



From the Musings of the Superintendent

31 August 2011

MEMORANDUM

TO: Mr. Enrique Ochoa, Tusayan Town Manager  
Xc: Mr. Greg Bryan, Town Mayor; Ms. Cecily Maniaci, Town Vice-Mayor  
FROM: Sharyl Allen, Superintendent of Schools  
RE: **Formal Submission of Questions Related to the Proposed Development in front of the Town of Tusayan's Planning and Zoning Commission**  
DATE: August 31, 2011

Thank you for the opportunity to submit questions for the Tusayan P&Z Commission to consider as progress moves forward with the proposed Tusayan development, from the Stilo Group. The following questions are offered as they relate to the next generation, our students and their families who rely upon the commitment of the Tusayan taxpayers for the quality of the education they receive. Your desire to solicit input and the availability and concern for input that has been demonstrated, is appreciated.

1. The Grand Canyon School District currently operates under State Statute for small schools funding. This is due to a high school of less than 100 students. When the school district has 100 students, in the high school, the district will lose \$900,000.00 of operating budget. **What stop gap measures is the Town willing to impose upon this development which has the potential of impacting small schools funding?** The district will need to gain a high school enrollment of 149 students before the loss impact is mitigated.
2. Currently the zoning of the property under consideration for development generates minimal tax revenue. As the town considers the rezoning requests, **what will be the immediacy of impact on tax revenues and what is the amount of property tax revenues the town anticipates this will generate above what is currently generated?**
3. The school district has been blessed for years as the only entity which has sought, through statutory requirements, funding through real estate taxes. As the town looks to the long-term future needs, i.e., infrastructure, law enforcement, courts, libraries, technology corridors, expanded town services, a housing authority and more, it seems that the current sales tax revenue is simply a short-term tax solution for towns and what would follow may include: property taxes, municipal bonds, etc... If the town opts for a future property tax, it will for the first time, in the known history of Tusayan, be the only and direct competitor with the school district for property tax support for public services. Should this occur, the district may face loss of revenue should overrides and bonds no longer be supported with the limited tax base. **What consideration is being addressed in looking at the long term financial structure of the town or is it thought that the sales tax revenue from more commercial property will be sufficient to meet all the town's needs?** I am gravely concerned about what impact this may have 5-10 years from now on the viable operation of the school district should our primary source of quality revenues be compromised with competition from town needs and services.

4. The school district has come to the table as a generous partner with the Town in looking at joint-use for a school-community park. As the beautification of Tusayan is foremost in all of the development designs, **what elements related to a community park can pigtail with the proposed development as infrastructure is implemented? Is there discussion related to reclaimed water, etc., especially since the Kotzin property abuts school district property?**
5. One of the challenges that public school districts face with transient populations is the increased challenges in educational services needed. We find students arriving here who have attended 15 schools in 10 years; students who are significantly deficient in credits, or whose educational discipline has been absent and they're without basic skills. This is often attributed to seasonal work which takes their family out of our communities and kids away from learning. It would seem that during construction phases, there is the potential for spikes in residency and student enrollment, **what discussions and considerations have been identified to accommodate the increased demands placed on the local school district to meet short-term spikes in enrollment as a result of the development?**
6. With size comes blessings and challenges. The blessings for schools usually include expanded curriculum offerings, more community resources where students can participate in experiential learning, classroom presenters and the like. The challenges often include disruptive behavior of students. The external behaviors schools address are frequently addressed during off-school hours, in the community. Many times the two intertwine as older kids tend to bring unresolved disputes to school. **How do you propose to increase law enforcement services that may include a School Resource Officer, drug dogs, etc., to help and support the impact on the school environment?**
7. Water resources have to be on the mind of all involved parties. It is certainly on our mind especially as we look forward to the development of the Tusayan School site and the future school development on the 80 acres, in Tusayan. If water is already a limited resource and we bring a school to fruition, in Tusayan, **will there be the water capacity to support a school, at that location? What assurances have been built in to the development plan to support water for the future school site?**
8. Capacity is a critical issue for the school district. The following is a chart from the Arizona School Facilities Board. The board determines the capacity of all schools throughout the State. If we top our overall capacity, which is currently 286 students, we will need to seek construction of a new school facility, in Tusayan. The construction would require local bonding. Then we would be facing staffing issues in order to staff and support two different campus locations. The other capacity issue when a Tusayan school is built, again, is water scarcity. The proposed developments will need a comprehensive infrastructure beyond what is currently available. The school site will also need an extended infrastructure which may or may not be available. **What considerations would be provided due to this impact on the school district?**

Grand Canyon Elementary	134
Grand Canyon High School	196
<b>Total Capacity/ADM:</b>	<b>330</b>

8. In the State of Arizona, many developers have set aside property for a future school site. If Tusayan grows out over time, to the bustling community identified, an elementary school at TenX (often called community schools) may be something that parents would cherish. **What consideration has been included for a potential school site set aside?**
9. **How can we facilitate information meetings for you?** Even though the school site is located inside the National Park, Tusayan is considered one of our communities and we are here to serve. We all know that public entities such as schools cannot promote or take sides on issues, however it does not preclude the school district from ensuring that accurate and timely information is shared with the potentially impacted part of the greater Tusayan community, that lives inside the park

In summary, the school district's concerns encompass these four major areas: taxpayer impact and competition for limited resources from another public entity, loss of revenue, capacity-facility and infrastructure, and support services. Each carries with it, its own unique challenges and solutions. History teaches us the cycle of challenges, but not always the solutions. We're confident that solutions are available with the continued input of the major stakeholders and community members. The questions the school district poses should in no way be construed as opposition to or support of the Tusayan Stilo Development. The questions posed are the best thinking, of this moment, with today's information. It is an effort to foresee the impact of the possible development 5-10-20 years from now. Recognizing that the development efforts have encompassed decades and may expand over future decades, your delicacy in seeking input, and having measured responses to our questions is appreciated.

I look forward to being an active and involved participant through the planning and zoning meetings, town council deliberations, and future public discussions as submitted questions receive consideration by all involved parties. Again, thank you for the opportunity to participate and to submit questions for your consideration.

**South Grand Canyon  
Sanitary District**

PO Box 3055  
Grand Canyon, Az 89023  
928-838-0906 Phone/Fax

September 1, 2011

Mark Reddie  
LVA Urban Design Studio  
120 S. Ash Ave.  
Tempe, AZ 85281

Re: Stakeholder Comment

Dear Mr. Reddie:

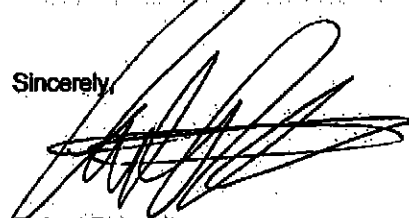
Please accept this letter as a preliminary review comment from the South Grand Canyon Sanitary District ("District").

To date, the District has not been contacted by the developing landowner to discuss the wastewater collection, demands, wastewater treatment demands, or the effluent reuse demands that will be generated by the proposed development. Detailed discussions and analysis should occur as soon as possible so the District can ensure that it is able to accommodate all projected growth in the area in a reasonable time.

As the Designated Management Agency, the District is well aware of the likelihood that a large development sited locally may trigger a 208 Plan Amendment. This may be a somewhat lengthy process and the landowners as well as the local regulatory and planning bodies should be aware of this possibility. The District believes that land use planning prior to ensuring that adequate utility service can be implemented is unproductive and can cause undue hardship.

Please feel free to contact me at the above number if you would like to discuss this matter further.

Sincerely,



Robert Petzoldt  
Plant Superintendent



# United States Department of the Interior



NATIONAL PARK SERVICE  
GRAND CANYON NATIONAL PARK  
P.O. BOX 129  
GRAND CANYON, ARIZONA 86023-0129

IN REPLY REFER TO:

L58 (GRCA 8221)

SEP 01 2011

Mark Reddie, Team Leader  
LVA Urban Design Studio  
120 South Ash Avenue  
Tempe, Arizona 85281

Dear Mr. Reddie:

Thank you for the opportunity to respond to the proposal before the Town of Tusayan Planning and Zoning Commission for annexation and rezoning of three parcels of land in and around Tusayan, including Camper Village, Kotzin Ranch, and Ten X Ranch. Although we have no direct involvement with the affected lands, we do have ancillary concerns over proposed large scale development near the boundary of the park, and any potential impacts to the infrastructure within Grand Canyon National Park, its natural and cultural resources, and demands upon limited park staff that provide emergency services, law enforcement, visitor programs, maintenance, and other visitor related services.

During a presentation by the developer, on August 15, 2011, we voiced these concerns, as well as concerns on where the water necessary to support this expansion would be derived; how wastewater would be dealt with; who would be eligible to purchase or rent housing units within the affordable "town owned units", or the other residential areas; how this development might affect plans by the park to determine feasibility of additional utilities being brought to the area (natural gas); and, as mentioned above, the potential impacts to park operations and infrastructure from what could be significant increases in numbers of people coming to and staying longer in the area. These areas of concern were reinforced after attending the Town of Tusayan Planning and Zoning Commission Study Session on August 23, 2011.


At both of these meetings, individuals representing the developer stated that details had not been worked out within these areas, but that they would be addressed prior to development of the subject parcels of land. Therefore, at this time, we are providing you with these broad based concerns.

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If rezoning/annexation of these parcels occur, the National Park Service would appreciate being included in any discussions involving the development of these lands, as well as the opportunity to provide further detailed comments as the overall plan is developed.

Additionally, as you precede with your NEPA environmental assessments, we would appreciate you keeping the Park Superintendent's office informed of the proceedings and determinations.

Sincerely,

A handwritten signature in black ink, appearing to read "David Uberuaga". The signature is written in a cursive, flowing style with a large initial "D".

David V. Uberuaga  
Superintendent

cc: Michael Williams, Forest Supervisor, Kaibab National Forest  
Nick Larson, District Ranger, Kaibab National Forest

# **TUSAYAN FIRE DISTRICT**

September 2, 2011

Mark Reddie  
LVA Urban Design Studio  
120 S. Ash Ave.  
Tempe, AZ 85281

**Concerns with annexation/development proposal.** TFD has some issues that we feel have not been addressed. These concerns are mainly dealing with fire protection and emergency medical service concerns.

- 1. Raising the current height requirements of buildings to 50 feet, as proposed for Camper Village cannot be supported. This is a serious concern, as the fire department currently has no way to access the roofs of our current 3 story buildings within the district. The nearest aerial apparatus is located in Flagstaff. Due to limited access on the roads and driveways around our buildings, having more commercial or residences of three stories or higher is going to severely hamper fire department suppression operations. This will create serious life safety issues for the residents and firefighters.**
- 2. Access. It is unclear from the current Camper Village proposal whether ingress and egress, on-site access, and turnarounds will be sufficient for TFD fire equipment to serve the proposed development. Applicant should provide additional details in this area and a more detailed on-site plan to include proposed maximum building heights at locations throughout the development.**
- 3. Water supply. Where is the water coming from to be able to protect any more structures? Tusayan and the Grand Canyon Airport have 4.5 million gallons, if the water storage tanks are full. This water supply is sufficient only for average daily consumption, and a possible catastrophic fire at one of our commercial structures. TFD must consider the possibility of the town running out of potable water due to fire suppression. There is currently a non-potable water system and hydrants for back up supply, but the non-potable water system is severely limited both due to pressure and adequate storage. TFD has concerns with the age of the current potable water system and adequate sized supply lines to insure adequate prolonged fire flows. We need to insure that the proposed annexation/development will provide adequate sized water supply lines, adequate storage facilities and the need to maintain water supply system pressures in order to facilitate fire protection within the new areas.**

4. **Financial considerations need to be taken into account. The fire district has limited money budgeted for daily operations. Currently the Town of Tusayan has much larger boundary than the fire district boundary.**
5. **Fire District Boundaries. TenX and Kotzin are not located within the TFD district boundaries. How will fire service be provided to these communities?**
6. **The need by the Town Council to adopt the uniform fire code, along with adoption of other health and life/safety codes to insure road widths, hydrant placement, sprinkler system/fire suppression systems, water system and storage requirements is a must. TFD feels that there needs to be more research into life safety codes, along with the long term financial commitment Tusayan will have, such as public works department, water storage issues and the issue of the lack of water to sustain such mass development. TFD will have a tremendous financial burden to provide apparatus and manpower to support annexation and development. This financial assistance should not put any additional tax burden on existing residents and taxpayers, who have already funded the fire and emergency services that are currently in place in Tusayan. Prior to any development or annexation, additional funding for services to new development must be put in place, including the costs for additional fulltime fire personnel and the purchase of fire apparatus. Both of these requirements need to comply with current National Fire Protection Association apparatus and minimum staffing requirements.**
7. **Consideration should be made to aide in lowering the current Insurance Service Organization ISO rating of a 6 for fire protection. TFD feels that putting into place staffing and apparatus upgrades, manned sub stations, codes along with enforcement component and other requirements to insure any new developers are paying for the cost of fire and emergency medical services up front and prior to beginning any development, is a must. The highest fire risk is during build out which is why there would need to be monies up front in order to supply the additional fire personal along with apparatus to man a sub station.**

**Tusayan Fire Chief,**

**Robert Evans**



# HAVASUPAI TRIBAL COUNCIL

P.O. BOX 10 • SUPAI, ARIZONA 86435

(928) 448-2731 • FAX (928) 448-2551

September 2, 2011

VIA ELECTRONIC MAIL (mreddie@lvadesign.com)

Mark Reddie  
Town of Tusayan Principal Planner  
LVA Urban Design Studio  
120 S. Ash Avenue  
Tempe, AZ 85281

Re: *Stilo Development Groups USA, LP's Proposed Projects in the Town of Tusayan*

Dear Mr. Reddie:

I am writing on behalf of the Havasupai Tribal Council. The Havasupai Tribe ("Tribe") appreciates the opportunity to submit the following comments regarding the proposed rezoning requests for Camper Village and Kotzin Ranch, the potential annexation and zoning of Ten X Ranch, and the subsequent Stilo Development Projects associated with these actions (collectively, the "Projects").

As you are no doubt aware, the Havasupai Indian Reservation and the Town of Tusayan are located in the Coconino Plateau hydrologic basin. The Tribe is deeply concerned about current and future water use and development on the Plateau as continued and increased pumping from Plateau groundwater resources will ultimately impact the flow of water from Havasu Springs - water which is of huge religious and cultural significance to the Tribe and upon which the Tribe is dependent for its drinking water and tourism-based economy. Furthermore, under federal and state law, the Tribe has significant legal claims to this water, claims whose priority date far predates any claim Tusayan might have to water from the same source.

We are dissatisfied by Tusayan's failure to engage with the Tribe on this issue. The General Considerations section of the Land Use chapter of the Tusayan Area Plan & Design Review Overlay requires consideration of the impact on "Native American peoples, cultures, lands, natural resources, and environment within and outside the study area" in land development decisions. Based on its failure to invite the Tribe to either of the meetings open to the public to discuss the proposed plans, it appears the Town of Tusayan did not initiate requisite tribal consultation, but rather, avoided it. It is our position that if the Town of Tusayan is considering rezoning and/or redevelopment, it must consult and coordinate with the Town's neighboring tribes as part of the process.

We also find it disingenuous for the Town Council to assert that the provision of housing for seasonal workers is one of its primary objectives given the level of commercial development that is contemplated with these Projects. Furthermore, it is speculative as to whether these workers could afford said housing.

Working with the technical consultant, Natural Resources Consulting Engineers, Inc. (NRCE), the Tribe has had under contract for the past nearly 15 years to assist in the development of the Tribe's federal reserved water rights claims, the Tribe has attained significant understanding of the water resources underlying the Coconino Plateau. We asked NRCE to review the planned Projects based on the information on the Stilo Development Group USA, LP's website ([www.tusayansfuture.com](http://www.tusayansfuture.com) – last accessed August 29, 2011), and we have grave concerns about the impacts that the development of the Projects will have on water resources to which the Tribe has a superior claim.

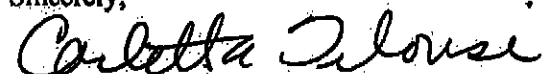
The planned Projects will likely utilize the groundwater resources underlying the Coconino Plateau and, in doing so, will cause some level of reduction in quantity of groundwater flow contributing to Havasu Springs, thus having a significant impact on the Havasupai Tribe. The planned Projects are located on the Coconino Plateau within the Havasu Creek drainage basin. Water located within the basin largely flows (either as groundwater or surface water) towards Havasu Creek and Havasu Springs. Any withdrawal of water on the Plateau within the basin depletes the natural and historical water flows that sustain Havasu Springs.

The Projects will likely need to develop new groundwater wells to serve their water demands. The most likely source of groundwater will be the Redwall-Muav limestone aquifer. The available information on this aquifer indicates that water within this aquifer underlying the Tusayan area currently flows towards Havasu Springs. Further, it has been estimated that nearly all of the naturally occurring discharge of the Redwall-Muav aquifer occurs at Havasu Springs. If the Projects were to tap into the Redwall Muav aquifer, it is likely that the groundwater flows contributing to Havasu Springs would be reduced. The two processes causing reduction in groundwater flow towards Havasu Springs would be: (1) withdrawal and depletion of water, and (2) creation of a localized cone of depression causing changes in groundwater flow paths.

Moreover, the scope of these adverse changes is likely to be vast. The Projects are estimated to have a future water demand of approximately 1,400 acre-feet per year. Current water use in the Havasu Creek basin is estimated to be 1,883 acre-feet per year. Thus, the Projects would nearly double withdrawals from the regional groundwater aquifers.

As part of its efforts to reach a negotiated settlement of its federal reserved water rights claims, the Tribe has made it clear that it wishes to work collaboratively with its neighbors – including Tusayan – to craft a settlement framework that vindicates the Tribes legal rights and water needs in a way that protects the reasonable access to water of others on the Coconino Plateau now and into the future. Particularly in light of Tusayan's failure to consult with the Tribe in the run up to this decision, the Tribe would view Tusayan's approval of the pending rezoning request very unfavorably. We therefore urge the Town of Tusayan's Town Council not to approve these rezoning and redevelopment requests.

Sincerely,



Carletta Tilousi  
Councilwoman

cc: William J. Simms, III ([wjsims@lasotapeters.com](mailto:wjsims@lasotapeters.com))



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Grand Canyon Chapter • 202 E. McDowell Rd, Ste 277 • Phoenix, AZ 85004  
Phone: (602) 253-8633 Fax: (602) 258-6533 Email: grand.canyon.chapter@sierraclub.org

September 2, 2011

Attn: Mark Reddie  
Town of Tusayan  
P.O. Box 709  
Tusayan, AZ 86023  
Sent via email mreddie@lvadesign.com

To Whom It May Concern:

Please accept these comments on behalf of the Sierra Club's Grand Canyon Chapter and our 12,000 members in Arizona.

The Sierra Club's purpose is "to explore, enjoy, and protect the wild places of the earth; to practice and promote the responsible use of the earth's ecosystems and resources; and to educate and enlist humanity to protect and restore the quality of the natural and human environments." Our members have significant interest in this area as they use and enjoy the Grand Canyon and the Kaibab National Forest for hiking, wildlife viewing, and more. We have long advocated for this area's protection and have had serious concerns about some previous development proposals in and near Tusayan.

The Town of Tusayan is considering annexing 5,638 acres and irrevocably rezoning the Camper Village, Kotzin, and Ten-X Ranch properties to allow thousands of new dwellings and dense commercial development. The population of Tusayan could potentially increase by an order of magnitude. The Sierra Club asks the Town Council to refrain from rezoning parcels to Planned Community Development (PCD), because there will be no requirement to develop the land in a manner sensitive to impacts on Grand Canyon National Park and the Kaibab National Forest, nor will there be requirements to protect the regional water supply.

We specifically ask the Town to consider the following prior to reaching a rezoning decision:

1) WATER – The Town of Tusayan must quantify its water supply and then plan to develop within the capacity of available water. Most of Tusayan's concern until now has centered on water infrastructure (pipes, connections, sewage processing), without determining water sources. Tusayan's wells are drilled 3,000 feet down into an aquifer that also supplies seeps and springs in Grand Canyon. What will the Town do if impacts on seeps and springs are detected? Is mitigation possible? If so, what is it, and will the Town commit to ensure it happens?

Another problem with pumping from deep wells is the cost of energy required to raise that water over a half mile. Will the Tusayan residents who work in the town be able to afford the energy usage long-term? Will Tusayan be able to afford to provide water to its Town-owned housing parcels if the water level drops lower than 3,000 feet?

Currently, the Town's emergency water supply plan requires trucking water in from private suppliers, including at least one source in Bellemont. This supply has been relied on as recently as the past year. The Submittal for Ten-X Ranch states that "On-site community water systems for sourcing, storage and distribution will be developed and/or water will be delivered from external sources". It is inappropriate, and potentially unlawful