

DRAFT

TUSAYAN Planning and Zoning Study Session

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

August 23, 2011 @ 4:00 P.M.

Best Western Squire Inn, Zuni Conference Room
74 State Route 64, Tusayan Arizona

PLANNING AND ZONING STUDY SESSION MINUTES

THIS WAS A STUDY SESSION ONLY AND THE PLANNING AND ZONING COMMISSION MADE NO OFFICIAL DECISIONS, NOR WERE THERE ANY ACTION ITEMS; NOT A PUBLIC HEARING

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Greg Bryan called the meeting to order at 4:02 p.m.; followed by the Pledge

2. ROLL CALL

The following were present:

CHAIR BRYAN

COMMISSIONER MANIACI

COMMISSIONER RUETER

COMMISSIONER BLASI

COMMISSIONER MONTOYA

Also Present: Town Manager Enrique Medina Ochoa
 Town Clerk Bill Sutton
 Town Attorney Bill Sims
 Town Engineer Grant Anderson
 Town Project Planner Mark Reddie

Just prior to the start of business, Commissioner Rueter declared a conflict of interest, because of his position with Camper Village, a parcel in Stilo's proposed development. Town Attorney Bill Sims concurred. Rueter exited the proceedings.

ADJUSTMENTS TO THE AGENDA

Chair Bryan allowed for Public Comment an adjustment to the agenda, prior to Item 3, to hear overviews by Mark Reddie and Suzanne Jackson

Mark Reddie of LVA Urban Design Studio gave an overview of items 3, 4, and 5 on the agenda. Mr. Reddie said that there are rezoning requests that are being officially requested at the (session).

Reddie provided a briefing regarding the Camper Village Request, which is Case # Z2011-08-05-001. It is a request of Logan-Luca, an Arizona Limited Liability Company and Tusayan Ventures, an Arizona Limited Liability Company, represented by Stilo Development Group, USA, LP, for a rezoning of approximately 19.3 acres from RM/10A and CG-10,000 to Planed Community Zone on the property located at the southeast corner of Coyote Lane and Highway 64. Mr. Reddie said, in part, that the proposal allows for multiple uses such as retail, offices, and temporary housing on a portion. He said that it encompasses 22.8 percent of the overall project area.

For the Kotzin Ranch Rezoning, Reddie also gave a briefing. It is Case # Z2011-08-05-002. The request is of Grand Canyon Exchange, an Arizona Limited Partnership, representing Stilo Development Group USA, LP for a rezoning of approximately 160 acres from General to Planned Community Zone on property located approximately one-tenth of a mile from Tusayan's developed western boundary. It is mixed use. Reddie explained that there could be as many as 1,320 residential open units for housing. He said that the acreage breakdown included: 40 acres for lodging and commercial; 10 acres for resort and conference; 19 acres of open space which is Coconino Wash; 20-40 acres to be used for housing; 7.2 acres for neighborhood commercial; and 40.3 acres for a cultural park area.

Reddie also provided a briefing regarding the TenX Ranch request, which is Case # Z2011-08-05-003. It is a request of Grand Canyon Exchange, an Arizona Limited Partnership, represented by Stilo Development Group, USA, LP for a rezoning of approximately 194.6 acres from General to Planned Community Zone on property located approximately 2.8 miles from Tusayan's developed eastern boundary. The acreage breakdown includes: 7.1 acres of neighborhood commercial; 37.3 acres for resort conference facilities; 17.5 acres for multi-housing; 18.9 acres for single family residential; 20 acres for a mobile and manufactured home park; 24.8 acres for an recreational vehicle park; along with 34 acres of open space. The remaining acreage could be for a dude ranch, or a similar use; all depending on the proposed Annexation and how much property the annexation would be approved for.

Reddie also informed that there is a request for an annexation of the TenX property, and also surrounding properties around the 10X Property. It is a request of Stilo Development Group USA, LP for an annexation of approximately 5,637.5 acres of land that includes the TenX property and surrounding properties into the incorporated boundaries of the Town of Tusayan.

Suzanne Jackson, an Associate with Stilo, gave the next overview. Ms. Jackson provided a power point presentation when giving her overview of the three properties.

Jackson said that each of the three parcels were unique. "We used the Tusayan Area Plan of April 7, 1995 to fit in with our goals. We want to create year-round employment without having a negative effect on the land."

Jackson explained that Camper Village, the largest undeveloped piece of land in Tusayan, would be the civic heart of Tusayan. It could have community events such as western shows, concerts, lectures, and ice-skating. It could have the Town Hall and the police station. The residential would have apartments and the ability to have 100 residences.

Jackson explained that at Kotzin, one of the goals is for it to be a cultural campus. She said that we would like for Kotzin to be an educational place, and include a Native American Cultural Center, along with geology, hydrology and astronomy study areas. Kotzin would be a destination attraction area, to extend the stay of the visitor, and would help to sustain more year-round, sustained visitation. There would be up to 745 residential units if the Town took 20 acres for their use, or up to 1,320 units if the Town took zero acres.

The main residential area would be Ten X, according to Jackson. There are about 194 acres. It would have a wide range of housing alternatives, including manufactured homes and mobile homes. The residential dwelling unit count is from lower to higher. There would be a small residential retail area for a store, a Laundromat, a hardware store and others. There could be a dude ranch, and a hotel and conference center. It should have a western feel.

Commissioner Montoya questioned Jackson about the fact that there are no areas for churches and no medical facilities. Jackson countered that those are permitted uses in the projects, and that anything that has a R10 designation could have medical facilities and churches, depending on the demand and who would want to build them.

Chair Bryan asked a number of questions, including questioning the cap on height, and if it would go past the County limit of 40 feet. He also questioned if “permitted uses” means that the parcels would have to contain all uses. Reddie explained that everything within the project would have to fit in with the Tusayan Area Plan and the adopted zoning codes.

Chair Bryan said that he would adjust the agenda once again, at the request of Town Manager Enrique Ochoa who thought it would be helpful to have an overview from Town Attorney Bill Sims. The Agenda was adjusted to give Mr. Sims time for an overview.

Mr. Sims explained the process since Incorporation to potential future decisions and time frames of the projects. “There have been two paths; a planning and zoning path, and an annexation path. There will be public hearings on both”, according to Sims. He explained that there have been areas in plans that have been agreed upon, and areas that they (Stilo) will have to provide. All will have to be approved by Council.

Simms described that the annexation request is for Ten X.

Simms went on to say that any decision of the Council must wait 30 days to allow for any referendum.

Mark Reddie then explained more about the 40 feet height restriction that the County Zoning Code has determined to be a limit, and that Tusayan has adopted the County Code. “This plan would have a conflict with the County’s regulation. We are going through the documents to see where there are other conflicts”.

Chair Bryan asked how the project could affect property values. Bill Sims answered that the property values would probably go up but it would depend on the County Assessor as to when.

Commissioner Blasi said, “These documents are daunting. What are the risks?”

Simms agreed that there are risks, but only if it’s not evaluated closely. “That’s my job”, Simms said. Sims went on to add that the demand will determine what is on the properties. He also said that there is oversight if the project is approved, and that oversight is a public process.

Chair Bryan pointed out that the presentation by everyone included information for all three parcels of land, which was to be for items 3, 4, and 5 of the agenda. Unless there were further questions, the discussion would move to item 6.

Commissioner Blasi asked Grant Anderson, from Wildan and Associates, about solid waste dump areas. Anderson explained that his company first had to look at the land use to see if it meets council’s goals. At a later time, some of those issues will be addressed, and that the solid waste issues would be addressed.

There were no further questions.

6. Case # ANN2011-08-05-001 Annexation of Ten X and Surrounding Properties

Request of Stilo Development Group, USA, LP for an annexation of approximately 5,637.5 acres of land to include Ten X Ranch property and surrounding properties into the incorporated boundaries of the Town of Tusayan.

Mark Reddie said that Suzanne Jackson had explained this at the beginning. He went on to say that the process for annexation has started, and that the Town is required to notify all property owners. We will have a public hearing on September 7. The Town will be posting on three locations on the property, which is required.

7. Case # DA2011-07-20-001 Pre-Annexation Development Agreement Between the Town of Tusayan and Stilo Development Group USA, LP.

Since Town Attorney Bill Sims explained most of this earlier, Mr. Simms didn't present again, except to say that the Planning and Zoning oversees the infrastructure of the annexation, and that tonight was an informational process for that to take place, prior to any action.

8. Presentation by Town Project Principal Planner of the Project Review Process and Timeliness for the Rezoning and Annexation Request

Mark Reddie said that this was covered earlier for the most part. "The next meeting for a Planning and Zoning Hearing is to be determined".

Town Manager Enrique Ochoa added that some of the events like the open houses are important, and that "We are going beyond what is required by law".

9. The meeting was adjourned by Chair Greg Bryan at 6:45 p.m.

**Submitted by Town Clerk Bill Sutton
August 25, 2011 (Draft)**