

## AGENDA

### TUSAYAN PLANNING & ZONING COMMISSION MEETING

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

Continued Meeting of October 13, 2011 @ 6:00 P.M. to be held

**October 17, 2011@ 6:00 P.M.**

Best Western Squire Inn, Zuni Conference Room

74 State Route 64, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Town Planning & Zoning Commission and to the general public that the Tusayan Planning & Zoning Commission will hold a Meeting and Continued Public Hearing at 6:00 p.m. on Monday, October 17, 2011 at the Best Western Squire Inn. If authorized by a majority vote of the Tusayan Town Planning and Zoning Commission, an executive session may be held immediately after the vote and will not be open to the public. The Planning and Zoning Commission may vote to go into executive session pursuant to A.R.S. § 38-431.03.A.3 for legal advice concerning any matter on the agenda. The Town Planning Commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting Greg Bryan (928) 638-8401 as soon as possible.

### TUSAYAN TOWN PLANING & ZONING COMMISSION MEETING

#### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

#### 2. ROLL CALL

**CHAIRMAN G. BRYAN  
COMMISSIONER MANIACI**

**COMMISSIONER MONTOYA  
COMMISSIONER RUETER**

*\* One or two Commissioners may attend by telephone*

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

*Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.*

#### 4. Approval of Minutes

#### 5. PUBLIC HEARING

**Proposed Zoning Adoption for the Annexation of Ten X and Surrounding Properties**

1) Open Public Hearing on Equivalent Zoning

2) Staff Report

3) Public Comment

4) Close or Continue the Public Hearing on Equivalent Zoning

#### 6. PUBLIC HEARING

Zoning Ordinance Text Amendment, Modifying Section 13.3-3.C of the Tusayan Zoning Ordinance. This section would be modified to read: *“The area contained within a proposed PC Zone shall not be less than 10 acres.”*

1) Open Public Hearing on Text Amendment

2) Staff Report

3) Public Comment

4) Close or Continue the Public Hearing on Proposed Zoning

#### 7. PUBLIC HEARING

Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.

1) Open Public Hearing on Rezoning Camper Village

2) Staff Report

3) Public Comment

4) Close or Continue the Public Hearing on Rezoning Camper Village

#### 8. PUBLIC HEARING

Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.

1) Open Public Hearing on Rezoning Kotzin Ranch

2) Staff Report

3) Public Comment

4) Close or Continue the Public Hearing on Rezoning Kotzin Ranch

#### 9. PUBLIC HEARING

Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.

1) Open Public Hearing on Rezoning Ten X Ranch

2) Staff Report

**3) Public Comment**

**4) Close or Continue the Public Hearing on Rezoning Ten X Ranch**

- 10. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Proposed Equivalent Zoning in connection with the Annexation of Ten X and Surrounding Properties.**
- 11. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Zoning Ordinance Text Amendment, Modifying Section 13.3-3.C of the Tusayan Zoning Ordinance. This section would be modified to read: "The area contained within a proposed PC Zone shall not be less than ~~25~~ 10 acres."**
- 12. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.**
- 13. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.**
- 14. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.**

**16. SET AGENDA ITEMS FOR NEXT MEETING**

- 13. MOTION TO ADJOURN OR TO GO INTO EXECUTIVE SESSION for the following purpose:**
  - A. The Planning and Zoning Commission may wish to go into Executive Session pursuant to A.R.S. Section 38-431.03.A.3 and A.4 in order to receive legal advice concerning items on the agenda and to instruct staff and the Town Attorney concerning negotiations of the Pre-annexation and Development Agreement with Stilo Development Group USA.**

**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan Arizona on this \_\_\_\_\_ day of the month of \_\_\_\_\_ in the year 2011, the Agenda of the Tusayan Town Planning & Zoning Commission date of meeting, on the 17th day of the month of October and the year 2011 in accordance with the statement filed by the Tusayan Planning & Zoning Commission and Town Council.

Posted at \_\_\_\_\_ AM/PM this \_\_\_\_\_ day of \_\_\_\_\_, 2011. \_\_\_\_\_

Signature of person posting the agenda

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

