan Area Plan which was first adopted by the Coconino County Board of Supervisors in 1995 and later amended in 1997. Following incorporation of Tusayan as a town in 2010, the Town Council adopted the Tusayan Area Plan as its land use guidance document. Recognizing that the Tusayan Area Plan did not meet all of the requirements of a General Plan, the Town Council began its efforts to develop a General Plan in accordance with the statutes of the State of Arizona.

The State of Arizona requires all municipalities to have a General Plan as set forth under the Growing Smarter legislation passed in 2000 (Arizona Revised Statutes, Title 9, Cities. Sections 9-461.05 & 9-461.06). Section ARS 9-461.05 states: "Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality." However, a General Plan does more than just meet its legal requirements. The General Plan serves as a blue print for the town's future development. In the case of Tusayan, it is a statement of what the Town wants to become and how it wants to get there. It also expresses what is good about the community and recognizes the challenges it faces in achieving the goals it has set forth.

This General Plan was prepared and developed according to the requirements set forth in state statute. The draft General Plan was transmitted to various organizations, entities, and agencies for review and comments on September 20, 2013. Noticed public hearings were held by the Planning and Zoning Commission on August 20, 2013, December 17, 2013, January 14, 2014, and February 25, 2014. The action of the Planning and Zoning Commission at the February 25th public hearing was to refer the Plan back to staff to make appropriate revisions to comments received during that meeting and bring it back to the Commission for further review and action on March 12, 2014. On March 12, 2014, The Planning and Zoning Commission passed a motion recommending adoption of the Tusayan General Plan 2024, by the Town Council. On April 16, 2024, the Tusayan Town Council approved Resolution No. 2014-04, thereby adopting the Tusayan General Plan 2024.

Vision Statement

The Tusayan General Plan 2024 is a statement of the community's values and vision. The Plan contains the Town's goals, objectives, and policies on future growth and development, its aspirations for the future, and the strategies for implementation to achieve those goals, objectives and policies. It is based upon a strong, self-sufficient community that desires diverse economic and employment opportunities, that is attractive to new employers and businesses, and is faithful to its historic and natural assets.

The Town foresees itself as a major entrance and staging center for visitors wishing to visit the Grand Canyon National Park. To avoid potential traffic congestion, the Town desires to continue improving and expanding a variety of transit modes to transport visitors to and from the Park.

The Town not only intends to continue maintaining a sense of community pride through progressive cooperation among its residents, businesses, and government, but also to encourage additional facilities and services to serve the needs of both residents and visitors alike. This vision of Tusayan includes an attractive, well maintained Town that is family oriented and friendly, while at the same time offering a wide range of recreational and cultural activities.

Tusayan has also envisioned creating more housing opportunities. Local residents realize that additional housing is required to accommodate employees of various tourist-oriented businesses. This has been a far-sighted and profoundly accurate insight into the lack of adequate housing inventory. The goals and objectives contained within the housing section of this document outline the direction in which these issues are to be addressed.

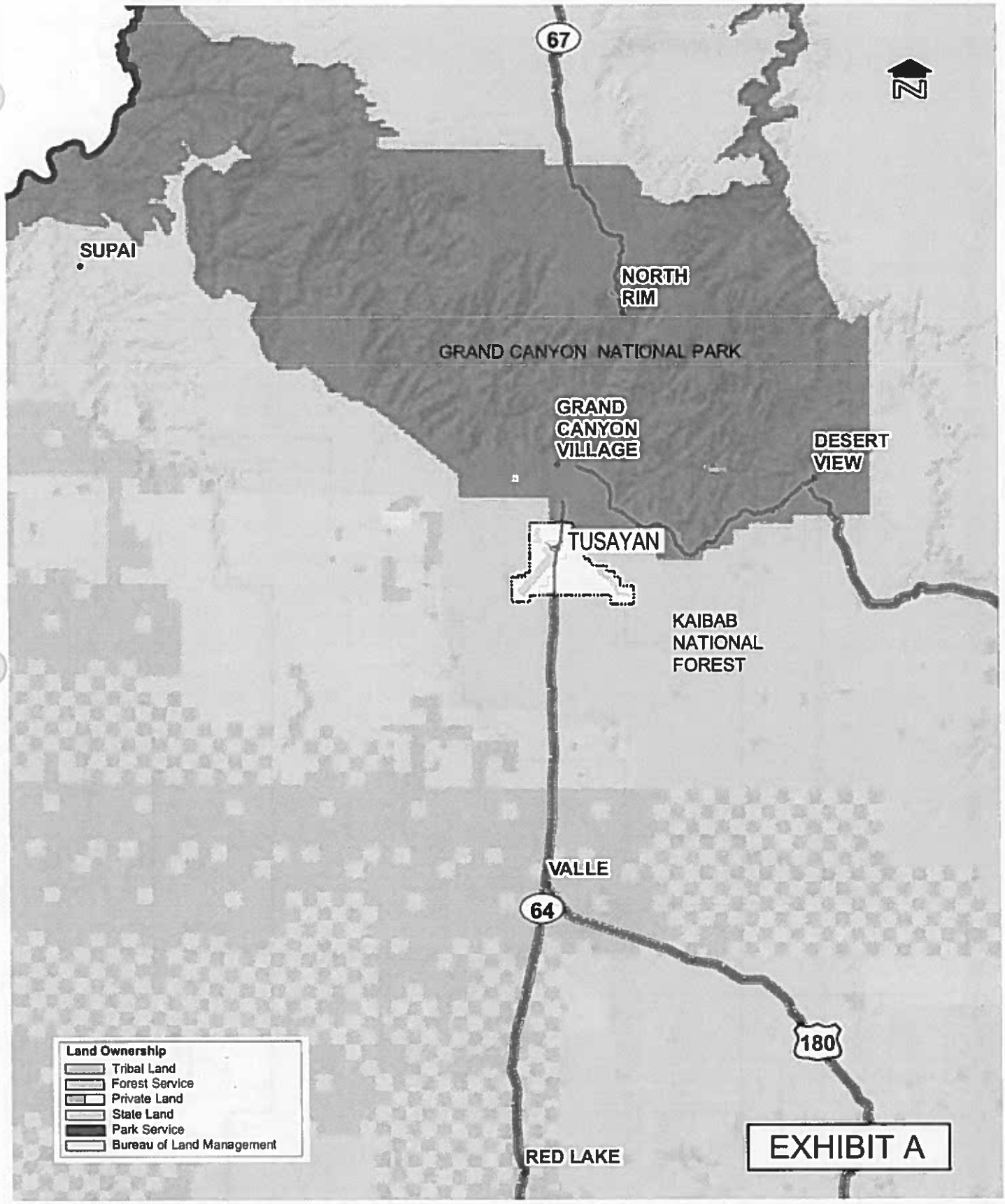
Regional Setting

The incorporated limits of the Town extend north to the main entrance of Grand Canyon National Park. Tusayan currently encompasses a land area of approximately 16.8 square miles and is divided by State Highway 64. Highway 64 runs south to the small unincorporated community of Valle. There it splits into two highways, one that proceeds south to Williams (State Route 64) which connects to Interstate 40 and the other southeast to Flagstaff (US Hwy 180). Exhibit A, the Regional Context Map, shows how the Town relates to the surrounding area.

The Town is bound on the north by the Grand Canyon National Park and the Kaibab National Forest. It is bordered on the east, south and west by the Kaibab National Forest. Most of the land, however, is part of the National Forest. There are two large private in-holdings in the National Forest that are within the Town limits.

The Town has a planning area that extends beyond the Town's limits. The purpose of the planning area is to indicate preferred future land use for property that may one day be annexed into the Town. It allows the Town to indicate the preferred future use of property on its borders. Tusayan's planning area extends one mile beyond the existing Town limits to the east, south and west. All of the land within the planning area and beyond the Town limits is within the Kaibab National Forest with the exception of a private in-holding west of town. Exhibit B, the Planning Area map, shows the Town limits and the Towns' planning area.

Grand Canyon National Park is over 1,900 square miles in land area. Most visitors to the South Rim of Grand Canyon National Park pass through Tusayan. In 2012, there were 4,421,352 Park visitors, approximately 90 percent of which visited the South Rim. In the last 20 years total annual visitation has fluctuated between 4 million and 4.8 million. Many of these visitors take advantage of the opportunity to stay, dine and/or shop in Tusayan. The Town is truly the gateway to the South Rim of the Grand Canyon. Tusayan would do well to continue to present itself as a place a Grand Canyon visitor would like to spend time. To keep the welcome mat out and even improve on its ability to attract visitors, the Town should consider measures that promote an inviting appearance; one that is consistent with what awaits them inside Grand Canyon National Park.



DATE: 12-6-2013

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(MILES)

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

Town of Tusayan
General Plan 2024

REGIONAL CONTEXT MAP
(Coconino County)

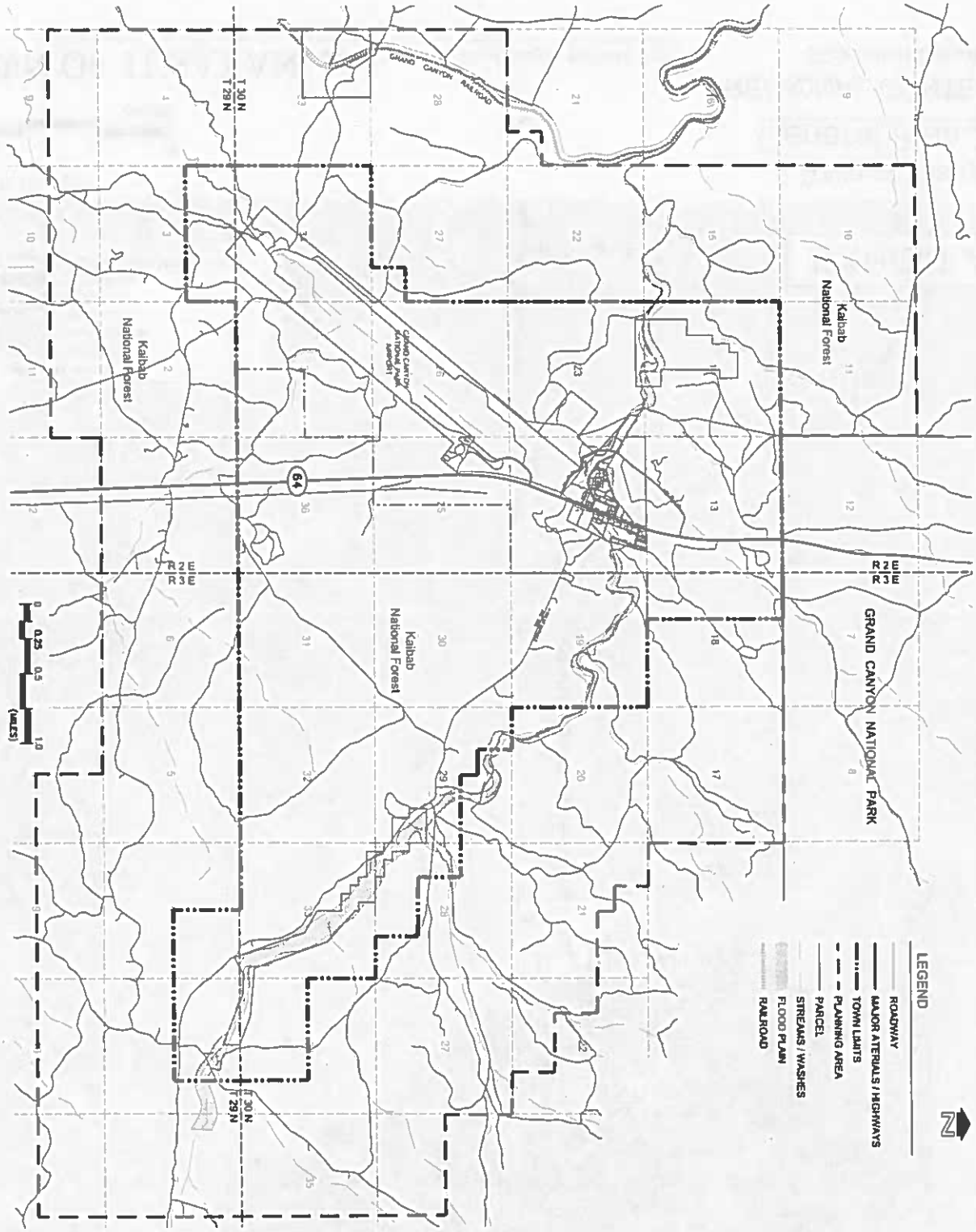


EXHIBIT B

General Plan 2024

PLANNING AREA

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 12-6-2013

Natural Setting

Tusayan's climate can be characterized as semi-arid. At an elevation of 6,593 feet, average high temperatures in the summer months are in the 80's. Low temperatures in the winter months are in the teen's, however, afternoon high temperatures average in the 40's due to the amount of sunshine the area receives.

Vegetation in the region is predominantly transitional between Great Basin Conifer Woodland and Rocky Mountain Montane Conifer Woodland. Vegetation types include Pinion-Juniper Woodland, grassland and relatively homogeneous stands of Ponderosa Pine. One federal candidate plant species, the Arizona Leather Flower, can be found near the TenX Ranch property in the Kaibab National Forest and along Forest Road 302 in the vicinity of the TenX Ranch property.

Soils are derived primarily from the surface strata, the Kaibab limestone, and are reported to have high shrink/swell characteristics. The terrain generally slopes away from the Grand Canyon. Drainage is from northeast to southwest. Even so, subsurface drainage, as well as some surface drainage, flows into the Grand Canyon and Colorado River.

Area wildlife includes mountain lion, elk, mule deer, coyote, porcupine, turkey, grey fox, chipmunk, skunk, squirrel, and javelina. There are many different species of birds in the area including the great horned owl, bluebird, pinion jay and hairy woodpecker. The Northern Goshawk is a sensitive species known to occur in the area as well as the endangered Mexican Spotted Owl, Bald Eagle, and Golden Eagle.

Demographics

The population of Tusayan has remained relatively stable over the last few decades. This is perhaps a function of the limited housing supply and the limited amount of privately owned property. Prior to incorporation, Tusayan was part of a Census Designated Place (CDP) that included a total of 28.6 square miles. The Tusayan CDP includes the core area of town (downtown) and no other highly populated areas. The 1990 census reported a population for the Tusayan CDP of 555 people. In 2000 the population of the Tusayan CD was 562 and in 2010 it was 558.

In 2010, 25.4 % of the Tusayan CDP population was under the age of 20. Only 5.2 % of the residents were 60 and older. The remaining 69.4 % were between the ages of 20 and 60. The median age is 31.5. 42.1 % of the population identified themselves as White while 40.7 % identified themselves as Hispanic. The remaining population is made up of American Indian (7.2%), Asian (6.1%), two or more races (3.2%), Black (0.4%) and Native Hawaiian and other Pacific Islander (0.3%).

There were 289 housing units in the Tusayan CDP in 2010. Of these, 79.9 % were occupied. The median household income was reported to be $50,048. All of the statistics in this section of the General Plan are from the US Census.

Public Participation Plan

The Town Council approved a Public Participation Plan (PPP) on January 23, 2013. This was the first step in the General Plan process. The PPP describes the processes and mechanisms the Town would use to obtain public input on the draft General Plan from beginning to end (adoption). The adoption of a PPP is a requirement of State Law. The statute requires that the governing body adopt written procedures to provide effective, early and continuous public participation in the development of the General Plan from all geographic, ethnic and economic areas of the community.

According to State Law, the PPP should provide for the broad dissemination of proposals and alternatives. It should provide an opportunity for the submittal of written comments. It shall also mention the required public hearings and public notice that is proposed. The PPP must allow for open discussion, communication programs and information services. Finally, the statute requires that the PPP provide for consideration of public comments by the Town. The PPP for the Tusayan General Plan meets statutory requirements. A description of the various elements of the proposed PPP follows.

Web Page: On January 28, 2013, the Town created a place on the Town's web site for the General Plan. This is a convenient way for the public to stay abreast of the progress of the General Plan. The General Plan web page contains information on upcoming meetings and events. It also includes minutes of public meetings as well as draft Plan documents. The General Plan web page includes an area for submission of public comments. Written comments provided outside of the internet environment are also encouraged.

Stakeholder Interviews: One of the best ways to determine issues that may impact the Town is through interviews with those individuals active in the community. This would include those persons directing governmental and public service organizations. Staff interviewed these individuals early in the General Plan process. Interviews were conducted on January 15, 16, 22, 23, and on February 1, 4, 5, and 12, 2013. Those individuals that were not available for an in-person interview were interviewed over the telephone on January 29 and 30 and on February 6, 2013. A total of 28 interviews were conducted with 38 individuals. In addition to issue identification, interviews were used to determine how stakeholders view the community and how they would like to see it develop in the coming years.

General Plan Technical Review Committee: The General Plan Technical Review Committee (GPTRC) consisted of seven individuals appointed by the Mayor and Town Manager. Appointment of GPTRC members occurred early in the planning process. One member of the GPTRC also served on the Planning and Zoning Commission and one member served on the Town Council. Input provided by the GPTRC gave technical credibility to the Plan and helped to ensure a broad perspective in terms of the issues that are addressed. The GPTRC met on July 2, 2013, to review the planning process, review comments from a member on the draft of the Plan, review the proposed trails maps and select preferred alternative titles for the Plan.

Public Town Hall Workshops: Four public meetings were held to garner feedback and support from the community. The format of the first meeting, held on March 5, 2013, was an interactive "Tusayan Town Hall" workshop, similar to an Arizona Town Hall. Those attending the workshop broke into groups and were asked to study and report on some community related questions. Results were reported out to the larger group and recorded for use in preparing the General Plan. The date, time and location of the meeting was announced on the Town's web site and distributed to the Town's e-mail list (a list of individuals interested in the Town's activities). Attendance was encouraged of all residents, employees, business owners and other interested persons. The results of the workshop are provided later in this section of the General Plan.

The second meeting, held on July 2, 2013, was also a public workshop, the focus of which were the proposed trails and selecting the best title for the Plan. The third meeting, held on December 30, 2013, focused on comments received by various agencies, organizations, and individuals. A fourth meeting was held on February 4, 2014 to discuss issues brought up during the public hearing by the Planning and Zoning Commission held on January 14, 2014.

Public Hearings: Statutorily required public hearings on the final draft of the General Plan were held by both the Planning and Zoning Commission and the Town Council. These hearings occurred toward the end of the planning process. A Planning and Zoning Commission meeting was held on August 20, 2013, followed by a Town Council meeting on August 21, 2013. Additional Planning and Zoning Commission hearings were held on December 17, 2013, and on January 14, 2014. During the January 14th hearing, direction was given to hold an additional workshop on February 4, 2014 and the public hearing was continued to February 25, 2014. Testimony was given during the February 25th meeting by the representatives of the Grand Canyon National Park that resulted in continuation of that meeting to March 12, 2014, to allow staff time to respond to comments given. Following that March 12th public hearing, the Planning and Zoning Commission made a motion recommending to the Town Council approval of the Tusayan General Plan 2024. The Town Council held its public hearings on April 9, 2014 and April 16, 2014, approving Resolution No. 2014-04; A Resolution of the Town Council of the Town of Tusayan adopting the Tusayan General Plan 2024.

Notice of each public hearing was provided by legal ad, by an article in the local newspaper, by announcement on the Town's web page, by distribution to the Town's e-mail list, and by continuation of public hearings to another specific date and time. Citizen feedback, both in writing and in the form of oral testimony, at the public hearings was encouraged.

Public Input

At the Town Hall meeting that took place early in the planning process, participants were asked for words that best described what they wanted Tusayan to be. This was an important exercise that provided guidance in the preparation of the various elements of the Plan. It is important that the goals included in the General Plan support the common vision held by the residents and businesses that make up the Town.

The most commonly used words by residents at the Town Hall meeting were scenic, quiet, ecologically sustainable, safe, friendly, and community oriented. This would tend to indicate a vision of Tusayan as an attractive, welcoming community. Other responses to this question propose a town with improved community services. Some of the specific responses supporting this view were the need for a medical clinic, local law enforcement, churches, library, schools in Town, recycling, trails and parks.

Before the Town Hall meeting, staff interviewed many individuals active in the community. A similar question about the preferred vision of the future Tusayan was asked of those being interviewed. The most common replies indicated a desire for a town with more community activities/services and facilities. Another common theme was a community with (town feel), one that was quaint, comfortable, cozy and harmonious.

Town Hall participants were also asked about how best to preserve or maintain the feeling of a small town. The most common responses were trails, phased growth, centralized community services, open space, no chain stores, community events and landscaping. These responses can be supported by the realization of many of the goals found in this Plan and implementation of land use controls.

Through the interview process we learned the things people most liked about the Town. Among these were the recent improvements to the community (Highway 64, sidewalks, and buildings). They liked the fact that Tusayan was a close knit community that came together in times of need. They also liked the fact that Tusayan was a small community with all of the benefits of being small. There were several responses that indicated an appreciation for the appearance of the Town and its natural setting, as well as its closeness to the Grand Canyon.

In answer to an interview question about what things could be improved, housing topped the list. This was followed by a desire for more services/activities/facilities for residents and reduction in divisiveness in the community. Similar responses were reported to a question about issues currently affecting the Town.

At the Town Hall meeting, attendees addressed a question about how Tusayan could maintain its own identity while honoring the value of the Grand Canyon. Responses suggest that Tusayan should tell its story explaining how it is connected to the Canyon and its Native American history. The community should also hold more events and conduct a branding study.

In answer to a question about the Town's biggest strengths, the response most often heard from interviewees was access and closeness to the Grand Canyon. Next was the sense of community; the residents, community pride, and the fact that people look out for each other. The environment (clean air, forest, weather) was the next most reported response indicating the desire for the Town to go "green" and to be a good neighbor to the Grand Canyon National Park and to the Kaibab National Forest.

Another question asked of the people interviewed was about future challenges facing Tusayan. Topping the list of responses was growth and how it will be managed. This was followed by inadequate water supply, divisiveness in the community and inadequate housing.

Many of the people interviewed represented organizations that do business or serve the Tusayan community. Two questions dealt with issues currently affecting respondents' organizations and future challenges. Responses to both questions were similar. The top answer to both questions was inadequate housing. The ability to attract new residents/employees was the next most frequently heard reply to the current issue question and organization's budget was the second most offered response to the future challenge query.

Finally, at the Town Hall meeting, those in attendance were asked their ideas for desirable features of a future trail system in and around the Town. Those in attendance reported the need for multi-use trails with picnic benches and rest areas. Some wanted facilities for circuit training. Many wanted the trail system to be pet and family friendly with informational signage, low lighting in high traffic area, and connectivity with other trails.

At the second public workshop, attendees were asked to comment on the proposed trail system. Several changes were made to the draft trails maps. After the trail system was agreed upon, the group assigned priorities, high, medium and low, to the various new trail segments. Finally, those in attendance "voted" on which of two names they preferred for the General Plan. The two choices were "Tusayan General Plan 2023" and "Vision 2023, the Tusayan General Plan". The Group selected "Tusayan General Plan 2023" (due to the actual year in which the Plan was adopted, the title was later changed to Tusayan General Plan 2024).

Tusayan Area Plan

As noted above, the Tusayan Area Plan was approved by the County in 1995 and amended in 1997 for use in directing the growth of the community. It is interesting that many of the recommendations of the Tusayan Area Plan have come to pass. These changes are reflected in the positive comments received during the Town stakeholder interviews. Here are some of the changes recommended in the Tusyan Area Plan that have been realized.

* The "domes" have been removed. (The "domes" were large, hemi-spherical buildings developed for use as a theater, gift shop, restaurant, arcade and bar).
* Helicopter operations have been relocated to the Grand Canyon National Park Airport.
* The service station on the west side of the highway has been replaced by a more modern service station on the east side.
* A community park is being developed on the southwest side of Town.
* Many older mobile homes have been removed.
* A Fire District has been established.
* Water conservation measures continue to be employed.
* Undergrounding of some utility lines.
* Removal of some trailers used by employees for housing.
* Restrictive "dark skies" outdoor light regulations were added to the Zoning Ordinance, through formation of a partnership between the Town Lighting District and APS.
* Design guidelines were adopted and included in the Zoning Ordinance.
* Continued use of two thirds (2/3) of reclaimed wastewater being generated in non-potable applications.

CHAPTER 2: HISTORY

The area of the Grand Canyon and Tusayan was frequented by indigenous peoples many thousands of years before being settled by Europeans. The Cohonina and Ancestral Puebloan People were among the first native peoples in the area. Later, inhabitants included descendants of the Cerbat, such as the Havasupai who have been in the area for hundreds of years. The Havasupai would hunt along the South Rim of the Grand Canyon in the winter and fall months, and spend the rest of the year farming within the Canyon. The Havasupai continue to live and farm in the area.

The Grand Canyon Railway began transporting tourists to the South Rim of the Grand Canyon in 1901. In 1905, the El Tovar Hotel, still in existence in Grand Canyon Village, was open for business. In 1919, the area of the Grand Canyon was designated a national park. In the 1930's, visitors arriving by automobile began to exceed those arriving by rail. The Grand Canyon National Park began charging entrance fees at entry stations on roads leading to the Park. Over the years the location of the entrance station to the South Rim has moved south, closer to Tusayan. With Tusayan's incorporation in 2010 of National Forest land, the present location of the entrance to Grand Canyon National Park is immediately north of the town limits.

The first European settler in the Tusayan area was George Reed, a former forest service ranger. In 1920 Reed homesteaded 160 acres of what is now Tusayan and began growing vegetables for his family. He sold surplus potatoes to hotels in the newly designated Grand Canyon National Park.

In 1928, transportation to the Grand Canyon and the Reed property was improved with the construction of a highway from Williams, Arizona. Following the end of prohibition in 1933, Tony Galindo built a bar and motel on land he leased from George Reed. He named the bar the Tusayan Bar after a local pueblo. The State followed Reed identifying the area as Tusayan. Development of a campground and store also happened about this time. The Reeds sold their homestead in the 1930's, and the land became a cattle ranch for about the next ten years.

R.P Thurston figures prominently in the history of the Town. Mr. Thurston was mayor of Williams and also served on the Coconino County Board of Supervisors. His descendants are prominent land owners in the community today. In the 1930's Thurston began ranching in the Tusayan area. Thurston later bought most of what was the original Reed homestead from the TenX Cattle Company.

That portion of Highway 64, which runs through the middle of what is now the Town of Tusayan, was built in 1953-54. R. P. Thurston's offer to sell the State right-of -way through the middle of his property for one dollar was accepted and resulted in the current alignment of the highway.

After the construction of the new, modern highway with private property on both sides, commercial development soon followed. The Thurston family built the Red Feather Lodge in 1963-64. A service station, bar, and restaurant were built about that same time. Thurston offered some of his land to help complete the development of the Grand Canyon National Park

Airport which was built in the mid-1960s. The addition of the airport further stimulated the construction of tourist-oriented commercial development, including airplane and helicopter tour operators and an IMAX Theater.

No history of Tusayan would be complete without a brief review of the history of aerial scenic tours of the Grand Canyon based in Tusayan. The original helicopter tour operator was Ed Montgomery who started his business in the late 1940's. This operation lasted only a couple of years. The Arizona Helicopter Service operated on property that is now the Canyon Pines Mobile Home Park in the 1950's. Elling Halvorson, a contractor who came to the area in 1964, also began offering helicopter tours of the Grand Canyon. He used his helicopters for tours when they were not otherwise being used to facilitate construction of a water pipeline project in Grand Canyon National Park. Halvorson has become a prominent businessman who by himself and in association with others has developed several properties and businesses in Tusayan. He owns Papillon Grand Canyon Helicopters and, with John Siebold, purchased Grand Canyon Airlines, which is the oldest continually operating airline in the nation.

With the increased commercial development of Tusayan came a greater demand for housing for employees of the local businesses. Most employees, those that did not commute from Williams or Valle, resided in local mobile home parks or other employer sponsored housing. The shortage of employee housing persists to this day.

The development of the community furthered the need for a local supply of domestic water. Collection of rain water and snow melt was adequate in the days of the early farmers and ranchers, but with the advent of tourist-oriented businesses and attendant residential use, additional means of providing water was needed. R.P. Thurston operated a water hauling business to meet the early additional demand for water. In 1987, the first community well was drilled.

In April of 1995, the Coconino County Board of Supervisors approved the Tusayan Area Plan. This was followed in October of that same year by the adoption of the Design Review Overlay for Tusayan. These documents provided guidance to County officials in the consideration of applications for changes in land use (zoning) as well as other development approvals such as conditional use permits.

The idea of incorporating the community as a town began to gain support in the 1990's. Due to the small population, special legislation was required to allow an incorporation vote. After one failed attempt, the necessary state legislation was rewritten and approved in 2003. The initial incorporation vote in 2008 failed to garner majority support. The measure did pass on March 9, 2010 by a vote of 116 to 71 and Tusayan became the newest town in the state of Arizona.

In June of 2010, the Town Council adopted the Coconino County Zoning Ordinance as its Zoning Ordinance and also adopted the Tusayan Area Plan and Design Review Overlay. In 2011, the Town Council approved the annexation of 5,637.5 acres of land, most of which is part of the Kaibab National Forest. The annexation included a large parcel of private land for which development approval was requested (TenX Ranch).

CHAPTER 3: PUBLIC SERVICES AND FACILITIES

The residents and businesses of the Town of Tusayan receive their public services by way of contract, special district or other arrangement. The Town is not a direct provider of any utility or public service. With such a small population, this has historically proven to be an effective and efficient way of serving Town residents, businesses and visitors. Exhibit C shows the boundaries of the school districts and special districts that serve the Town.

Fire District

The Tusayan Fire District was formed in 1996. The Fire District is housed in a building on the west side of Highway 64 in the core area of Town. The Fire District has three pieces of firefighting equipment, including a recently acquired ladder truck and one rescue vehicle. Fire District personnel are a combination of paid professionals and volunteers. They deal with an average of 300 incidents a year, and have achieved an Insurance Service Organization (ISO) rating of six. In cooperation with the Forest Service, they have engaged in a proactive forest management program that includes control burns in the Kaibab National Forest.

GOAL: Adequate fire protection infrastructure in Town.

Policy: Town staff shall encourage prospective developers to communicate with the Fire District in the early stages of project planning.

Policy: All land development applications shall be transmitted to the Fire District for review and comment. Any State statutory requirements, that is safety related, should require a sign-off from Fire District staff prior to issuance of a building permit.

Policy: Multiple access routes into major developments shall be strongly encouraged.

Policy: Adequate space shall be required between structures to inhibit the spread of fires, unless adequate construction techniques are employed to provide adequate protection of an adjacent structure as approved by the Fire District and Building Officials.

Water Companies

The Town of Tusayan does not presently provide water to its businesses and residents. Water has historically been provided by private water companies. The history of water service in the community has many facets and the situation continues to evolve. Prior to 1978, all of the water used in Tusayan was provided by private suppliers in Williams and Bellemont.

The Tusayan Water Development Association, Inc. (TWDA) was formed to accept water from the Park Service through a Memorandum of Agreement (MOA). The MOA stated that sales could only be made "if it is not detrimental to the protection of the Park resources or its visitors," and that the TWDA could not acquire an on-site water right, legal or otherwise. The TWDA was not a water company per se, but held the Certificate of Convenience and Necessity

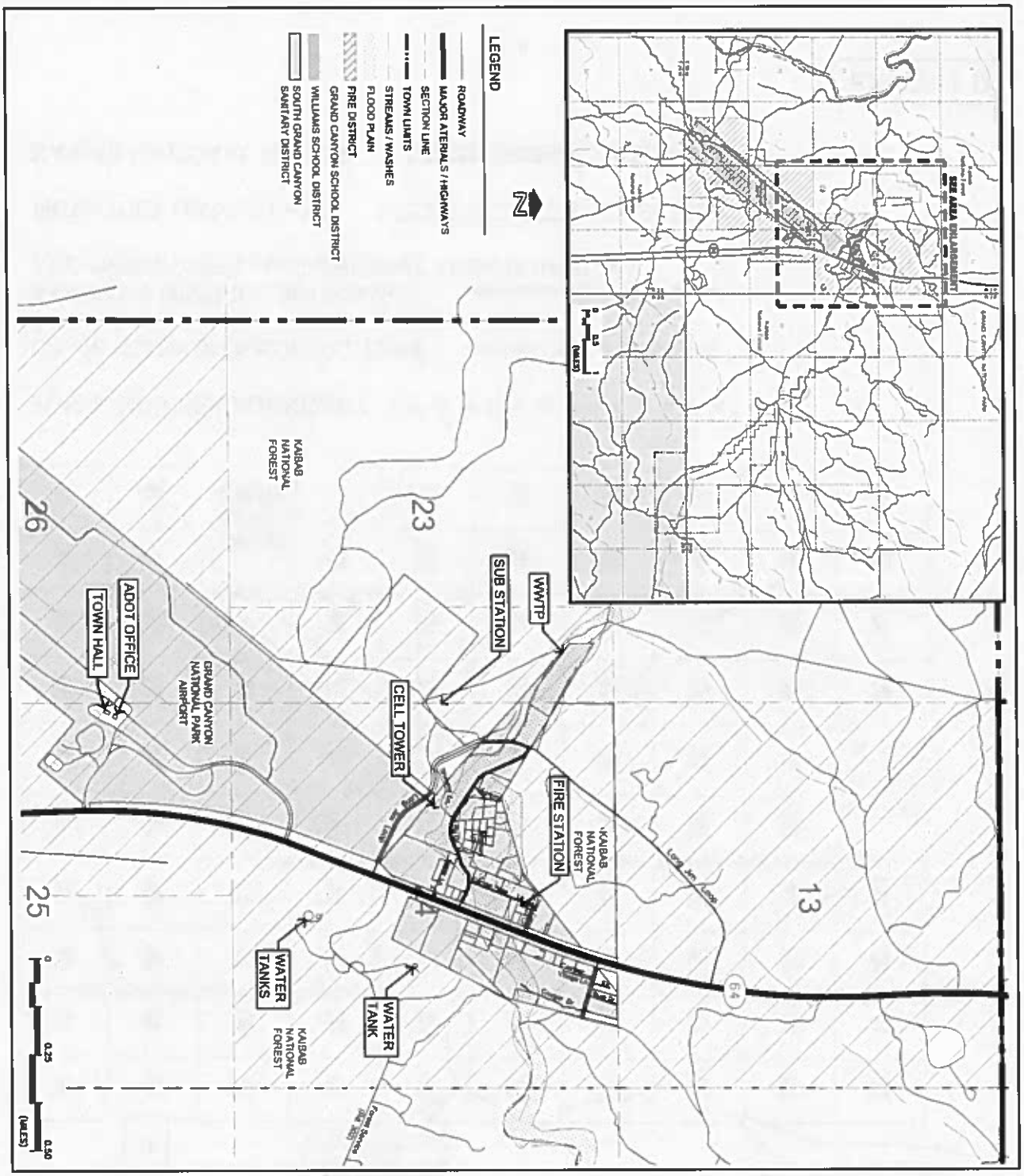


EXHIBIT C

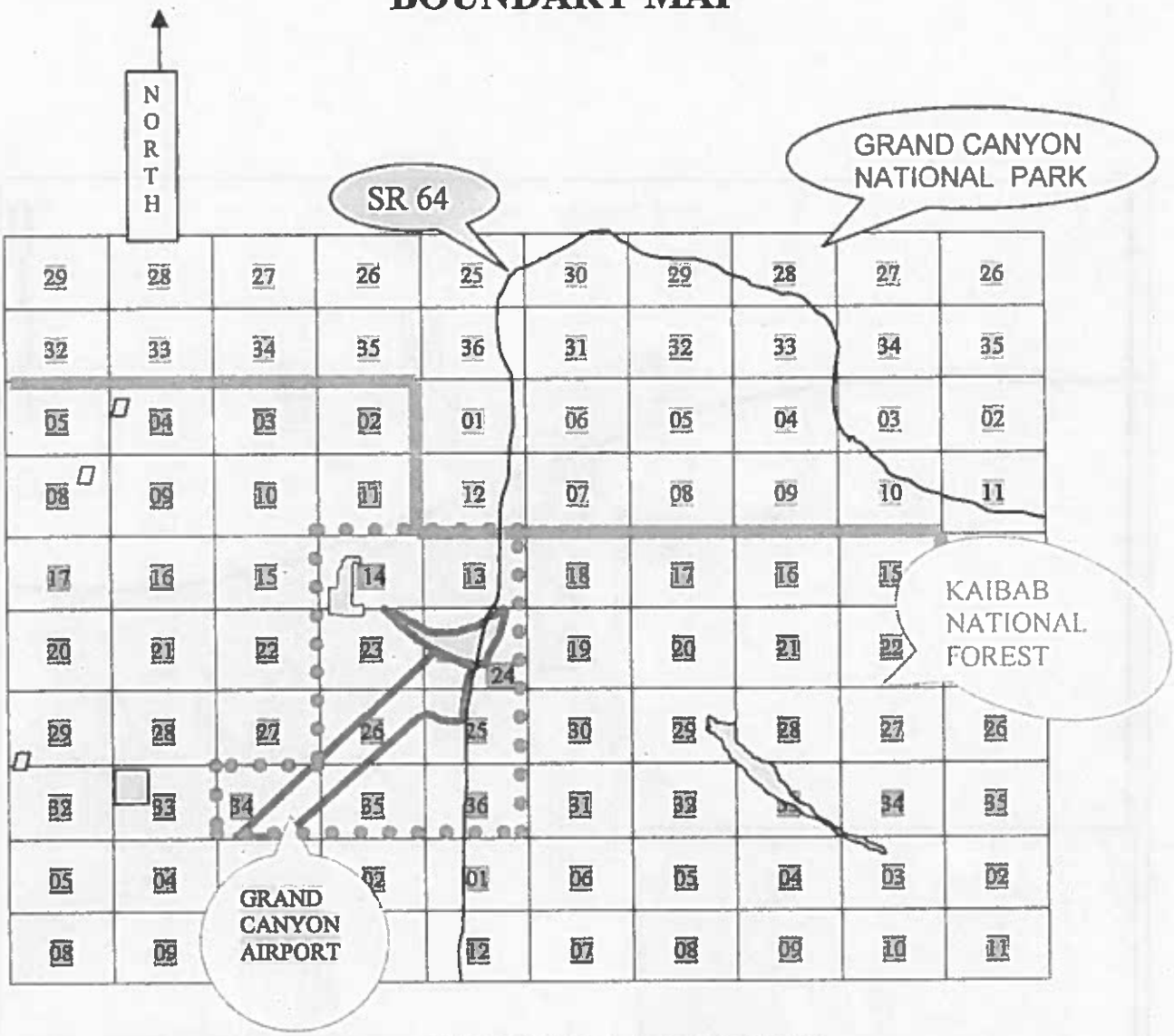
General Plan 2024

PUBLIC SERVICES AND UTILITIES

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 12-6-2013

SOUTH GRAND CANYON SANITARY DISTRICT
NACOG 208
BOUNDARY MAP



PLANNING AREA BOUNDARY

GRAND CANYON NATIONAL PARK

SANITARY DISTRICT BOUNDARY
AND DESIGNATED MANAGEMENT AREA BOUNDARY

PRIVATELY OWNED LAND

KAIBAB NATIONAL FOREST

EXHIBIT D

(CC&N) issued by the Arizona Corporation Commission for the Tusayan area. Until very recently, there were two water companies that provided domestic water to the Town's residents and businesses. Those companies were Hydro-Resources Inc. and Anasazi Water Company, LLC. TWDA was a private, nonprofit corporation that bought water from the two water companies and billed water customers.

One of the wells that supplies much of the domestic water used in Town is located on the Squire Inn property. The Squire Inn also has its own distribution system that connects to the Hydro-Resources system.

Hydro-Resources has four wells that they use, two in the community of Valle and two in Tusayan. The Anasazi system was the original water distribution system in Town. According to the Tusayan Municipal Water Study, dated April 27, 2011, the two wells in Town that are used by Hydro-Resources are capable of providing enough water to meet the Town's current needs.

Some of the hotels in Town own the water distribution systems on their properties. Those systems connect to the Hydro-Resources system which supplies water. The Grand Canyon National Park Airport also has a system that is connected to Hydro-Resources. A system that supplies water to Forest Service housing at the north end of Tusayan is provided with water delivered by truck from Grand Canyon National Park.

Currently Tusayan can boast of having the lowest per capita water consumption rate in the country. Some of the reasons for this are the high relative price of water based in large part on a history of hauling water to the Town, the progressive conservation measures that have been put in place, and the extensive use of reclaimed water.

Issues that developed among the entities providing and selling domestic water in the Town resulted in filings with the Arizona Corporation Commission (ACC) in 2010. The filings were consolidated in 2011 and resulted in a Settlement Agreement that was approved on August 12, 2013.

The Settlement Agreement requires Hydro-Resources to apply for and obtain a CC&N for the area previously served by TWDA. The Settlement Agreement also requires the cancellation of TWDA's CC&N. Under the Agreement, Hydro-Resources will own or control all of the necessary component parts of a water distribution system to all customers of TWDA. The Settlement Agreement contemplates a clear determination of Hydro-Resources as a public service corporation, subject to regulation and setting of just and reasonable rates by the ACC.

The number of customers affected by the transaction evidenced by the Settlement Agreement is ninety-four (94). A new rate will be established by the ACC after a one year temporary rate period for Hydro-Resources and will be subject to the scrutiny of the ACC.

GOAL: Develop a water supply, distribution system and storage capacity, including potable and reclaimed water that meets the needs of the Town.

Objective: The Town should investigate and, if appropriate, pursue actions necessary to become a designated municipal provider of both potable and non-potable water. (*Intermediate Term*)

GOAL: Require developments to have an adequate water supply and seek through partnering efforts with the National Park Service and other agencies/entities to develop permanent water supply alternatives sensitive to the area's resources.

Objective: Conduct and implement studies and work with partners to achieve an adequate and reliable supply of domestic (potable and reclaimed) water. (*Short/Intermediate Term*)

Objective: Conduct a study to determine the feasibility of developing adequate potable and reclaimed water storage capacity for the Town, and implement this objective through adoption of a Town Subdivision Ordinance. (*Short/Intermediate Term*)

GOAL: Maintain and increase water conservation for the Town.

Policy: Continue to promote and require water conservation measures for all new development in the Town.

South Grand Canyon Sanitary District

A privately funded sanitary treatment facility was built in Tusayan in 1972. In 1978 the South Grand Canyon Sanitary District (SGCSD) was formed with user-fees funding this operation. All of the developed property in the Town is connected to the sanitary sewer system operated by the SGCSD. The last septic tank system was retired in 2002. In 2005 NACOG recognized the SGCSD as the 208 Designated Management Agency for wastewater treatment planning in Tusayan (see Exhibit D). New septic tank systems are not to be permitted in the Town. The District operates a treatment facility on 8 acres west of the core area of Town. The District also provides commercial users in Town with reclaimed water. Reclaimed water is used to meet needs that can be met by non-potable water in hotel rooms, for irrigation and for construction purposes. The District's facility can process up to 0.75 million gallons of wastewater per day and is currently operating at about one third of capacity. An issue for the District and for future development in the Town is the collection system which, according to District officials, is at capacity.

GOAL: All development within the Town shall be connected to a wastewater treatment system (septic tank systems are prohibited).

Policy: As a condition of approval of pending land development projects, the Planning and Zoning Commission and/or Town Council will require connection to an adequate sanitary sewer treatment system.

Policy: Town staff will encourage prospective developers to communicate with the South Grand Canyon Sanitary District in the early stages of project planning.

Policy: All land development applications within 3 miles of the District Boundary will be transmitted to the Sanitary District for review and comment.

GOAL: Efficient and effective use of water.

Policy: The Town will require that all new commercial and industrial developments use reclaimed wastewater for non-potable applications such as toilet flushing, landscape irrigation, and fire protection whenever possible.

Arizona Public Service

Arizona Public Service (APS) is the authorized provider of electricity to the residents and businesses in Tusayan. An electric substation is located in the Kaibab National Forest southwest of the core area of Town. Most electrical lines are underground, and APS continues to strive to do the same with the remaining overhead lines, especially those within sight of Highway 64.

GOAL: If possible, there will be no new overhead electric or communication-related utility lines in Town. Existing overhead lines will be placed underground, when technically and economically feasible to do so.

Policy: The Town shall encourage APS and providers of communications to place all future utility and communication lines underground, and to continue to place existing lines underground wherever possible.

Policy: Undergrounding of utilities and communication-related lines will be required for all new developments.

Grand Canyon School District

The Town of Tusayan is within the boundaries of the Grand Canyon School District. However, none of the school buildings are presently in the Town. All of the District's buildings are inside Grand Canyon National Park. In fact, this is the only K-12 school district in the nation located within a National Park. The first school in Grand Canyon National Park was established in 1911, one year before Arizona achieved statehood. The current enrollment is 310 students, K through 12. Twenty years ago, enrollment was reported to be 366 students. If and when Tusayan's need for additional housing is met, there will likely be increased demand for a school in Tusayan. If there are enough students to justify it, expansion of the District's facilities in Tusayan should be considered by District officials.

The School District has acquired 80 acres of Forest Service land in Tusayan off of Long Jim Loop. A portion of this property has been developed with the first phase of a community park. Ultimate development of this land is envisioned to include school district offices, an aquatics facility, high school, athletic complex, and dormitories.

Future developments that have the potential to impact School District operations, property, or facilities should be made known to School District officials early in the planning process.

GOAL: Provide the School District with knowledge of future developments that may impact them.

Policy: Town staff shall encourage prospective developers to communicate with the School District in the early stages of project planning.

Policy: All land development applications shall be transmitted to the School District for review and comment.

Law Enforcement and Courts

The Town contracts with Coconino County for law enforcement services that are provided by the County Sheriff's Office. The current level of service is equal to that provided prior to incorporation. At one time, an officer resided in the community. This is no longer the case. Both the Town and the Sherriff's Office agree that it would be beneficial to have an officer living in Tusayan sometime in the future.

Court services are provided by the Williams Justice Court (Coconino County) by way of an intergovernmental agreement.

Goal: Provide adequate police protection and public safety to residents and visitors of Tusayan.

Objective: Undertake a study to do a cost analysis to determine whether it would be beneficial and feasible for the Town to continue using services provided by the County Sheriff's Office or to form its own Police Department. (*Long Term*)

Objective: Facilitate a court system as future annual budgets allow. (*Long Term*)

Emergency Medical Services and Health Care

Emergency 911 calls go to the Park Service. From there, Guardian Medical, who holds the Certificate of need for this area, and the Tusayan Fire Department are dispatched to the scene of the emergency. Both Guardian and the Fire Department have ambulances available to handle emergency situations. The Fire Department will handle the call if the Guardian ambulance is unavailable. There is an emergency medical clinic in Grand Canyon National Park.

There are no health care facilities in Tusayan. A health care clinic in Tusayan would benefit the community by providing convenience and in time of emergencies, a quicker response time. Until the development of such a facility, transportation to the clinic in Grand Canyon Village or Flagstaff would be advisable.

GOAL: Provide the residents of Tusayan with a more immediate means to access health care facilities.

Objective: Work with transport companies to increase access to preventative and routine medical services. (*Short Term*)

Other Public Buildings/Services/Facilities

The Tusayan Town Hall is located on the Grand Canyon National Park Airport/ADOT property at 845 Mustang Drive. A United States Contract Post Office is located in Town.

Telephone service in the Town is provided by Century Link. Television programming is available through contract with a satellite provider. The Town encourages Century Link and all communication-related utility lines to be placed underground when technically and economically feasible to do so.

Natural gas is not currently available in the Tusayan area. The Town should collaborate with the Grand Canyon National Park to facilitate an extension of this utility into the community.

The Town does not currently have adequate internet service. This was one of the complaints most frequently mentioned in the round of interviews conducted in the process of preparing the General Plan. Inadequate band width means unreliable connection and slow response. The Town has contracted for a study that will provide recommendations to improve internet service in the Town.

Some basic services and institutions are not available in Town. There are no churches in Tusayan. However, religious services representing different faiths are available in Grand Canyon Village at the Shrine of Ages multi-purpose building. Also, the Roman Catholic Chapel of El Cristo Rey is located in Grand Canyon Village. A library is located inside the National Park.

Solid waste disposal for most of the businesses in town is provided by Waste Management. Solid waste picked up in Tusayan is taken to the Painted Desert landfill near Joseph City, Arizona. Pickup of waste that could be recycled is not widely available in Tusayan, however, businesses that do recycle contract with Norton Environmental. Norton has a recycling facility in Flagstaff. More businesses and residents should be able to recycle their solid waste. The Town should investigate the possibility of establishing a recycling program and site.

As will be noted in the Transportation Chapter of the Plan, there are no public roads owned and maintained by the Town of Tusayan. The main highway through the community, Highway 64, is owned and maintained by the Arizona Department of Transportation (ADOT) and the Forest Service.

The community benefits from the work of several volunteer and service organizations. These include the Grand Canyon Rotary Club, Lions Club, American Legion Post and the Grand Canyon Chamber and Visitors Bureau. These organizations contribute to Tusayan by sponsoring various community events and raising funds for local causes.

GOAL: Provide the residents and businesses of Tusayan with a full range of public utilities and services available in other communities of similar size.

Objective: In partnership with Grand Canyon National Park, design and construct a natural gas line extension to service Tusayan residents and businesses. (*Intermediate Term*)

Objective: Develop a comprehensive strategy to improve internet service within Tusayan. (*Short Term*)

Objective: Research recycling programs and implement a program that is appropriate for Tusayan. (Intermediate Term)

CHAPTER 4: TRANSPORTATION/CIRCULATION

The transportation system in Tusayan is unlike that in most other communities, but is probably not unusual for a small community on the edge of a large national park. The major access to the community is State Highway 64 which divides Tusayan into east and west sections. The Highway provides access to the South Rim of the Grand Canyon National Park, the entrance which is one mile north of the core area of Town. Highway 64 runs north from the Town of Williams and through the small unincorporated community of Valle, which is approximately 22 miles south of Town.

Highway 64, which is under the jurisdiction of the Arizona Department of Transportation, has recently been improved through Town. Road improvements include roundabouts at the north and south ends of the core area of Town, and sidewalks along both sides of the Highway. Much of the highway right-of-way has been landscaped. The Town is responsible for the street lights and maintenance of the landscaping in the right-of-way. The Town is also responsible for clearing snow from the sidewalks in the highway right-of-way. Future development along the main highway should incorporate high quality landscaping that is in compliance with ADOT standards and appropriate for the local environment and climate. Landscaping should allow business visibility and be appealing to local residents and visitors. Pedestrian crossings have been marked and signed. However, some residents believe crosswalks could be further improved for safety.

With the completion of the improvements to Highway 64, there may be excess highway right-of-way that is owned by ADOT. The Town may wish to investigate taking ownership of excess right-of-way in the future. The Town could use this area to facilitate the installation of utilities, among other things.

In the past, at the height of the tourist season (during the summer months) there were times when Highway 64 was congested with vehicles queuing to enter Grand Canyon National Park. This, in combination with traffic generated by local Tusayan businesses occasionally caused significant congestion in the core area of Town. In 2007, the Park added more entry gates to facilitate visitor access. The additional gates, a local traffic bypass and pre-paid ticket sales all contributed to the elimination of this source of traffic congestion in Town. In fact, in recent years, there has been no significant summertime traffic congestion.

One of the measures with a positive impact on traffic circulation in town is the Grand Canyon National Park Shuttle. Shuttle service currently runs from the middle of May through the middle of September. Shuttle trips to Tusayan occur every 20 minutes and the service is free to users. Many in Town believe the shuttle service should be expanded to further benefit visitors and local residents, further reducing the number of vehicle trips and providing a desirable alternative to travel by automobile. Suggested improvements include more stops in Town and operation for the entire year. Management of Grand Canyon National Park believes that the current level of ridership does not warrant increased shuttle service. If ridership were to substantially increase, the Park may be receptive to increasing service, but they must consider funding for more busses, drivers, and housing for additional drivers. Exhibit E depicts existing

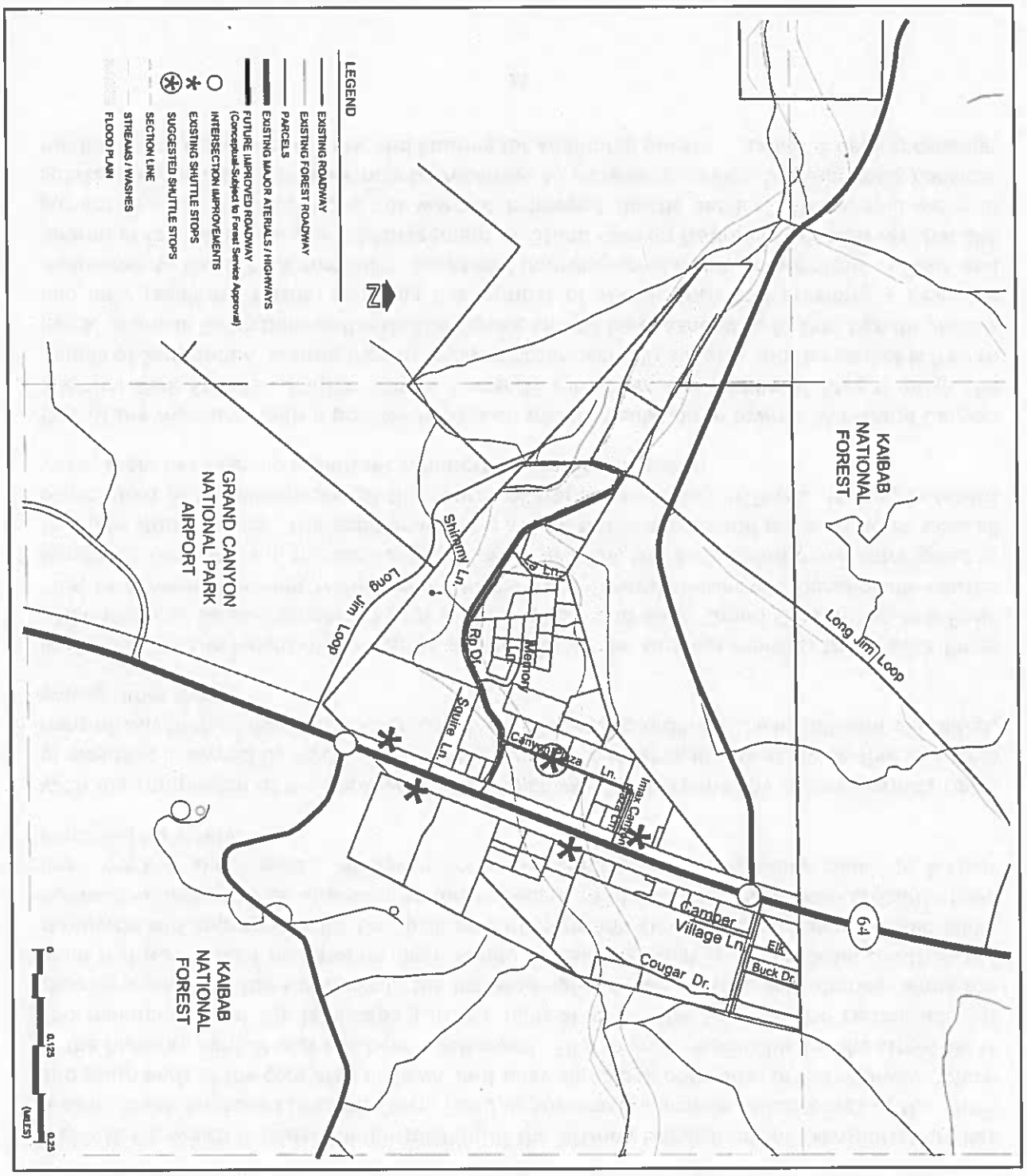


EXHIBIT E

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

General Plan 2024

CORE AREA / SHUTTLE STOPS

DATE: 3-25-2014

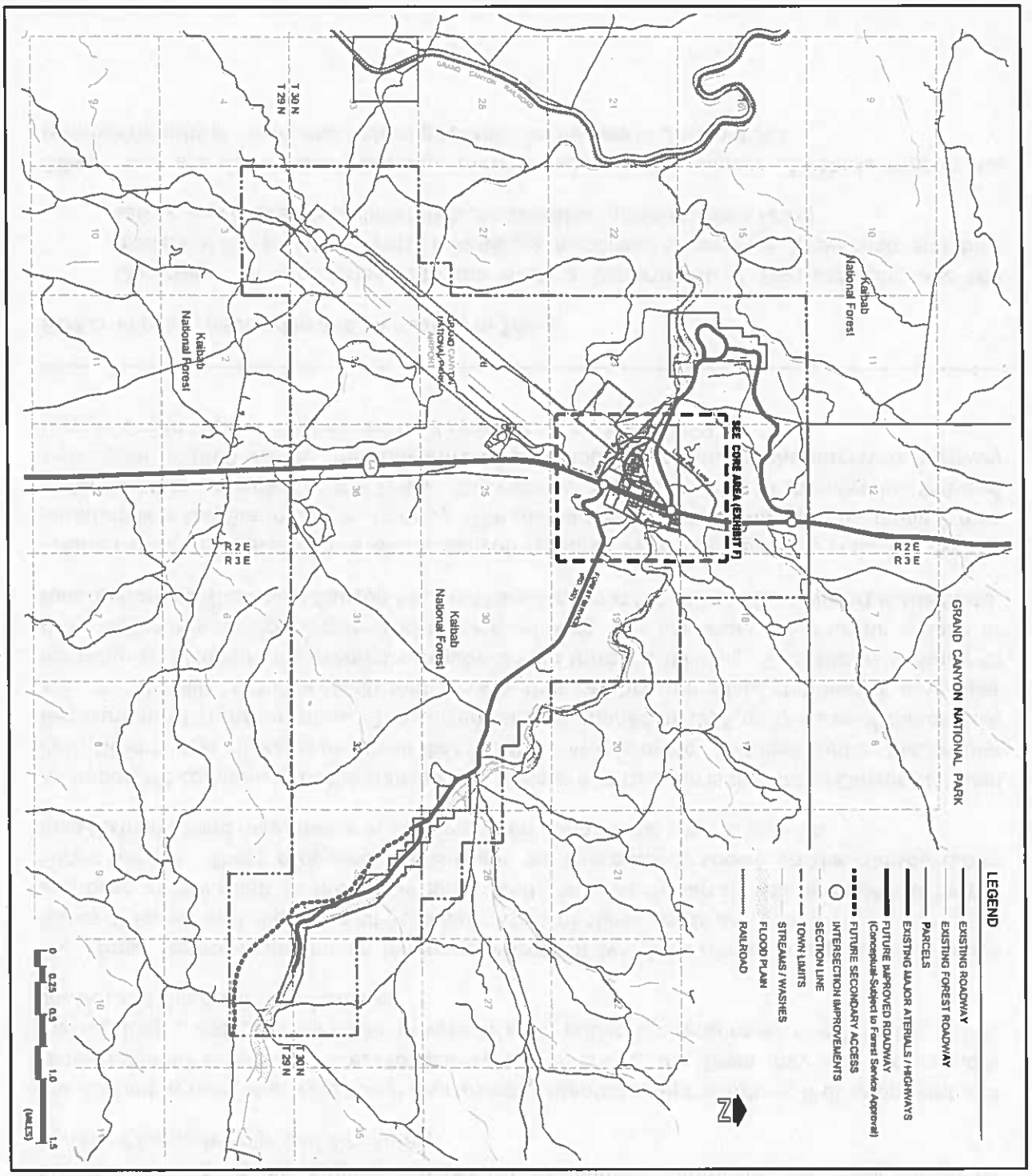


EXHIBIT F

General Plan 2024

TRANSPORTATION & CIRCULATION

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 3-25-2014

and suggested additional shuttle stops. A study would be required to verify the best locations for future shuttle stops.

At this time, the Town of Tusayan is not maintaining any of the private streets within the town limits. Aside from Highway 64, Forest Service roads, and roads on Grand Canyon National Park Airport property, (which are owned and maintained by the Arizona Department of Transportation), streets within the town are private. The most used private streets, those that access the most properties are Long Jim Loop and RP Drive, both of which are west of Highway 64. These are two lane paved streets, stretches of which have been augmented with speed bumps. Existing signing, striping and the use of symbols painted on the street should be reviewed for pedestrian and bike safety.

The current system of private streets is currently adequate. In the future, if development and redevelopment results in increased density and intensity, the Town may want to consider making these, and perhaps other private streets, public for reasons of maintenance, traffic control and the provision of utilities

The Forest Service maintains an extensive system of two lane roads throughout the Kaibab National Forest and the Town of Tusayan. Most of these roads are unimproved. Proposed improved access roads to the Kotzin Ranch and TenX Ranch parcels will be reviewed by the Forest Service. These proposed access roads are conceptually shown on the transportation map (Exhibit F) and may change in location based upon Forest Service aproval.

An important component of the transportation picture in Tusayan is the Grand Canyon National Park Airport. This airport is unique in that it is the only one owned and operated by the Arizona Department of Transportation. The current airport opened in 1965 on the site of the original airport. The airport has a 9,000 foot runway that can accommodate commercial passenger operations. Planned improvements include a new terminal building. The airport is home to three helicopter tour companies and three fixed wing tour operators. Due to the volume of tour operations, the Grand Canyon National Park Airport is the third busiest airport in the State.

Another mode of travel to the Grand Canyon National Park that serves to reduce travel by automobile is the Grand Canyon Railway. The railroad tracks pass within approximately ¾ mile of the western boundary of the Town. The railroad initiated service to the area in 1901 and shut down in 1968 due to the popularity of automobiles and use of the interstate highway system. Grand Canyon Railway resumed service to the Park in 1989.

GOAL: Improve pedestrian and bike safety in Town.

> **Objective:** In association with the Arizona Department of Transportation and the owners of the private streets, investigate measures to improve pedestrian and bike safety, and implement when funds are available. (*Intermediate Term*)

GOAL: Increase shuttle use (ridership) thereby reducing the number of vehicle trips in the summer months in Town, and reducing reliance on the use of automobiles.

Objective: Work with Grand Canyon National Park officials and local businesses to increase shuttle ridership to a point where it would justify an increase in the length of time the shuttle operates during the year. (*Short Term*)

Objective: Work with Grand Canyon National Park officials to study the shuttle system and consider an increase in the number of stops the shuttle makes in Town and an increase in the number of operating shuttles, if justified by an increase in ridership. (*Short Term*)

GOAL: Improve the appearance of Tusayan from the view of the motoring public.

Policy: Require high quality, appropriate landscaping in compliance with ADOT standards for new development and redevelopment along Highway 64.

GOAL: Improve alternative means of transportation including, but not limited to bus, rail, bike, and air service.

Policy: The Town shall take advantage of opportunities in working with other governmental entities to promote new and improved modes of transportation in and around Tusayan.

GOAL: A system of streets and rights-of-way that can be used for providing utilities, maintained on a regular basis, where traffic control can be effectively employed.

Objective: The Town should investigate the advantages and disadvantages of creating a system of public streets in the Town when feasible to do so. (*Long Term*)

GOAL: Effective and efficient use of excess highway right-of-way.

Objective: The Town should work with the Arizona Department of Transportation to investigate the feasibility of transferring ownership of excess right-or-way to the Town. (*Short Term*)

GOAL: Complete a Town-wide master transportation study

Policy: Require developers of all new major developments to submit a transportation study to identify mitigation measures for any adverse traffic impacts resulting from a proposed project.

CHAPTER 5: HOUSING

Housing and specifically, the lack of adequate housing for seasonal employees, is a key issue for the Town. This was one of the most common themes expressed during the stakeholder interviews that were conducted early in the planning process. Related to the inadequate supply of housing were responses that indicated a preference for future housing to be located in neighborhoods separated from the "busier" parts of the community.

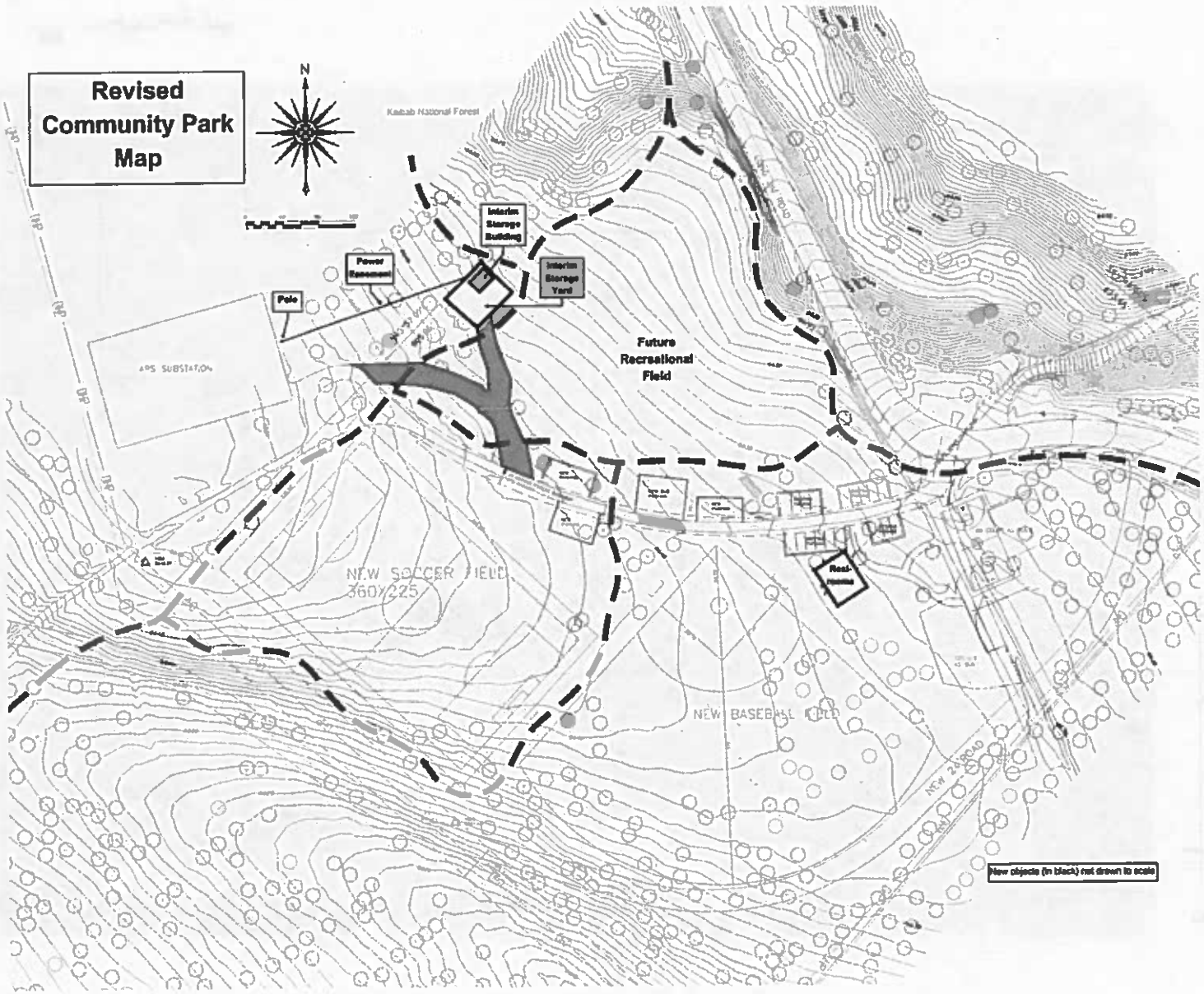
According to the US Census, there were 297 housing units in the area in 1990. In 2000 this number had increased to 313. The Census reported 289 housing units in 2010. Irrespective of the need, the number of housing units in Tusayan has not substantially changed in the past few decades.

A significant challenge to providing an adequate number of local housing units for employees is the seasonal nature of employment in Tusayan. The tourist-based economy means more workers are needed in the warmer months than in the winter. Providing housing year round means a high vacancy rate during the months when the number of visitors is down. A further complication is the relatively low average wage paid most seasonal workers. Approximately 82% of all employees that work in Tusayan live in Town or within the confines of Grand Canyon National Park.

Numerous employees are housed in dwellings provided on or near the sites of the businesses that employ them. Many are housed in units in nearby apartments and locations such as dormitories, or in mobile/manufactured home parks. According to recent survey of employees in Town, 64% live in a manufactured home, 13% live in dormitory housing and 11% live in an apartment. It seems that most businesses in Town that employ large numbers of people are in a similar situation in terms of having to provide for nearby housing for their employees. Many of those employed at the Grand Canyon National Park Airport live in housing on airport (Arizona Department of Transportation) property.

The Town Council has been pro-active in its approach to the housing situation. A housing consultant has been retained to provide advice and recommendations. The Council has made it clear that homeownership for year around residents is important to any long term solution. According to a report prepared by the Town's housing consultant, very few of the employees in Town own their housing, most of which is located outside of the town limits. The creation of a housing authority is being researched as a means of dealing with this issue.

An opportunity that may present itself to the Town is the dedication of 40 acres for the purpose of providing future housing for employees of Town businesses. There is also the approval of up to 33 manufactured home spaces in Camper Village, located in the core area of town. The manufactured homes in Camper Village will exist until more permanent housing is available in the Kotzin Ranch or TenX Ranch parcels. In the long term, development of Kotzin Ranch and TenX Ranch has the potential to be a significant part of the solution to the housing shortage. The approved zoning for these parcels allows a maximum of 2,176 dwelling units (446 single family units and 1,730 multi-family units, which includes 300 dormitory rooms).



LEGEND

EXIST TRAIL - EASY

PROPOSED - TRAILS - EASY

COCEPT DESIGN

1. Ample parking provided.
2. Bus parking provided.
3. Proposed trail system meanders throughout park system.
4. Works with existing drive lane to APS Substation minimizing hardscape.
5. Salvage as many existing trees in design to maintain aesthetics of area.
6. Additional proposed access provided to the south of the Community Park.

Town Park
PLANNING AREA

DATE: 4-22-2014

EXHIBIT G

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

EXHIBIT H

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 12-12-2013

Overall Trails Map
PLANNING AREA

EXHIBIT 1

TOWN OF TUSAYAN

Trails Map Enlargement

PLANNING AREA

DATE: 12-12-2013

OVERALL LEGEND

- MAJOR ATERIALS / HIGHWAYS
- PARCEL
- STREAMS / WASHES
- FLOOD PLAIN

TRAILS LEGEND

- EXISTING TRAILS - MODERATE (+/-17.0 Miles)
- EXISTING TRAILS - EASY (+/-15.7 Miles)
- PROPOSED TRAILS - MODERATE (+/-1.8 Miles)
- PROPOSED TRAILS - EASY (+/-14.5 Miles)
- ① PRIORITY 1
- ② PRIORITY 2
- ③ PRIORITY 3
- CHANGE IN PRIORITY IN SAME TRAIL SEGMENT

ROAD SYSTEM

- PROPOSED SHUTTLE STOPS
- EXISTING SHUTTLE STOPS
- EXISTING TRAILHEAD

HARDSCAPE TRAILS

- Concrete Walkways
- Set away from road
- Safe for pedestrians
- Wide enough for multi-use
- Mature landscape with new plants
- Functional and used

SOFTSCAPE TRAILS

- Natural paths
- Set away from road
- Safe for pedestrians
- Wide enough for multi-use
- Mature landscape
- Functional and used

Most of the existing single family detached homes in the community, of which there are relatively few, are located in a small neighborhood west of the core area of Town.

GOAL: Provide decent, affordable housing opportunities, including ownership, for residents and employees.

Objective: The Town will consider creating a Housing Authority tasked with providing housing for employees and full time residents of the Town. (*Short Term*)

Objective: The Town will consider all possible housing options to provide quality affordable housing. (*Short Term*)

Policy: Evaluate all possible avenues for the acquisition of parcels for affordable housing development by the Town.

Policy: Conduct a study to develop a formula that would require a fair-share contribution towards providing housing for any large commercial or industrial venture that would increase the number of new residents to the Town.

Policy: All residential developments shall be designed to be compatible with the character of the area and in consideration of their location in proximity to the Grand Canyon National Park.

Policy: Adequate open space areas and/or buffers from commercial or industrial uses shall be incorporated into the development of residential areas.

Objective: If required, a mix of housing types including dormitories, apartments, townhomes, and single family dwellings shall be provided to meet employee housing needs. (*Short/Intermediate Term*)

Objective: New commercial or industrial developments that removes existing housing units shall be required to provide equivalent replacement housing. (*Short Term*)

CHAPTER 6: OPEN SPACE, RECREATION AND TRAILS

Kaibab National Forest and Tusayan Community Park

Tusayan is surrounded by the Kaibab National Forest and Grand Canyon National Park. Over 80% of the total incorporated area is Kaibab National Forest land. Only small parts of the forest have been developed with other uses. Recreational opportunities in the Forest include hiking, biking, camping and hunting. Access to the forest from Highway 64 is available on Forest Roads 302, 688, and 2708 (to the east) and Forest Roads 306, 605M and 2708 (to the west). These roads intersect others that crisscross the forest throughout the incorporated area of the town.

Located on the east side of Highway 64, a short distance south of the core area of Town, the National Forest Service Ten-X Campground has 72 campsites and is open from May 1 to September 30.

Biking from the core area of town to the National Park has been facilitated with the development of the Tusayan Greenway. The Greenway begins at a trailhead and parking lot (96 automobile spaces plus 6 oversized spaces) just north of the core area of town, and runs north 6.5 miles to the Mather Point Visitor's Center in Grand Canyon National Park. An additional bike trail and network courses in and out of the town limits generally northeast and east of the core area. This system is managed by the United States Forest Service and connects with the Arizona Trail system. It includes three loops that together total 20 miles. A trail accessed from the third loop terminates at the Grandview Fire Tower, 16 miles to the east. Grand Canyon National Park works cooperatively with the Forest Service to maintain the trails in this area.

The Town, in conjunction with the Grand Canyon School District, Coconino County and the generous assistance of private businesses and individuals, recently developed the first phase of its community park. The park is being developed on the southwest side of Long Jim Loop, a short distance from Highway 64. The Park's initial phase of development is located on 13.9 acres of an 80 acre parcel acquired from the Forest Service by the School District through the Education Land Grant Act in 2008. Park development includes a play structure and fenced sports court. The national standard for a neighborhood park is 3 acres for every 1,000 residents; Tusayan's new community park exceeds that criteria. The conceptual master plan for the community park is shown on Exhibit G.

Other recreational opportunities in the area are primarily geared for use by visitors destined for the Grand Canyon, but may also be used by local residents. These include the riding stable located in the National Forest, north of the core area of town and west of Highway 64. The Squire Inn also has a small bowling alley and game room.

Future development plans for the Kotzin Ranch, TenX Ranch and Camper Village parcels show facilities for recreational opportunities. Plans for the Kotzin Ranch property include 45 acres of open space, trails that are intended to connect to other trails in the forest, parks and bike paths adjacent to collector roads. Similarly, development of the TenX Ranch parcel will include open space, trails and bike paths. In the core area of town, that portion of Camper Village that is in

the floodplain will be used for playing fields, picnic facilities and trails. A pedestrian plaza is also proposed.

GOAL: Complete the development of the community park to serve the residents of Tusayan.

> **Objective:** Continue to support and, as feasible, financially contribute to the development of the Town's community park. (*Short/Intermediate Term*)

GOAL: Provide increased recreational opportunities for residents and visitors.

> **Objective:** Investigate the feasibility of developing a winter park to provide areas for sledding and snow activities. (*Long Term*)

> **Objective:** Major new developments on lands outside of the Town's core areas shall be required to set aside lands for appropriate community uses. (*Short/Intermediate Term*)

Trails

There are various types of existing trails that run through Tusayan. The majority of the existing trails outside of the downtown core are used by visitors, especially the most commonly used Arizona and Greenway Trails. These biking/hiking trails range in difficulty from easy to moderate based on slope. Trails considered moderate have slopes in excess of approximately 8%. Exhibit H depicts the system of trails within and just outside of the town limits. Exhibit I shows trails in and around the core area of town.

The Arizona Trail is approximately 800 miles long and runs from Mexico to the Utah border. This hiking/biking/equestrian trail enters the Tusayan area from the east and follows a circuitous route to a point just east of Hwy 64, north of the core area of town. From that point, it turns north, crosses the highway and continues north to Grand Canyon National Park. Much of the trail in the Kaibab National Forest is maintained by the Forest Service in conjunction with the Arizona Trail Association. That portion of the Arizona Trail closest to the Town recently acquired a trail steward. Some maps identify this segment of the Arizona Trail as the South Kaibab Trail.

The Greenway Trail was completed from Tusayan north to the Grand Canyon National Park in 2012. It accommodates bike, pedestrian and equestrian use. A portion of the Greenway Trail coincides with the Arizona Trail.

By adding a few new trails to the outskirts of the developed part of town, the trail system becomes strands of pearls that will tie the future mixed-use development of Kotzin Ranch and TenX Ranch parcels to Tusayan.

Moving closer to the downtown area, additional trails are suggested to allow more access from existing higher density developments to the core. Other trails are shown to connect key activity areas, such as the community park and areas of denser housing. Future trails near established roads should be designed to protect pedestrians by separating the trail system from vehicular

activity to the extent practicable. Due to the high volume of foot traffic in this area, providing a paved pedestrian path, that could be plowed, would be ideal for use in winter months.

The final area of trail planning concerns access to and from the community park. Currently, there are no sidewalks that lead to this area, forcing pedestrians to walk on the road. With the potential for expanding the park, it is important to provide non-motorized trails for the safety of pedestrians as well as allowing other modes of transportation (bikes, walking, jogging, etc.). As noted on the map, several of the proposed trails lead to the park, allowing people to tour the beautiful area without walking on a road.

The General Plan Town Hall workshop held on March 25, 2013 included a discussion on trails. The most commonly sought feature for a future trail system is that it be multi-use. Those in attendance mentioned walking and biking as the most common uses. Some wanted to allow use by all-terrain vehicles, while others wanted to restrict the use of motorized vehicles on trails. Facilities for circuit training, benches and places for people to rest were also a frequently mentioned idea. Several attendees requested that the trails be "pet friendly". Others mentioned trail connectivity, low lighting in high travel areas for safety, and well provisioned restrooms as desirable features for a future trail system.

A follow-up public workshop on trails was held on July 2, 2013. The workshop followed a meeting of the General Plan Technical Review Committee that also focused on trails. As a result of those discussions, a new trail is proposed north of town from the Park Service parking lot, parallel and west of Highway 64, to a point where it will cross the highway (the same place the Arizona/South Kaibab Trail crosses the highway). From that point, the trail would continue north near the highway and connect to the Forest Service housing near the north end of the town limits.

Future trails in and around Grand Canyon National Park Airport were modified at the workshop. Other changes were made to the various proposed segments in and near the core area of town to improve connectivity, and based on local knowledge of conditions and terrain.

Finally, in response to a request by staff, the group assigned priorities 1, 2 or 3 to each of the proposed trail segments. The designated priorities are shown on the attached exhibits.

GOAL: Complete a trails system that augments the existing trails with new trails linking various areas together, and making it possible to navigate throughout the area by foot or bike in a safe manner.

Objective: Work with the Forest Service and other private property owners to develop and improve access and connections to existing trails around the Town. (*Short Term*)

Objective: Working with stakeholders and respecting the trail priorities established during the creation of the General Plan, develop a detailed trails master plan for the community and environs. (*Short Term*)

CHAPTER 7: LAND USE

Land Ownership

Most of the land in the Town of Tusayan is owned by the Federal or State Government. Approximately 84% is in the Kaibab National Forest. The Arizona Department of Transportation owns approximately 964 acres comprised of the Grand Canyon National Park Airport and the right-of way for State Highway 64. The Grand Canyon Unified School District owns 80 acres on the west side of the core area of town. The South Grand Canyon Sanitary District owns 8 acres, also in the western portion of the core area. Most of the rest of the property is privately owned, including the Kotzin Ranch and TenX Ranch parcels which together total approximately 355 acres. Most of the land within the planning area (an area extending one mile east, south and west from the town limits) is within the Kaibab National Forest. A 160 acre in-holding is located west of town. Land ownership is shown on Exhibit J.

Existing Zoning

Aside from the zoning changes requested by the Stilo Development Group, the zoning in the Town of Tusayan has not changed much since the Town was incorporated. At that time, the zoning that had been established while the Town was under County jurisdiction carried over to the newly incorporated town. Changes to the zoning districts that were made with the recent adoption of the new Ordinance did not affect the number of zoning districts. However, the titles of some of the zones were updated (e.g mobile home was changed to manufactured home).

Existing Land Use

For the most part, existing land use in Tusayan is consistent with the existing zoning. This is not unexpected since existing land use was established when the community was under County jurisdiction, and the Town adopted County zoning regulations when it incorporated.

The dominant existing land uses in the core area of town are the hotels and motels located along or close to Highway 64. A total of 1038 guest rooms are provided by these businesses. Many lodging establishments include accessory uses such as employee housing (dormitories/apartments/mobile homes) and bars/restaurants. Other commercial uses on the highway include restaurants, retail shops, a service station and an IMAX theater. Set back a short distance from the highway at the north end of the core area is the community Fire Station.

Camper Village is located behind a row of commercial properties, east of the highway. A portion of this property is being developed with manufactured housing for temporary use by employees of local businesses on a rental basis. This residential use is interim housing approved by the Town in a Pre-annexation and Development Agreement and by approved zoning for the property.

There are manufactured/mobile home parks at the north end of the core area of town and to the west on both sides of Long Jim Loop Road. Single family and manufactured homes are located in the Memory Lane area, also west of town. Higher density multiple family housing is

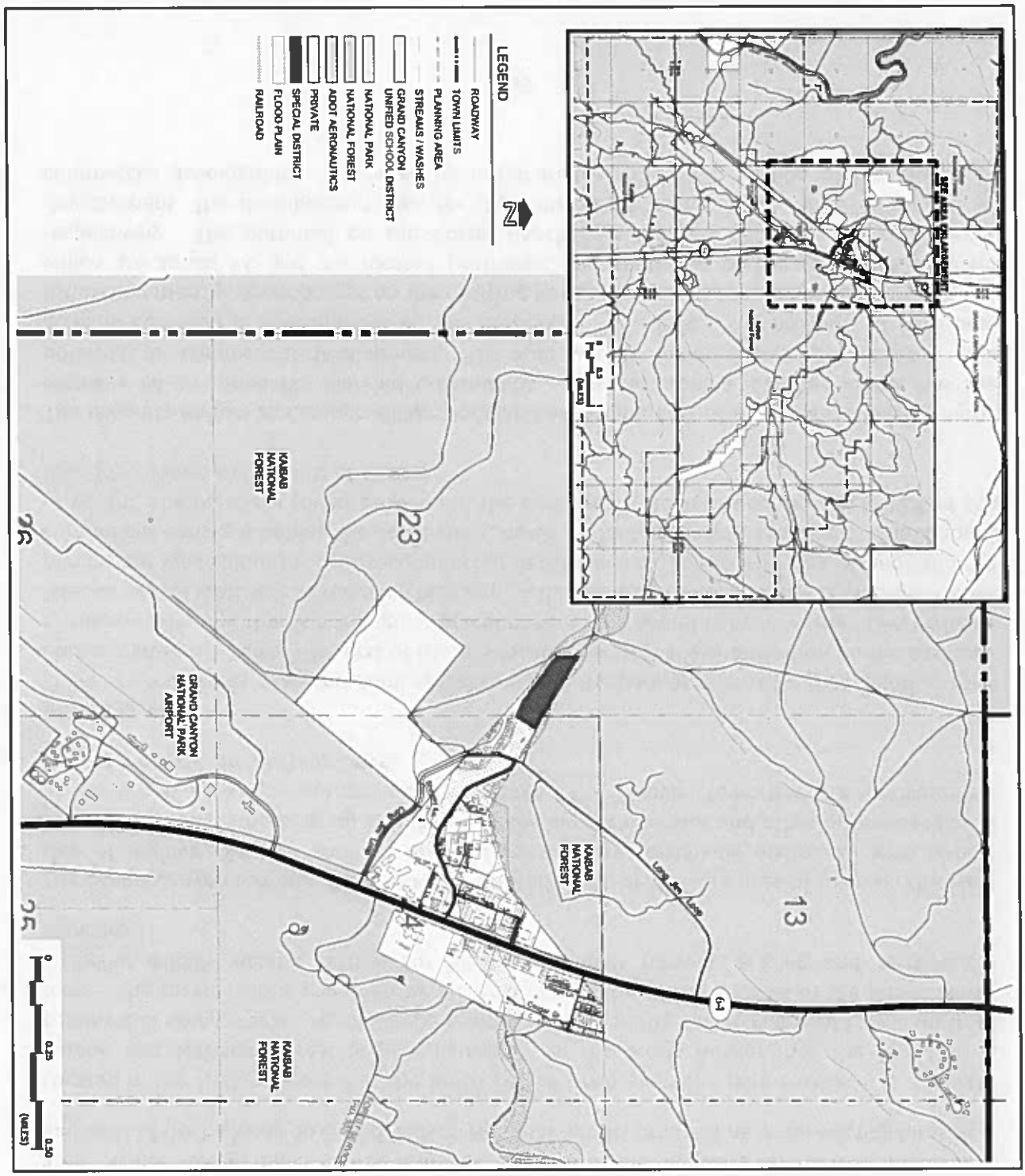


EXHIBIT J

General Plan 2024

LAND OWNERSHIP

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 3-25-2014

located on the north side of RP Drive west of town and west of the single family housing. There is additional multi-family housing adjacent to the manufactured/mobile home parks at the north end of the core area of Tusayan.

A community wastewater treatment plant is located at the west end of the core area of town, northwest of the intersection of RP Drive and Long Jim Loop Road. A community park is being developed on the south side of Long Jim Loop Road, also west of town. A cellular communications facility is located a short distance east of the community park. An electric substation is situated in the National Forest, west of Long Jim Loop Road in this same general area. Water storage tanks can be found on the east of the highway, behind the Grand Hotel and west of the highway on Grand Canyon National Airport property near the existing housing.

Located in the National Forest at the north end of town, near the park entrance, is a Ranger Station and National Forest Service housing. To the west, further into the forest, is a commercial riding stable. Ten-X Campground is situated in the Kaibab National Forest south of town. The forest land is governed by a Forest Plan that outlines all uses of the public lands, including wildlife habitat, ecosystem functions, timber harvest, grazing and recreational activities.

The Grand Canyon National Park Airport is located south of the core area of town on the west side of Highway 64. In addition to buildings and uses ordinarily associated with airport operations, there is housing for employees of the airport operator and other businesses based at the airport as well as outdoor vehicle storage. The Tusayan Town Hall is also located on airport property, on Mustang Drive.

Vacant Land

There are four areas of vacant commercial zoning in the core area of town that together total approximately 5.6 acres. The first of these is located north of the Grand Hotel on the east side of Highway 64. Another is a triangular parcel north of the Grand Canyon Visitors Center/IMAX Theater on the west side of the main highway. A third is located north of the Squire Inn. These parcels are well suited for future commercial development. The fourth area of underutilized commercial zoning is behind the retail store, north of the McDonalds restaurant. The amount of vacant, commercially zoned property in the core area of town is approximately 12% of the total (developed and vacant) of 47 acres.

The property known as Camper Village, located behind and east of a row of businesses along Highway 64, is zoned PC, Planned Community. With this zoning, Camper Village has the potential for commercial development. The approved PC zoning allows approximately 15.2 acres of commercial development on this property. There is also the prospect of additional future commercial development on the outlying Kotzin Ranch and TenX Ranch parcels, both of which are zoned PC and are located northwest and southeast of the core area of town respectively. The potential on the Kotzin Ranch parcel is for 77.1 acres of commercial development. The development plan for the TenX Ranch parcel would allow 44.4 acres of commercial development. It should be noted that a substantial portion of the permitted

commercial development on these two parcels is projected to be lodging (i.e. hotel, resort hotel or motel).

If all of the vacant property that is either zoned commercial or zoned PC and designated for commercial development is taken into account, the total amount is approximately 142.3 acres.

There are two parcels of undeveloped property that are zoned for multi-family use in the core area of Tusayan. These parcels are located in the same area, west of the row of hotels/motels that are on the west side of Canyon Plaza Lane. The combined acreage of these properties is 2.2 acres. The development potential on these parcels is a maximum of 44 multi-family units. Access to these parcels does not appear to be well suited for multi-family development. The 1.5 acre Fireside Ridge property, located on Long Jim Loop, south of RP Drive, was recently rezoned to RM-10/A.

The approved development proposals for the Camper Village, Kotzin Ranch and TenX Ranch parcels would allow over 1,800 multi-family units (TenX Ranch - 410, Kotzin Ranch - 1,320 and Camper Village - 100). If the land designated for multi-family use on the Camper Village, Kotzin Ranch and TenX Ranch parcels is not considered, there would not appear to be a sufficient amount of appropriately zoned property to meet the multi-family housing needs of the community. If the development potential of these outlying parcels is considered, there would appear to be sufficient land to meet the demand for multi-family zoning in the community.

There are only a few parcels zoned for single family use that are vacant in the core area of town. These are located in the Canyon View Subdivision near Memory Lane, west of the commercial development. The future development of the TenX Ranch property could provide up to 534 residential home sites. There are 40 acres of land designated for residential use and possible dedication to the Town on either the TenX Ranch or Kotzin Ranch parcels. If the Town chooses not to accept the dedication, the property may be developed with residential use by the property owner.

Future Land Use

Tusayan is a community facing many challenges in meeting the needs and desires of its residents, visitors and neighbors. It is also a community with the potential to be a model gateway community, welcoming visitors to one of the most spectacular natural features in the world, the Grand Canyon.

Tusayan is both benefited and constrained by its position in the National Forest. The forest provides a beautiful natural setting, but limits the ability of the town to expand. There are few properties left in the core area of town with access appropriate for commercial or multi-family use. Ownership opportunity is also limited in Tusayan due to the control of most of the land by only a few entities. There is the potential for needed development of additional commercial and residential use on the Camper Village, Kotzin Ranch and TenX Ranch properties. Zoning has been approved, but development is subject to securing guarantees related to necessary infrastructure, including water allocations.

The Kotzin Ranch property is in close proximity to the Grand Canyon National Park. The National Park Service has recommended addressing concerns for adjoining development and the impacts to park resources, especially as they relate to wildlife corridors, social trailing, encroachment, and water use.

The argument for quality development and redevelopment is easily made in Tusayan. Quality developments seem to attract more customers, visitors may tend to stay longer, and property values are generally higher. Much of the recent construction and improvements in Tusayan are consistent with the concept of quality development. Prominent among the positive changes are the improvements to Highway 64. A further example is the amount of public art on display at many of the businesses in town. The Town should continue to encourage this kind of altruistic investment as it has done and continues to do. For Example, the Town has already demonstrated its commitment to quality development by approving the Design Review Overlay guidelines in the recently revised Town's Zoning Ordinance. The Town has also adopted outdoor lighting regulations that are more restrictive and aesthetic than what were in place when the Town was under County jurisdiction. Enforcement of existing land use regulations and the use of landscaping appropriate for the setting and climate of Tusayan will further the goal of achieving quality development in Tusayan.

It is clear from input received in interviews and at a Town Hall meeting that residents desire more in the way of services. Some of those mentioned include medical facilities, churches, child care and a convenience store. Many of the services mentioned as not available in town are commonly provided by the private sector, and should not be provided by the town. However, the town can facilitate their arrival through the availability of appropriately zoned property, and expeditious processing of land development applications.

Other feedback received during the public input phase of the planning process indicated that many residents place a high value on aesthetics and the visual environment of the community. These are values that remain unchanged from the time of the adoption of the Tusayan Area Plan and the subsequent addition by the County of the Design Review Overlay Guidelines. The design guidelines were recently incorporated into Section 13 of the Town's Zoning Ordinance. This is a reflection of the Town's commitment to ensuring quality future development.

Economic development, as a major means in keeping the Town financially sound, is an important component in improving the lives of its residents. In the review of land development applications that would serve to improve the economic vitality of the community, a few key questions regarding health impacts would be appropriate to mitigate unintended consequences. These can be identified and dealt with in the Town's planning processes; such as the General Plan, Zoning Ordinance, Subdivision Ordinance, and Building Codes.

The community of Tusayan is dependent on Grand Canyon National Park and the Park's ability to attract tourists from all over the world. The community is also, to a lesser extent, dependent on the surrounding National Forest and those who recreate in it. Consequently, it is important that any proposed developments that have impacts on the Park or the National Forest should be reviewed by those entities. The Town should consider feedback it receives from those

managing the National Park and the Forest during its review of land development proposals. In fact, as part of the review process, the Town would consider input from any public or private entity such as the general public, Fire District, Sanitary District, APS, School District, ADOT, Coconino County, NACOG, and the water company.

Land Use Map: Due to the extent to which the Town has already been developed and zoned and given the maximum life of the plan, ten (10) years, the Land Use Map (Exhibit K) offers no dramatic changes in land use from what currently exists. The legend shown on the Land Use Map includes various categories of land use that are described below. It should be noted, however, that topographic conditions can limit the number of residential units that can be placed in any of the land use categories.

Low Density Residential: This category denotes areas where single family detached or attached housing is appropriate. Densities range from 1 to 6 dwelling units per acre.

Medium Density Residential: This category includes areas where single family detached or attached housing at densities from 7 to 14 dwelling units per acre would be permitted.

Multi-Family Residential: This category denotes areas where higher densities from 15 to 30 dwelling units per acre are permitted. This category encourages attached residential uses such as apartments, condominiums and townhouses.

Mixed Use: This category is intended for properties suitable for the coordinated development of a mix of various types of land uses such as single or two family residential, multiple-family residential, professional and administrative offices, commercial centers, resorts areas, industrial parks and any public or semi-public use or combination of uses. Densities in this land use category allows up to 30 dwelling units per acre and are not to be single purpose land uses.

Commercial: This category denotes area suitable for commercial uses including general retail, wholesale, lodging and highway-oriented businesses.

Industrial: This category denotes areas suitable for manufacturing, research and development, warehousing and distribution, multi-tenant industrial uses and limited commercial activities.

Open Space: This category is intended primarily for public land where it is necessary and desirable to provide permanent open spaces to safeguard public health, safety and welfare and to provide for the preservation of scenic views and recreation areas.

Public: This category is intended for land uses traditionally associated with governmental operations such as schools, parks, wastewater treatment facilities, fire stations and well sites.

Transportation/Circulation: This category is intended for major transportation facilities such as roads, bicycle and pedestrian ways, and airports.

Development within the land designated as a floodplain, in terms of use and intensity of development is restricted by regulations set forth in the Town's Zoning Ordinance. These regulations have been established to protect life and property in the event of periodic flooding.

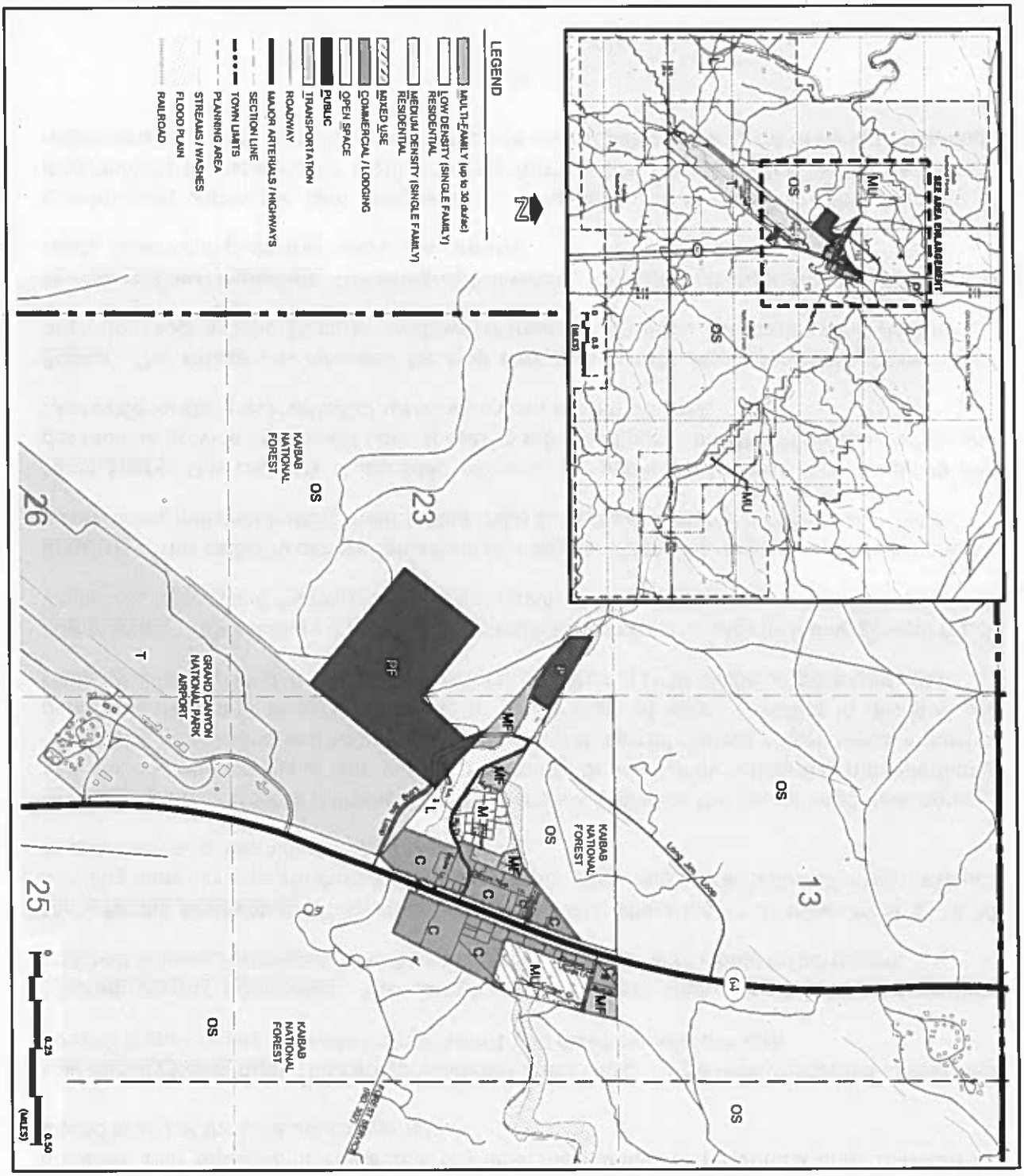


EXHIBIT K

General Plan 2024

LAND USE MAP

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

DATE: 3-25-2014

Future Changes in Land Use

The existing mobile home parks in town will continue for as long as their owners wish, however, replacement of a mobile home park by another land use will come under the permitted use, intensity, and density for that particular zone district.

The General Plan recognizes that this type of land use is often transitional in nature and that it may change to a higher use, given a change in market demand. Accordingly, the mobile home land use at the north end of Town is shown for future commercial and multi-family use. Similarly, the mobile home park in the west part of the core area of Town is shown as multi-family use. Additional multi-family zoning is needed in the core area of town. The Camper Village, Kotzin Ranch and TenX Ranch parcels are shown as mixed use, which is consistent with approved zoning. Vacant parcels east of Highway 64 are shown for future commercial use. This assumes access issues can be resolved. The triangular parcel north of the National Geographic Visitor Center (IMAX Theater) is proposed for commercial use. Land north of the airport and west of the Squire Inn is designated for low density single family use. A lower density of development is appropriate considering the impact of airport operations and access to this area.

Most of the planning area (a strip one mile wide east, south and west of the existing town limits) is designated as open space since it is within the Kaibab National Forest. There is a privately held, 160 acre in-holding west of town that has been designated for low density residential use for now. Given this property's proximity to the railroad, its future development may be a mix of uses.

GOAL: Support development and/or redevelopment of property in a manner consistent with the General Plan.

> **Policy:** Support land development applications and re-zonings that will be consistent with the Land Use Map of the General Plan.

GOAL: Encourage the character of development in Town to be consistent with Tusayan's role as a gateway to the Grand Canyon National Park.

> **Policy:** Enforce existing land use regulations and design guidelines set forth in the Town's Zoning Ordinance, Subdivision Ordinance, and Building Codes.
>
> **Policy:** Promote the use of landscaping that is appropriate for Tusayan, its natural setting and climate.

GOAL: Increase the amount of public art on display in the Town to improve the livability of the Town and serve as an attraction for visitors.

> **Objective:** Develop and implement a public art program at bus stops used by Grand Canyon National Park. (*Short Term*)

GOAL: Promote values and policies that support the overall health of the community.

Policy: Consider possible health impacts that could result from land development proposals in the planning review process.

GOAL: Minimize any potential impacts on Grand Canyon National Park and Kaibab National Forest that may be caused by proposed land development projects.

Policy: Incorporate, where appropriate, comments offered by management of the Grand Canyon National Park and the Kaibab National Forest submitted for land development proposals.

GOAL: Provide a high level of service to accommodate visitors to the Grand Canyon National Park while retaining an emphasis on preserving the natural cultural and aesthetic resources of the area.

Objective: Further develop educational-related tourist facilities, such as an information booth or office, in cooperation with other natural history related agencies and entities which focus on the local, cultural, natural, and historic aspects of the area. (*Short/Intermediate Term*)

Objective: Continue to work with the Grand Canyon National Park, Forest Service, and Grand Canyon Airport in coordinating the development of tourist support services. (*Short/Intermediate Term*)

CHAPTER 8: IMPACTS ON LAND

Parking Demand

The Town's Zoning Ordinance includes parking regulations that require a certain amount of parking spaces depending on the use of property. Often parking requirements are based on square footage of the building or use area. The parking requirements in the Zoning Ordinance are based on nationally recognized parking standards that, in turn, are based on studies of land uses in typical urban situations. Tusayan is not a typical urban place and the parking standards found in the Zoning Ordinance may have to be revised to reflect true parking demand. One of the adjustments already made in the ordinance to reflect the parking situation in Tusayan is the allowance for patrons arriving by tour bus in the determination of required parking for hotel and lodging uses. One tour bus parking space is equivalent to sixteen (16) automobiles in terms of parking.

Due to the propensity of many of the town's visitors to travel around town on foot, the demand for parking at retail businesses may not be as great as reflected by the Zoning Ordinance. A parking study would determine the actual demand for parking that could then be reflected in the parking requirements.

GOAL: The number of parking spaces required for various types of businesses is equal to the actual demand for parking spaces.

> **Objective:** Conduct a parking study to determine the actual need for parking spaces for various types of businesses. The study should also consider the use of cross access easements to take advantage of time variable parking demand. (*Short/Intermediate Term*)
>
> **Objective:** Revise the Zoning Ordinance to reflect the results of a parking study showing the true demand for parking. (*Short/Intermediate Term*)

Native American Presence

The area occupied by the Town of Tusayan was once part of the history and culture of several American Indian tribes long before the arrival of European settlers. The identification of sacred sites and consultation is governed by the National Historic Preservation Act as amended in 1992, the American Indian Religious Freedom Act of 1978, the Native American Graves Protection and Repatriation Act of 1990, and Executive Order 13007 of 1996. There are implications for future development of any large parcels of vacant land within the town limits. Consultation with regional tribes and the State Historic Preservation Office (SHPO) is warranted for parcels of 10 acres or more.

GOAL: Protect significant cultural resources and mitigate potential impacts in the development of land wherever possible.

Objective: Consult with regional Tribes on proposed developments that may impact them during the review process. (Short Term)

Policy: Refer land development applications for review and comment to representatives of the affected associated tribes and the SHPO.

Coconino Wash and Floodplain Management

Coconino Wash is a major drainage that impacts the community. Tributaries to Coconino Wash flow from east to west through the Town. Drainage through the Town is significant enough to warrant designation as a 100 year floodplain by the Federal Emergency Management Agency (FEMA). This drainage system also impacts the Kotzin Ranch and TenX Ranch parcels northwest and southeast of the core area of town. The extent of the existing floodplain is shown on Exhibit B.

Development within a floodplain is regulated by provisions contained in the Town's Zoning Ordinance (Chapter 13, Section 6, Floodplain Management Overlay). This regulation is currently administered by Coconino County. The Director of the County Community Development Department is the Floodplain Administrator. Development within the area of the floodplain that is defined as the floodway (channel of a river or watercourse) is severely limited. The area outside of the floodway or floodway fringe may be developed subject to certain limitations.

Coconino Wash flooded in the town in 2005, and in the summer of 2012. To help alleviate or at least reduce future flood damage, the US Forest Service has proposed to partner with the town and the Sanitary District to construct several storm water detention basins upstream of the town.

A current study of the drainage and the improvements referenced above will result in a more realistic designation of the flood hazard area through town. The Town should follow up the work done by the National Forest Service with its own drainage analysis.

GOAL: Alleviate damage from flooding within the town limits.

Objective: Conduct a drainage analysis of the Town of Tusayan to supplement previous flood analysis prepared by the National Forest Service. (*Short Term*)

Objective: Develop policies for development of flood prone areas of the Town. (*Short/Intermediate Term*)

Aggregate Resources

State law was amended in 2011 to require that the Land Use Element of each General Plan include information on the source of aggregates. Policies are also required to preserve currently identified aggregates sufficient for future development and to avoid incompatible uses.

Tusayan is within the region known as the Colorado Plateau. The local geology is shown on Exhibit J. Almost all of the area is identified as Kaibab limestone. Limestone may be quarried and crushed as needed for use in road construction. The value of the resource is limited to local use by transportation costs. Sand and gravel deposits are found in some stream channels, but in this part of the State it is more common for volcanic cinders to be crushed and substituted for use in the construction of roads.

There are a few borrow pits in the incorporated area of the Town identified on USGS maps. Their origin and use are probably not important for the purpose of this Plan. There are no active aggregate mines inside the incorporated limits of the Town. The closest active quarry is located approximately 17 miles southeast of the core area of the Town at the intersection of Forest Roads 310 and 320 in the Kaibab National Forest. There are numerous uranium-mining claims within the Town boundaries on Forest Service land, but currently no active mining operations. The Town Council passed Resolution No. 2011-03-23-02 on March 23, 2011, opposing uranium mining.

Although not impossible, it is highly unlikely that the core area of the Town would see an application for the development of an aggregate quarry. A more likely location would be some distance away from the core area of the Town, yet within the Kaibab National Forest. A land use such as this, within the Town limits should be subject to review by the Town as well as the Forest Service. In this review it would be important for both to consider surrounding land use impacts to the Town and access.

The Town's Zoning Ordinance provides for aggregate mining in the Mineral Resource Zone (Section 13.9). Activities associated with this use are allowed with the approval of a conditional use permit. Development standards include extensive setbacks, screening and landscape requirements.

GOAL: Consider allowing aggregate mining in locations proven to be economically feasible and compatible with existing and potential future land use and tourism, when consistent with the Forest Plan.

> **Objective:** In most instances, aggregate mining in suitable locations may be supported in the National Forest provided access is acceptable, economic feasibility is proven, and the activity is permitted by the USFS. (*Short Term*)
>
> > **Policy:** Aggregate mining shall not be permitted within the core area of the Town, or within one mile of Highway 64.
> >
> > **Policy:** Aggregate mining in the Planning Area shall not be permitted until a reclamation plan is submitted to, and approved by the Town.

Access to Incident Solar Energy

ARS 9-461.05 includes a requirement that the land use element of all general plans include consideration of access to incident solar energy for all general categories of land use. The Town's zoning regulations include provisions that support the use of solar energy systems for all categories of land use. The Tusayan Area Plan included a policy that also addressed this issue. That policy is still applicable today and can be restated in the following goal and objective.

GOAL: Encourage the use of solar energy systems design in all new development.

Policy: All new land development projects shall be encouraged to employ solar energy, both active and passive, in design standards and systems wherever it is feasible to do so.

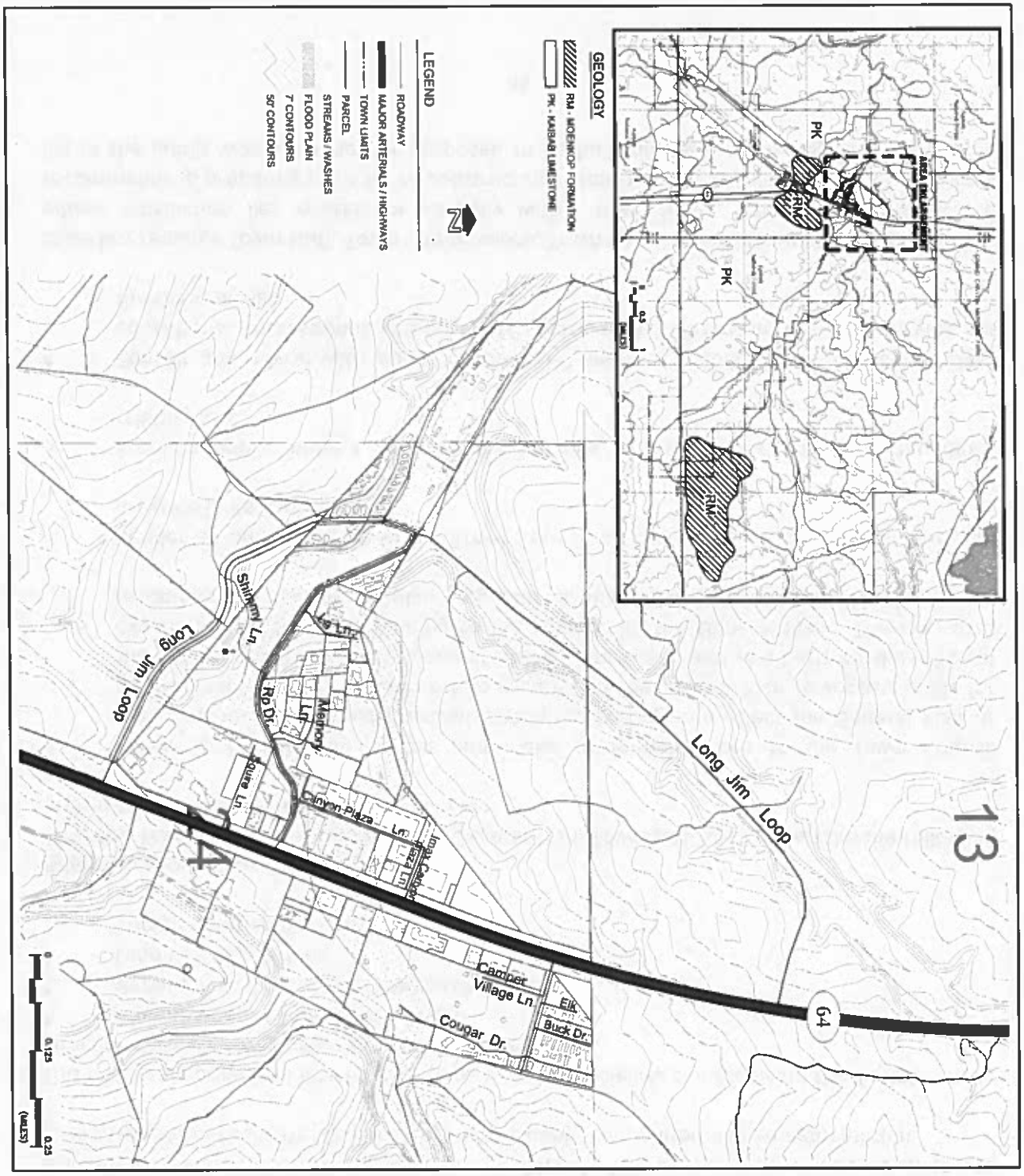


EXHIBIT L

TOWN OF TUSAYAN at the entrance to Grand Canyon National Park

General Plan 2024

TOPOGRAPHY, HYDROLOGY AND GEOLOGY

DATE: 1-29-2014

CHAPTER 9: IMPLEMENTATION

Overview

The implementation chapter of the Tusayan General Plan sets forth the specific measures that will lead to plan achievement. Listed at the end of this chapter are objectives from each Plan element in a section titled "Implementation Activities". This approach provides an easy-to-use reference for the Town, its stakeholders and the public to monitor plan implementation.

This chapter is organized into four sections in order to clearly communicate the Town's future direction regarding implementation of the General Plan.

* Administration of the General Plan
* General Plan Amendment Criteria/Processes
* Land Use Regulations
* Implementation Activities

Administration of the General Plan

After the Town Council has adopted the General Plan, Town staff shall undertake the following actions to encourage effectuation of the plan:

1. When appropriate, investigate and make recommendations to the Town Council regarding reasonable and practical means for putting into effect the General Plan or parts thereof. Town staff will seek to ensure that the General Plan serves as a guide for the orderly growth and development of the community, and as a basis for the efficient expenditure of its funds relating to the subjects of the General Plan. The measures recommended may include plans, regulations, financial reports and capital budgets.

2. Render an annual report to the Town Council on the status of the General Plan and progress in its application.

3. Promote public interest in, and understanding of, the General Plan and regulations relating to it.

4. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens in regard to carrying out the General Plan.

State law requires Town staff, Town Commissions, Town Boards and other governmental bodies whose jurisdiction lies entirely or partially within town limits, whose functions include recommending, preparing plans for or constructing major public works, to submit to the Town a list of the public works planned or proposed to be built during the ensuing fiscal year. The

agencies shall list and classify all such recommendations, and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Town staff shall review and report back to the proposing agency as to the conformity of their coordinated program with the adopted General Plan or part thereof.

State law also states that no public real property may be acquired by dedication or otherwise for street, square, park or other purposes; no public real property may be disposed of; no public street may be vacated or abandoned; and no public building or structure may be constructed or authorized if the General Plan applies thereto, until the location, purpose and extent of such acquisition or disposition, street vacation or abandonment, or such public building or structure, has been submitted to, and reported upon, by the Town planning staff as to conformity with the General Plan. Town planning staff shall render its report as to conformity with the General Plan within 40 days after the matter is submitted. These provisions will not apply to acquisitions or abandonments for street widening, or alignment projects of a minor nature, if the Council so provides by ordinance or resolution.

In accordance with State law, this General Plan is effective for up to 10 years. The Council will want to monitor the relevance of the Plan in future years, and if found to be deficient in any area, approve the necessary amendment(s). In any event, prior to the tenth anniversary of the Plan, the Council should direct staff to begin the preparation of a new General Plan for the community.

Tusayan is somewhat unique in that it must deal with more governmental agencies, authorities and districts than most similarly sized cities or towns. While this can be a challenge, it can also present opportunities to further the goals and objectives of the General Plan. In making agreements and in reaching out to other organizations, the Town will want to consider the General Plan.

General Plan Amendment Criteria/Process

The process and criteria for amending the General Plan should ensure that all approved amendments will not result in an adverse impact to the community as a whole. Public participation will be encouraged in all amendment applications, and all legal requirements met.

Amendments to the General Plan should occur only after careful review of the request and findings of fact in support of the revision, following public hearings before the Planning and Zoning Commission and Town Council. The term "amendment" shall apply to both text and map revisions. A major amendment to the General Plan may only be approved by affirmative vote of at least two-thirds of the members of the Town Council (4 members). A minor amendment requires a majority vote for approval.

Amendments to the General Plan may be initiated by the Town, or by formal application by the owner(s) or owner(s) agents of real property within the town limits. Prior to the approval of any land development that is in conflict with the General Plan, an amendment to the Plan must be approved.

Major Amendment Criteria

1. Any change in land use on 20 acres or more shall require the major amendment process.

2. Any change from a residential to a non-residential land use designation for ten (10) acres or more shall be considered as a major amendment process.

3. The addition or deletion of a major arterial or collector road shall require the major amendment process.

Minor Amendment Criteria

1. Any change in land use deemed not to require a major amendment.

2. Any change mandated by Arizona or federal law.

3. A change in any land use designation to an open space, or public facility land use category, shall require the minor amendment process, regardless of acreage.

Major Amendment Process

1. Applicants proposing a major amendment should submit a formal application at least four (4) months prior to the Planning and Zoning Commission hearing. In most instances, the application should include both written and graphic materials and a project narrative together with supporting information/reports deemed necessary by the Town. The application should clearly explain the public benefits of the proposal as well as any impacts on the community, surrounding lands and adjacent property, as well as any potential effects to the infrastructure of Grand Canyon National Park and their ability to mitigate such impacts. Careful attention should be given to water consumption, vehicular and pedestrian access, and circulation as well as the public improvements that may be necessary to accommodate the proposal.

2. All major amendments shall be processed in accordance with the citizen participation requirements of the Zoning Ordinance (Section 20.2).

3. All major amendment applications shall be transmitted for review and comment by national, state and local agencies, associations, districts, utility providers and other organizations with jurisdiction in the area.

4. Information on the major amendment application shall be posted on the Town web site.

5. At least sixty (60) days before the amendment is noticed for hearing, it shall be transmitted to the Planning and Zoning Commission and Town Council as well as the Coconino County Community Development Department, the Northern Arizona Council of Governments, the Arizona Commerce Authority or State planning agency, and any

individual or organization that has requested in writing the opportunity to review major amendments.

6. The Planning and Zoning Commission shall hold at least one public hearing on each major amendment. Notification of the hearing shall be provided by publication of a notice in the local newspaper at least fifteen (15) but not more than thirty (30) days in advance of the hearing. Action of the Planning and Zoning Commission on the major amendment shall be transmitted to the Town Council.

7. The Town Council shall hold a public hearing on the major amendment with notice provided in the same manner as provided for the public hearing by the Planning and Zoning Commission. Adoption of an amendment by the Town Council shall be by resolution.

8. All major amendments to the General Plan proposed for adoption shall be presented at a single public hearing during the calendar year the proposal is made. No application for a major amendment shall be accepted by the Town of Tusayan after July 1st of any given year.

Minor Amendment Process

1. All minor amendments to the General Plan shall be processed in the same manner as map amendments to the Zoning Ordinance. There is no limitation on the times during a calendar year that minor amendments can be considered.

2. A minor amendment may be processed at the same time as another land development application, but must be approved in advance of any other application pertaining to the same parcel/ project.

Land Use Regulations

An important and practical way of implementing the goals and objectives of the General Plan is in the enforcement and use of the land use regulations that are adopted by the Town.

Key among the tools available to the Town in the implementation of its General Plan is the Zoning Ordinance. Shortly after incorporation, the Town adopted the County's Zoning Ordinance. The Zoning Ordinance has been revised to better suit the needs of the Town. The principal way to use the zoning regulations to effect the goals and policies of the General Plan is by making decisions in land development applications that are consistent with the Plan. Each time the Planning and Zoning Commission or Council consider an application for a rezoning, conditional use permit or design review, they have the opportunity to make a decision that supports the adopted General Plan.

Subdivision Regulations are another key tool commonly used to implement a General Plan. The Town does not presently have adopted subdivision regulations, and it is most important that it do so in the near future.

Other opportunities for the Town to implement the General Plan are with the adoption of the budget and capital improvement plan. It is important to consider the goals and objectives of the General Plan when preparing these documents.

GOAL: The Town will have a full complement of basic land use tools to implement the General Plan.

Objective: The Town adopt subdivision regulations as soon as possible. (*Short Term*)

Objective: The Town should revise the Zoning Ordinance to more closely resemble development standards and regulations appropriate to the Town of Tusayan and the Tusayan General Plan 2024. (*Short Term*)

Implementation Activities

The implementation activities listed below are objectives that correspond to General Plan goals and time frames found in the preceding chapters of this Plan. They are identified as being accomplished in the short term (one or two years), intermediate term (three or four years,) or long term (five years or longer). Each year the Council should review the project list and prioritize the projects to be accomplished in the coming year.

Objective: Work with transport companies to increase access to preventative and routing medical services. (*Short Term*)

Objective: Develop a comprehensive strategy to improve internet service within Tusayan. *(Short Term)*

Objective: Work with Grand Canyon National Park officials and local businesses to increase shuttle ridership to a point where it would justify an increase in the length of time the shuttle operates during the year. *(Short Term)*

Objective: Work with Grand Canyon National Park officials to study the shuttle system, consider an increase in the number of stops the shuttle makes in Town, and an increase in the number of operating shuttles, if justified by an increase in ridership. *(Short Term)*

Objective: The Town should work with the Arizona Department of Transportation to investigate the feasibility of transferring ownership of excess right-of-way to the Town. *(Short Term)*

Objective: The Town will consider creating a Housing Authority tasked with providing housing for employees and full time residents of the Town. *(Short Term)*

Objective: The Town will consider all possible housing options to provide quality affordable housing. *(Short Term)*

Objective: New commercial or industrial developments that remove existing housing units shall be required to provide equivalent replacement housing. *(Short Term)*

Objective: Work with the Forest Service and other private property owners to develop and improve access and connections to existing trails around the Town. *(Short Term)*

Objective: Working with stakeholders and, respecting the trail priorities established during the creation of the General Plan, develop a detailed trails master plan for the community and environs. *(Short Term)*

Objective: Develop and implement a public art program at bus stops used by the Grand Canyon National Park. *(Short Term)*

Objective: Conduct a drainage analysis of the Town to supplement previous flood analysis prepared by the National Forest Service. *(Short Term)*

Objective: In most instances, aggregate mining in suitable locations may be supported in the National Forest provided access is acceptable and economic feasibility is proven and the activity is permitted by the USFS. *(Short Term)*

Objective: The Town should adopt subdivision regulations as soon as possible. *(Short Term)*

Objective: The Town should revise the Zoning Ordinance to more closely resemble development standards and regulations appropriate to the Town and the Tusayan General Plan 2024. *(Short Term)*

Objective: Consult with regional tribes on proposed development that may impact them during the review process. *(Short Term)*

Objective: Develop policies for development of flood prone areas of the Town. *(Short/Intermediate Term)*

Objective: Conduct and implement studies and work with partners to achieve an adequate and reliable supply of domestic (potable and reclaimed) water. *(Short/Intermediate Term)*

Objective: Conduct a study to determine the feasibility of developing adequate water storage capacity for the Town and implement this objective through adoption of a Town Subdivision Ordinance. *(Short/Intermediate Term)*

Objective: If required, a mix of housing types including dormitories, apartments, townhomes, and single family dwellings should be provided to meet employee housing needs. *(Short/Intermediate Term)*

Objective: Continue to support and, as feasible, financially contribute to the development of the Town's community park. (Short/Intermediate Term)

Objective: Major new developments on land outside of the Town's core area shall be required to set aside land for appropriate community uses. *(Short/Intermediate Term)*

Objective: Further develop educational-related tourist facilities, such as an information booth or office, in cooperation with other natural history related agencies and entities which focus on the local, cultural, natural, and historic aspects of the area. *(Short/Intermediate Term)*

Objective: Continue to work with the Grand Canyon National Park, the Forest Service, and the Grand Canyon Airport in coordinating the development of appropriate tourist support services. *(Short/Intermediate Term)*

Objective: Conduct a parking stud to determine the actual need for parking spaces for various types of businesses. The study should also consider the use of cross access easements to take advantage of time variable parking demand. *(Short/Intermediate Term)*

Objective: Revise the Town's Zoning Ordinance to reflect the results of a parking study showing the true demand for parking. *(Short/Intermediate Term)*

Objective: The Town should investigate and, if appropriate, pursue actions necessary to become a designated municipal provider of both potable and non–potable water. *(Intermediate Term)*

Objective: In partnership with Grand Canyon National Park, design and construct a natural gas line extension to service Tusayan residents and businesses. *(Intermediate Term)*

Objective: Research recycling programs and implement a program that is appropriate for Tusayan. *(Intermediate Term)*

Objective: In association with the Arizona Department of Transportation and the owners of private streets, investigate measures to improve pedestrian and bike safety and implement when funds are available. *(Intermediate Term)*

Objective: Undertake a study to do a cost analysis to determine whether it would be beneficial and feasible for the Town to continue using services provided by the County Sheriff's Office or to form its own Police Department. *(Long Term)*

Objective: Facilitate a court system as future annual budgets allow. *(Long Term)*