

Tusayan/Stilo Development Group 2020 special use permit proposal overview

In July 2014, the Town of Tusayan submitted a special use permit application to obtain authorization to build roads and utilities to two inholdings in the Kaibab National Forest (KNF) known as the Kotzin and Ten-X properties. Plans for the two properties include badly needed local housing, visitor services and local resident amenities. The KNF accepted the application and undertook scoping pursuant to the National Environmental Policy Act (NEPA) process. Following scoping, the KNF made a determination to return the application to the Town on the basis that initial screening criteria were not met.

After reviewing the NEPA scoping report and soliciting input from the Arizona Congressional Delegation, Forest Service officials, members of the public and other stakeholders, the Town of Tusayan and Stilo Development Group submitted a DRAFT proposal for a new special use permit to the KNF on Sept. 5, 2019.

To be fully proactive and transparent, Tusayan and Stilo publicly released the DRAFT proposal on a web site with information about the Town's long-term needs and goals. This can be viewed at (www.TusayansFuture.com).

After further dialogue with Kaibab National Forest officials and key stakeholders, Tusayan and Stilo informed the Forest Service that they would submit revisions to the Sept. 5, 2019 DRAFT based on the feedback they had received before it is reviewed for consistency with applicable law, regulation and agency policy. If accepted, a public NEPA process will include multiple opportunities for public comment. Upon evaluation of the NEPA analysis, the Forest Service may decide to approve the easements as requested, approve easements with modifications to the proposed improvements, or leave access as it exists. A summary of the material differences in the various proposal iterations is below and the new proposal can be found on the web site.

Changes to the current proposal vs. 2014 special use permit application:

- New alignment for the primary access/utility corridor to Kotzin Ranch.
- The voluntary adoption of environmental protection measures designed to alleviate concerns over indirect effects of the proposed action including Stilo Development Group's commitment to:
 - o A 33% reduction in density of commercial uses on the Kotzin and Ten-X properties.
 - o The perpetual prohibition of the use of groundwater from within the Coconino Plateau Groundwater Sub-basin for commercial development on the two properties which will be subject to enforcement.

Changes to the Sept. 5 DRAFT proposal vs. current proposal:

- New alignment for the proposed primary access/utility corridor to Kotzin Ranch. Specifically, the Southern alignment was moved to the existing FR 605M (SR 64 northern access to Long Jim Loop). This route will avoid the Grand Canyon Unified School District Property and neighborhoods in town and generally follows already-disturbed land.
 - o Only one paved road (Southern alignment) rather than two.
 - o A Northern alignment remains but will primarily serve as an emergency access corridor and will not contain utilities resulting in reduced disturbance of NFS lands.
- Geographic area and map of the Coconino Plateau Groundwater Sub-basin included.
- Other minor phrasing changes, grammatical and numeric corrections.