



Town of Tusayan

2020 USFS Easement Project Report: How We Got Here and Next Steps

What you'll find inside:

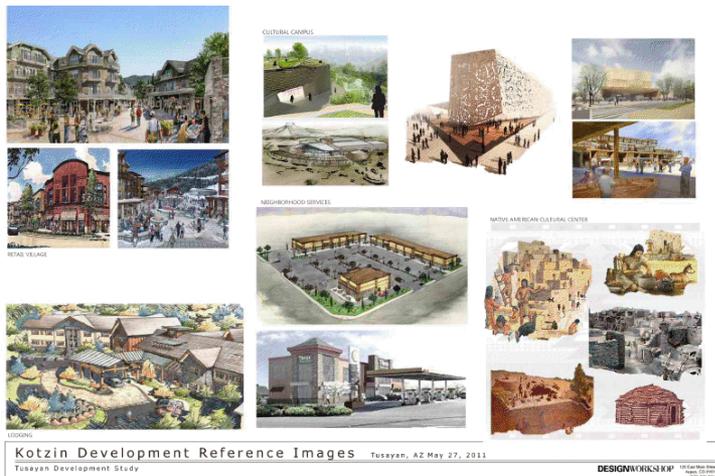
This presentation outlines

- Project Summary: USFS Easements
- Project Application Timeline
- Revised Application
- Next Steps

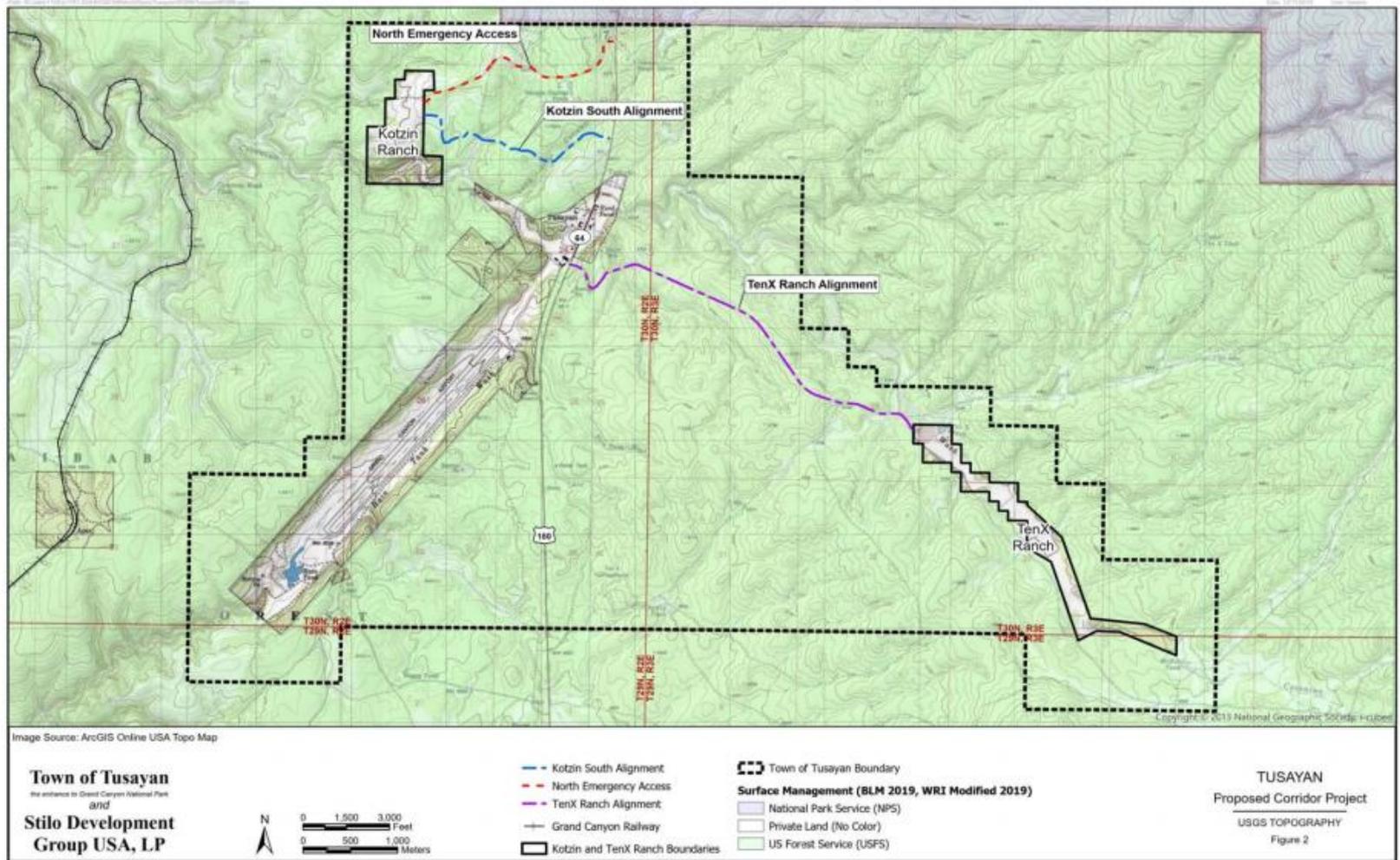
Project Summary: USFS Easements

In 2011, the Town of Tusayan and Stilo Properties began planning three developments – Camper Village, Kotzin Ranch, and Ten-X Ranch.

The projects would meet important regional needs, including housing and amenities, competitively priced services for visitors and area residents, and other critical development and land management needs.



Project Summary: USFS Easements



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TenX Ranch

- 194.6-acre parcel zoned as a Planned Community District (PCD) and approved under Ordinance No. 2011-11-02-06 on November 2, 2011.
- Stilo donated 20 acres of TenX land for affordable housing development.
- Primary use is for local residential needs and the south end is reserved for tourism uses such as a possible resort hotel, conference center hotel, spa hotel or dude ranch.

Kotzin parcel

- The 160-acre Kotzin zoned as a PCD and approved under Ordinance No. 2011-11-02-05 also on November 2, 2011.
- Stilo donated 20 acres of the property for affordable housing development with and option to retain or exchange it to Stilo for an additional 20 acres at the TenX.
- Primary use would be to establish a pedestrian oriented, visitor-centered campus of lodging, commercial services, educational facilities and shorter-term residential housing along with supportive facilities.

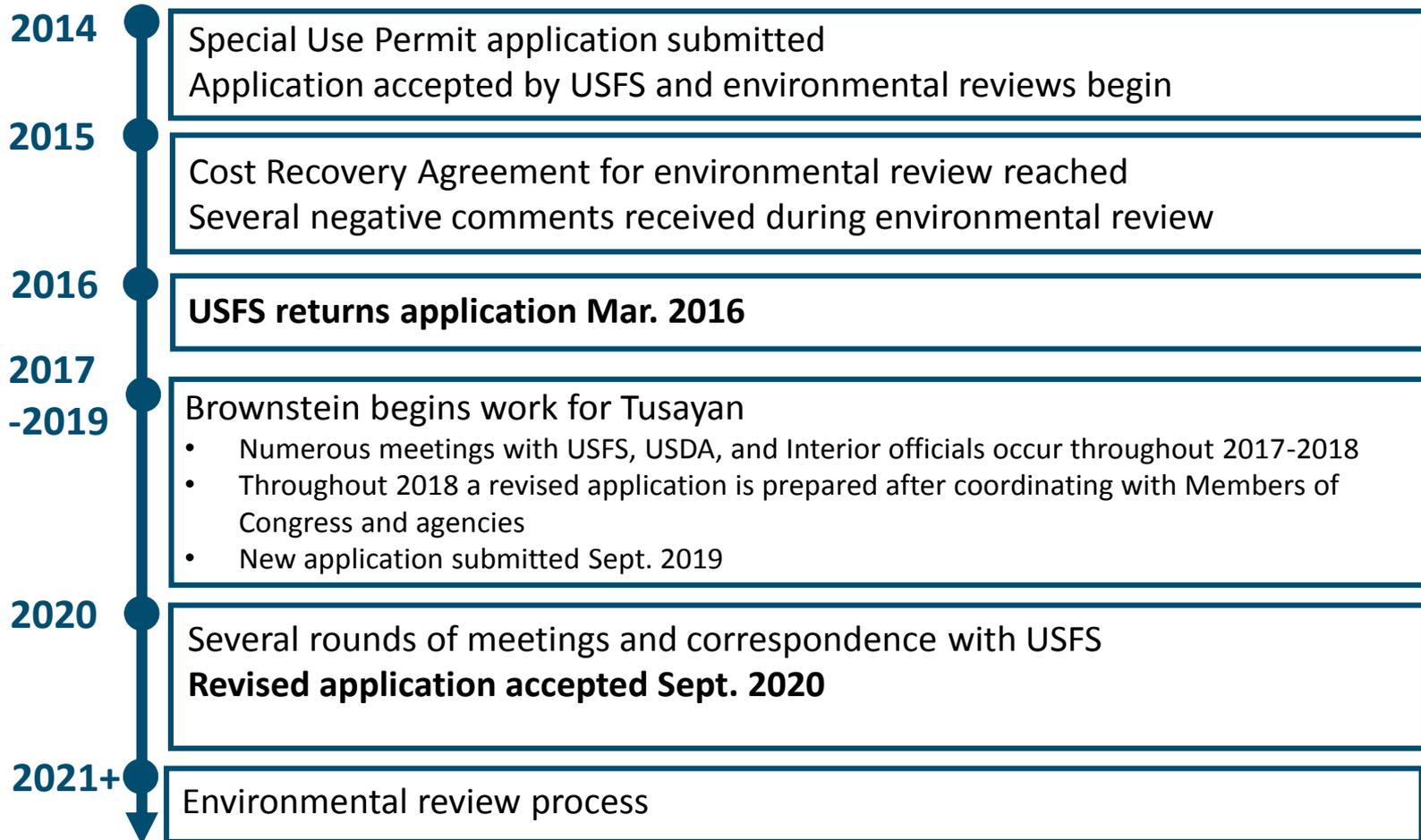
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In order to build the Kotzin Ranch and Ten-X Ranch, easements through the Kaibab National Forest managed by the U.S. Forest Service (USFS) – an agency within the U.S. Department of Agriculture (USDA) – were needed for road and utility access.

- Easement applications, if accepted, are required to undergo an environmental review under the National Environmental Policy Act (NEPA).
- The scope of the NEPA review would look at the total impact of the road and utility easement.



Project Application Timeline



Revised Application

- USFS accepted the revised application in Sept. 2020
- The letter expressed reservations about “the feasibility of providing commercial water for the private properties via truck hauling, and the potential need for a sewer pipeline, principally for sewage requiring treatment either on or off site, across [Forest Service] land.”
- These issues will need to be addressed during the application evaluation

Next Steps

- Continue discussions with the Forest Service
- Establish a timeline NEPA actions
- Prepare for public engagement during the comment period
- Set a goal for a final determination



Questions?

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