

TUSAYAN PLANNING AND ZONING COMMISSION

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

Tuesday, July 24, 2012 @ 6:00 P.M.

TUSAYAN TOWN HALL

845 Mustang Drive, Tusayan, Arizona

PLANNING AND ZONING COMMISSION SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Gossard called the meeting to order at 6:02 p.m. and the Pledge of Allegiance was recited.

2. ROLL CALL

On roll call, the following were present:

**CHAIR GOSSARD
COMMISSIONER ANGAT
COMMISSIONER COOK**

**VICE CHAIR HEARNE
COUNCILMEMBER SANDERSON**

Also present were:

Tami Ryall, Interim Town Manager
Richard Turner, Professional Planner
Laura Matthews, Interim Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

4. ACTION ITEMS

A. Open Meeting Law Training – Interim Town Manager Ryall

Manager Ryall will verify with attorney whether individuals would be responsible for their own legal fees defending a charge of violations.

B. Future Agenda items

August 28, 2012

- Public Hearing on zoning code changes
- "Planning & Zoning 101" training for commissioners

5. MOTION TO ADJOURN

Vice Chair Hearn moved to adjourn at 6:45pm. The motion was seconded by Commissioner Angat and passed on unanimous vote. Chair Gossard called for a 10 minute break.

6. RECONVENE INTO WORKSHOP ON PROPOSED UPDATE TO THE TUSAYAN ZONING CODE at 6:55pm

Richard Turner presented his Staff Report to the commission reviewing banner signs. The town's ordinance prohibits banner signs without ridged frames.

Add Definition Banner shall mean a temporary sign made of pliable material that may or may not be located in a rigid frame. See his recommendation on page 5 of staff report.

Council originally wanted a rigorous lighting code. Richard will research preexisting signs. – before the Town adopted a zoning ordinance. Town would have fallen under the County's zoning ordinance.

Robb Baldosky, made the point that the current 14 days for a banner for a business grand opening, change of name, change of management, etc., needs to be longer.

Commissioner Sanderson said that a shorter time period should be used when the banner is in addition to the current signs.

If a banner is being used in lieu of a current sign, as in a case where a restaurant has a new name, they should have more time if they demonstrate that they have ordered a new permanent sign. Create some separation to distinguish between a banner in addition to their sign, and a banner over an existing sign.

Clarinda would like to have provisions that keep businesses from using banners to advertise for years and years.

The Commission wants flexibility to give a business enough time while their permanent sign is being made and provides restrictions so that banners are not permanent. Perhaps give applicant 60 days with the ability to request 2 - 30 day extensions. Perhaps allow the Town Manager to give the extensions with proof that the applicant is moving forward and making a good faith effort.

Richard Turner summarized Commission direction:

- Need to find the date Coconino County adopted the lighting ordinance
- Separate out banners covering current signage, replacing the current sign, different from a temporary short-term banner which is in addition to the regular signage, "happy hour," special sales, etc.
- Two 30-day extensions can be approved
- Should adhere to appropriate square footage requirements, 32 sq. ft.
- Limit to 2 per year, 14 days at a time
- Keep signs in good condition.

Group Discussion: New businesses in the community are not on the same playing field as old businesses. New businesses have their hands tied and cannot compete with old businesses. Under the County, businesses were kept in line regarding signs, lighting, and banners. Since the town has incorporated, there has been no enforcement.

Interim Manager Ryall said they will take the commission's comments and requests and come back with updated language.

Workshop adjourned at 8:20 pm.

Robert Gossard 10-23-12
CHAIR ROBERT GOSSARD Date

ATTEST:

Melissa A. Malone
TOWN CLERK

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa Malone, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on July 24, 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 23 day of October, 2012.

Melissa A. Malone
TOWN CLERK