

MINUTES¹

NOTICE OF PUBLIC HEARING ON VARIANCE APPLICATION

PURSUANT TO A.R.S. § 38-431.02
Monday, June 27, 2022 at 2:00 p.m.
TUSAYAN TOWN HALL BUILDING
845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431 .02, notice is hereby given to the Hearing Officer and to the general public, that the Town of Tusayan Hearing Officer will hold a meeting open to the public on June 27, 2022, at 2:00 p.m. located at Tusayan Town Hall Building. Persons with a disability may request a reasonable accommodation by contacting the Town Manager at (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound devices, we ask that you silence it to minimize disruption of today's meeting. Due to limited bandwidth capacity, we ask that you please turn off your Wi-Fi while at Town Hall and for those attending via Zoom, please turn off your video. This will provide for a better experience for all in attendance. Thank you.

PUBLIC HEARING MINUTES²

1. ***Application # 22-001B Application Request for Variance by McDonald's USA, regarding the .92 acre property located at 313 State Route 64, Grand Canyon, AZ to allow a reduced parking ratio for property zoned CG10000 Zoning District.***

Hearing office, Ray Jacobs, called the meeting to order. Hearing on parking variance to address site plan created by new McDonalds structure which will create new site plan and circulation structure.

Jason Morris of Withey Morris, PLC presented on behalf of applicant, McDonalds. He discussed McDonald's North America redevelopment program to modernize their entire inventory of locations. This location was slated for a rebuild and upgrade, however, the existing building is affected by the Coconino County flood plain. McDonald's has requested to build a new building that will be moved out of the flood plain zone. The existing building is affected by the flood plain. The subject of this hearing is the application for variance to allow for reduction of parking from 71, as required under the Tusayan code, to 43 spaces. The code requires 1 space for every 100sqft of gross floor area but does not allow for discretion for non-public areas. He advised that the 43 public spaces plus the 12 employee dedicated parking spaces the McDonalds would only have one less parking space than it historically had. He spoke

¹ For economy of space and ease of reading, the minutes have been organized according to the agenda language. Items as they appear on the agenda have been italicized with the actual minutes entered in plain type for reader convenience.

² Minutes are organized by agenda item in the order in which they were discussed.

on other tourist destinations where McDonald's operates with less parking spaces. He advised that the Town Code does not take into account nonpublic areas and drive-thru areas thus contending that these areas should not be included for purposes of parking calculation. He reemphasized the flood plain's impact on this site and how this would address the exceptional and extraordinary circumstances portion of the code. He additionally spoke on the vast amount of data that McDonald's and believes that based on that this. Data the site will have a sufficient amount of parking. Lastly, he advised that this plan would improve upon the existing building and provide a benefit to the Town overall.

Mr. Jacobs inquired about the flood plain issue, the amount of square footage open to the public, and the drive-thru business volume and space allotted for the queue.

Mr. Morris, in response, advised that approximately 1/3 of site is in flood plain, the square footage devoted to the public is approximately 3200sqft, and they believe patrons will be more likely to get out of their vehicle at this location and have considered this. He additionally advised that there is approximately 200 ft for the queue – enough for 6 cars.

Discussion between Mr. Jacobs and Mr. Morris regarding the development plans and permitting to complete the project by next summer or spring and development during the months with inclement weather.

Public comment:

Scott Autsley, area construction manager for McDonald's in Northern Arizona. Spoke on the swiftness of beginning the remodel in October and coming to completion by April 1st and outside goal of opening by Memorial Day. He advised that the flood plain issues with the county is being resolved.

Robert Pedzoldt spoke on his concern of special privileges being afforded to property owners.

Mr. Morris attempted to address Mr. Pedzoldt's concerns.

Town Manager Hendrix thanked everyone for their attendance.

Mr. Jacobs advised that a decision on the variance application will be coming the in the next few weeks.

CERTIFICATION

STATE OF ARIZONA

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COCONINO COUNTY

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I, Logan Keel, do hereby certify that I am the Town clerk of Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the public hearing on application for variance held on

June 27, 2022.

Logan Keel
Town Clerk

July 16, 2022
Date