

TUSAYAN PLANNING AND ZONING COMMISSION MEETING

Thursday, March 24, 2011 @ 6:00 P.M.

Best Western Squire Inn, Anasazi Conference Room

74 State Route 64, Tusayan, Arizona

REGULAR TOWN PLANNING AND ZONING COMMISSION AGENDA

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Bryan called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

On Roll Call the following were present:

Chairman Bryan
Vice Chairperson Maniaci
Commissioner Rueter

Commissioner Blasi
Commissioner Montoya

Also present were:

George Pettit, Interim Town Manager
Richard Turner, Town Planner, Willdan and Associates
Hollie L. Drew, Town Clerk

CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairman Bryan made a call to the public for items not on the agenda. No Public Comment. Call to the public for items not on the agenda closed.

CONSENT AGENDA

Consideration and possible approval of the Meeting Minutes from previous Planning and Zoning Commission Meeting

There were no minutes from the previous Planning and Zoning Commission.

PUBLIC HEARING on a Request by the South Grand Canyon Sanitary District to Renew a Conditional Use Permit for a Wastewater Treatment Plant and Accessory Structures (UP-90-34, UP-96-01, UP-97-03 and CUP-07-039) on 18.2 Acres in the General Zone. Case No. CUP-10-052.

Chairman Bryan invited Richard Turner, Town Planner, to present his staff report regarding the renewal of a Conditional Use Permit for a Wastewater Treatment Plant and Accessory Structures. Mr. Turner presented his report to the Commission with Chairman Bryan opening the meeting for public comment immediately after. Robert Petzoldt of the South Grand Canyon Sanitary District, P.O. Box 3055, Grand Canyon, Arizona formally requested that the Commission accept the Sanitary District's prior/initial CUP Renewal Application for the new Planning and Zoning Commission proceedings. No other public comment. Public Comment Closed.

Commissioner Montoya moved to rescind the prior CUP-10-052. Vice Chairperson Maniaci seconded the motion. All were in favor.

The Commission then discussed the approval of current CUP-10-052 subject to the conditions listed in 5A, B, C, D and E. Commissioner Blasi inquired why the Conditional Use Permit number for the new Conditional Use Permit was the same as the number of the rescinded Conditional Use Permit. Mr. Turner stated that the Town Attorney advised that since the application is the same, there is no need to issue a new number for the revised permit. Commissioner Rueter stated he was glad to see the matter resolved as the sanitary district is very important to the Town. Commissioner Rueter further stated that zoning needs to be addressed in an effort to reduce the number of Conditional Use Permits issued.

Commissioner Montoya moved to approve proposed CUP-10-052 subject to the conditions noted. Commissioner Blasi seconded the motion. All were in favor.

RECONSIDERATION of Previous Action on a Request by the South Grand Canyon Sanitary District to Renew a Conditional Use Permit for a Wastewater Treatment Plant and Accessory Structures (UP-90-34, UP-96-01, UP-97-03 and CUP-07-039) on 18.2 Acres in the General Zone. Case No. CUP-10-052.

This matter was considered under Item 5.

PUBLIC HEARING on a Request by Gary Martinson on behalf of Western Discovery Museum, LLC to amend a Conditional Use Permit for a Western Museum with Retail and Four Units of Employee Housing (CUP-09-017) to Allow a Restaurant, Bar, Live Entertainment and Retail Uses on 1.0 Acre in the CG-10,000 (Commercial General) Zone. Case No. CUP-2011-01.

Chairman Bryan read a statement prepared by Western Discovery Museum requesting a continuance of Items 7 and 8 on the Agenda to a special meeting of the Planning and Zoning Commission to be held April 7, 2011. The statement also announced that the Museum would like to hold a Citizen's Participation Meeting on Wednesday, March 30, 2011. Chairman Bryan then opened the meeting to the public for comment. No public comment. Public hearing closed.

Chairman Bryan asked for a motion to move this item and Item 8 below to the April 7, 2011 agenda of the Special Meeting of the Planning and Zoning Commission. He read a letter from the applicant requesting the continuation, and seeking a special meeting on April 7 to allow for a public meeting on site on March 31, 2011. Commissioner Rueter moved to continue this item to the April 7, 2011 special meeting of the Planning and Zoning Commission. Vice Chairperson Maniaci seconded the motion. All were in favor.

CONSIDERATION of a Request by Gary Martinson on behalf of Western Discovery Museum, LLC to amend a Conditional Use Permit for a Western Museum with Retail and Four Units of Employee Housing (CUP-09-017) to Allow a Restaurant, Bar, Live Entertainment and Retail Uses on 1.0 Acre in the CG-10,000 (Commercial General) Zone. Case No. CUP-2011-01.

This Item was continued by action above and is to be placed on the agenda of the April 7, 2011 special meeting of the Planning and Zoning Commission.

PUBLIC HEARING on a Request to Amend the Town of Tusayan Building Code (2005 National Electric Code) by Adding a New Section Relating to Underground Utilities. ORDINANCE NO. 2011-04-20-01.

Richard Turner, Town Planner, presented his staff report to the Commission. Chairman Bryan opened the meeting for public comment. No public comment. Public comment closed.

CONSIDERATION of a Request to Amend the Town of Tusayan Building Code (2005 National Electric Code) by Adding a New Section Relating to Underground Utilities. ORDINANCE NO. 2011-04-20-01.

Discussion took place regarding the amendment of the Town of Tusayan Building Code (2005 National Electric Code) by Adding a New Section Relating to Underground Utilities. Discussion regarding the procedure for recommending items to Council took place.

Commissioner Blasi moved to recommend approval of Ordinance No. 2011-04-20-01. Commissioner Rueter seconded. All were in favor.

PUBLIC HEARING on a Request to Amend the Town of Tusayan Zoning Ordinance to Delete Section 17, "Lighting", and Add a New Section 17, "Lighting". ORDINANCE NO. 2011-04-20-02.

Richard Turner, Town Planner, presented his staff report. Chairman Bryan then opened up the matter for public hearing. Pete Shearer expressed his concern regarding adequate lighting at the Airport if the Ordinance is approved. No other public comment. Public hearing closed.

CONSIDERATION of a Request to Amend the Town of Tusayan Zoning Ordinance to Delete Section 17, "Lighting", and Add a New Section 17, "Lighting".

ORDINANCE NO. 2011-04-20-02.

Discussion took place as to the contents of the Ordinance and its impact on airport operations. Commissioner Rueter and Commissioner Montoya recommend consulting with airport staff to better anticipate their needs before recommending for approval.

Commissioner Rueter moved to recommend a continuance on the matter for 60 days and to direct staff to bring forth more information particularly as it relates to airport operations and security. Vice Chairperson Maniaci seconded the motion. All were in favor.

ADJOURNMENT OF REGULAR PLANNING AND ZONING COMMISSION MEETING

Commissioner Rueter moved to adjourn the meeting of the Planning and Zoning Commission at 6:46 p.m. Vice Chairman Maniaci seconded the motion. All were in favor.

Respectfully submitted,

March 30, 2011

Hollie L. Drew, Town Clerk

Greg Bryan, Chairman