

TOWN OF TUSAYAN

PROPOSITION 400

Referendum ordered by petition of the people relating to amending the Town of Tusayan Zoning Ordinance.

The Town proposes to amend its Zoning Ordinance to increase the building height limit to 65 feet in certain zoning districts, allowing the Town to grant exceptions, provided all Federal Aviation Administration requirements are satisfied.

A "yes" vote shall have the effect of amending the Town's Zoning Ordinance.

A "no" vote shall have the effect of allowing the existing Zoning Ordinance to continue unchanged.

ARGUMENTS FOR AMENDING THE TOWN'S ZONING ORDINANCE

As a member of the Tusayan Planning and Zoning Commission, I voted in favor of the proposed 65-foot building height limit in Tusayan. I've lived in Tusayan for 17 years and plan to continue living here for many more. With the limited housing options and town services, it will be necessary to move to another location as all previous residents have been forced to do when time to retire. Not much has changed here in the last few decades, and several efforts in recent years to add new amenities have been challenged or stalled, mostly by outside opponents. That's why Tusayan incorporated- so we can make our own decisions on what's best for our town. Setting the building height limit at 65 feet- just a few feet higher than the IMAX where I work – would allow for new housing and services that both residents and visitors can enjoy. More services and housing will allow for competition and lower prices for residents in Tusayan. I urge residents to vote for more opportunities by voting YES on Proposition 400.

Respectfully,
Janet Rosener

For many years now, I have participated in several community outreach efforts in Tusayan and I have enjoyed getting to know the people in my community. I have supported efforts for new and better opportunities for housing, jobs and other opportunities in town; however, it takes time and planning to get these efforts underway. The 65-foot building height limit that is proposed will finally allow for plans to come forward that will deliver on the promises of new housing, jobs and opportunities. 65 feet is only 6 feet higher than the IMAX Theater, and most of the Camper Village site plan will be lower than that anyways. Also, there is no way it will affect views anywhere near the Grand Canyon since we are more than a mile from even the entrance of the Grand Canyon. We still need housing apart from our employers and this process will help with that situation. Our current situation is not sufficiently handling the amount of tourist or residents and that number continues to grow. We need to move into this century! Please don't let opponents stop progress that

Tusayan so desperately needs. Vote YES on Proposition 400!

Thank you,
Sandra Angat

I am the President of Stilo Development Group USA, which has owned land in and around Tusayan for over 20 years. We believe that our land can help improve the visitor experience, ease the burden on the Grand Canyon National Park's resources, allow for more services, competition and lower prices on goods, and most importantly, solve the housing crisis that has been ongoing for decades here. While we would have liked to move more quickly on our ideas, we understand that the Grand Canyon area is special and it takes a robust dialogue with many stakeholders to ensure any new development is appropriate for the area. Longer term, we believe our Kotzin Ranch and Ten-X Ranch properties can provide a sustainable solution for people who want to live, work, play, build families, careers and even retire here. We will continue the dialogue with area stakeholders to allow for those opportunities, but for now, we are proud to announce a new development plan for Camper Village that will provide new housing, jobs and opportunities for Tusayan residents. This new plan will create a town center that residents can be proud of and visitors can enjoy to and from their visits to the Grand Canyon. We strongly supported incorporation and even though it hasn't always been easy, we are committed to working with you to make Tusayan the best it can be. The first step to new opportunities is voting YES on Proposition 400.

Federico Pellicoli
Stilo Development Group USA
President

I hope you will join me in voting "YES" allowing the Town of Tusayan to increase the maximum building height to 65 feet. Your town council has been working to make Tusayan a better place to live. Although some on the council initially expressed concern, after discussion and consideration of the pros and cons, the council voted unanimously for the increase in building height. With so little available land in Tusayan, it is very expensive for businesses to grow. I'm sure you are very aware of the tremendous need for new housing. I encourage you to learn the truth as to why growing our town "up" is the right thing to do for the future of our community and for the many tourists we serve.

Mayor Craig Sanderson

ARGUMENTS AGAINST AMENDING THE TOWN'S ZONING ORDINANCE

Stand Up For Tusayan. Vote NO on Proposition 400

Prop 400 would replace current views with, at a minimum, six story hotels. There is nothing in Prop 400 that guarantees more affordable housing and the town didn't discuss such an important decision enough before deciding. Did they ask anyone if we wanted to be forced to look at, at least, six story hotels? Do they care about increasing the likelihood of airplane wrecks on takeoffs and landings? With much taller building to have to maneuver around during a flight emergency they are

increasing the chances of this happening. Please vote NO on Prop 400.

Hanna Rotter

Vote NO on Prop 400.

Proposition 400 would allow raising building height limits to clear the native Ponderosa Pines in the area, and rise above the Kaibab National Forest canopy. How is this a good idea?

This narcissistic approach to "a town improvement" would create an unsightly view of the Tusayan skyline that creates an obtrusive view of its own, to every tourist visiting the North Rim of Grand Canyon!

This proliferation upward would clearly destroy the North Rim Lodge's pristine view of the Grand Canyon. And, from the vantage of Bright Angel Point 20 miles distant and 2,000 feet above, Tusayan skyscrapers would appear to be just feet off the South Rim.

Tusayan is separated by a mere mile from Grand Canyon. Tusayan leaders must advance in harmony with Grand Canyon, not to visually spite its goliath neighbor to the north. Creating high rise buildings over the horizon is in direct conflict with everything that makes Grand Canyon Grand.

When Theodore Roosevelt dedicated Grand Canyon National Monument in 1908, he said "In the Grand Canyon, Arizona has a natural wonder which is in kind absolutely unparalleled throughout the rest of the world...keep this great wonder of nature as it now is...do nothing of any kind, not a summer cottage, a hotel or anything else, to mar the wonderful grandeur, the sublimity, the great loneliness and beauty of the canyon. Leave it as it is. You cannot improve on it. The ages have been at work on it, and man can only mar it...rather, leave it for your children, and your children's children, as the one great sight every American should see."

Brian D. Ciesielski, American

Vote NO on Prop 400. Bad for Tusayan. Bad for Business.

Prop 400 raises building height limits to 65 feet. Prop 400 does nothing to advance affordable housing. It may sound like a way for a select few to make a profit, but the long-term impact to Tusayan's economy would be devastating. People actually do come here for wide open spaces. They don't come here to look at tall buildings. We're lucky to be stewards of open spaces at the doorstep of the Grand Canyon, in Tusayan. Prop 400 would destroy our views forever. It will make our community far less appealing to visitors seeking a unique place to stay. Please vote no on this misguided attempt to turn our great town into an unsightly community crowded with tall buildings and devoid of charm. Vote NO on Prop 400. Vote NO on Prop 400, Tusayan was already designated through a long process as a low visibility-low impact town.

Deborah Davis

Vote NO on Prop 400. The Tusayan Town Council does whatever Stilo wants. Stilo is who asked for this height change. What has Stilo

delivered on to the community? They have had zoning for housing and commercial since 2011 at Camper Village and have done nothing but bring in more trailers. Why do they need the ability to build higher when they haven't built anything yet? Vote NO on Prop 400 and say no to Stilo wanting more before they have done much of anything.

Paul R. Karlsberger

Don't Destroy Tusayan's Beauty. Vote NO on Prop 400

Tusayan is a beautiful community. Prop 400 could destroy that beauty, for good. It would raise the building height limits to 65 feet or more with FAA/town approvals. Those type of heights may be ok for Phoenix or Tucson, but not for Tusayan. Prop 400 does not give us more affordable housing. It just gives developers a blank check to build, at minimum six (and maybe much more) story buildings, that would block the sun and block our views. The fact is developers pushing this height increase don't live here. They live in Italy. It's time for Tusayan's residents to take a stand against outside special interests more concerned with making a buck than making our community a better place to live. Please Vote NO on Prop 400 and let's overturn the council's horrible mistake.

Rebecca R. Shearer

Stop Stilo's continued sweetheart deals!

Please vote NO on Proposition 400!

Stilo's sweetheart deals with the Town continue and must be stopped! Stilo asked for an increase to the building heights and so the town said yes. It would raise the building height limit to 65 feet or more with FAA and town approvals.

No valuable discussion was had prior with any residents, land owners or other important Tusayan neighbors.

The Grand Canyon National Park sent a letter saying it would appreciate understanding the effect of this building height change from the town's perspective and asked to have an opportunity to evaluate the potential affects upon Grand Canyon National Park, including possible impacts to view sheds, particularly from the North Rim, and protection of the night sky resource. The town did not take their comments, or anyone else's, into consideration.

The current building heights were set with years of planning and discussion in the Tusayan Area Plan. Changes with such an impact should go through a process. The way the town did this height increase was without any advanced discussion or care to anyone but the town's developer buddies.

Please vote NO on Proposition 400 and send a message to the town to talk to constituents and our many important neighbors before making such a drastic decision for all of us.

Clarinda Vail