



# Minutes

## City of Flagstaff

### PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, April 26, 2017

**City Hall Council Chambers** 211 W. Aspen Ave.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.



Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

**CALL TO ORDER** – Chairman Carpenter called the meeting to order at 4:02 p.m.

COMMISSION MEMBERS: **Present:**

David Carpenter, Chairman	
Margo Wheeler	John Stigmon-Vice Chairman
Dr. Alex Martinez	Ed Dunn

**Absent:** David Zimmerman-Excused

**CITY STAFF:**

Mark Sawyers, Staff Liaison  
 Neil Gullickson, Planning Development Manager  
 Dan Folke, Planning Director  
 Rick Barrett, City Engineer  
 Becky Cardiff, Recording Secretary

## I. **GENERAL BUSINESS**

### A. **PUBLIC COMMENT**

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

None

### B. **APPROVAL OF MINUTES**

1) Regular meeting of April 12, 2017.

**Motion** to approve the minutes of the regular meeting of April 12, 2017 as submitted. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Martinez. Motion carried unanimously

## II. PUBLIC HEARING

### A. MOTHER ROAD

Address: 1300 E Butler Ave  
Assessor's Parcel Number: 104-07-002C  
Property Owner: Hykstra LLC  
Applicant: Michael Marquess  
Application Number: **PZ-16-00223-01**  
City Staff: Neil Gullickson  
Action Sought: Conditional Use Permit

A request for a Conditional Use Permit to allow a taproom with a proposed brewery at 1300 E Butler Avenue located in the Light Industrial (LI) zone.

Mr. Gullickson gave a PowerPoint presentation on the proposed conditional use permit and answered questions from commissioners.

Alyssa Marquez, owner of Mother Road Brewing, gave a brief presentation on the purposed tap room and answered questions from Commissioners

Michael Marquez, owner of Mother Road Brewing, gave a brief description of the beer tourism industry and the economics of Mother Road and answered questions from Commissioners

#### **Public Hearing:**

Jeremy Smith, Central Arizona Supply, expressed concern about parking issues that could interfere with their business

Anne Soper, architect for applicant, discussed parking mitigation in response to the parking concern and answered questions from Commissioners

Chuck Watoski, Central Arizona Supply, discussed the same parking concerns

Discussion was held on the purposed conditional use permit.

**Motion** to approve Conditional Use Permit **PZ-16-00223-01** with staff conditions and two additional conditions 1. No permanent storage of any kind may be placed in the 35 parking spaces 2. Tap room may not open until after 4:00 p.m. on weekdays. **Moved by** Chairman Carpenter **Seconded by** Commissioner Martinez. Motion carried 3-1 with Commissioner Wheeler dissenting

## III. OTHER BUSINESS

### A. Proposed User Fees

Presentation on Proposed Changes to Engineering, Planning, and Fire User Fees

City Staff: Rick Barret, City Engineer

Dan Folke, Planning Director

Kent Snide, Fire Inspector

Mr. Barrett gave a PowerPoint presentation on the proposed user fee changes for Engineering

Mr. Folke gave a PowerPoint presentation on the proposed user fee changes for Planning and Development Services

**IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

Mr. Sawyers discussed future meetings

**ADJOURNMENT**

Adjourned at 6:04 p.m.