

I. PROCEDURES

- A. Call to Order Chairman Massey called the hearing to order at 7:03 p.m.
- B. Roll Call Present were Commissioners Brad Massey (Chairman), Karen Peters (Vice-Chair), Bill Baptist, Mike Cowan and Buck Williams. Present from staff was City Planner Harry Holmes.
- C. Pledge of Allegiance Chairman Massey led the pledge
- D. Adoption of Agenda Commissioner Williams moved to adopt the agenda, Commissioner Baptist seconded and the motion carried 5-0
- E. Approval of Minutes of March 20, 2007 Commissioner Baptist moved to accept the minutes as presented, Commissioner Williams seconded and the motion carried 5-0.

II. PUBLIC PARTICIPATION – Chairman Massey paused the hearing for public participation. As no-one wished to speak on any item not on the agenda, he resumed the regular session.

III. RZ 07-11 BAKER PARCELS: Commissioner Williams recused himself and left the room.

- A. Recess to Public Hearing Chairman Massey recessed the regular session for a public hearing. Linda Dixon Baker presented her amended rezoning request, extending per the Commission's request west to Fifth Street, and said she had gathered 25 signatures on a petition supporting her request. Chairman Massey asked whether she had contacted residents of other neighboring properties. Ms. Baker said she had signatures on Franklin all the way to 7th St.
- Patti Williams, 411 N. 3rd St., spoke in opposition saying the proposed development would devalue properties in the neighborhood while increasing the value of Ms. Baker's property. She also mentioned the lack of parking.
- Walt Eastland, 401 N. 5th St., said Franklin should change to CBD someday but that it was not ready. He objected to the request for CR zoning, which would be "spot" zoning.
- Laird Moody, 418 W. Franklin Ave. also opposed the zoning request and was concerned that the permitted uses would be wide open. He also asked what the tax impact would be.
- Kali Kaliche, 403 ½ E. Fulton, opposed the request because Franklin Ave. has just 29' 8" available for traffic, compared with Grant Ave., which has 35' 8". She said widening Franklin could require the City to take eminent domain against Grand Canyon Railway and would create difficult and expensive drainage issues. Ms. Kaliche also spoke of the need for low- and middle-income housing.
- Donya Hatter, 406 W. Franklin Ave., also stated opposition to the request.
- Gabe Ayala, 310 W. Franklin Ave., spoke in support of the application, saying that off-street parking spaces would be required for any commercial uses. He said the area would change eventually and it was better to face the issues now.

Mr. Ayala said that most concerns would be addressed in Planning and Zoning when considering proposed commercial development plans. He also said that property taxes would not increase for continuing residential uses.

Roy Killinsworth, 1101 W. Sheridan, said that there were already many buses and RVs using Franklin and that the proposed Franklin Square project provided ample parking.

Nekol Backey, 416 N. 3rd St., said she wanted the area to remain residential, and with Rosa's in her back yard she did not want to see another commercial building adjacent to her property. She also said there were many stores going out of business within a ½ mile radius and that she didn't want a Taco Bell or Burger King in the neighborhood.

Ms. Baker responded that CR zoning would preserve existing residential uses and would not raise their taxes, that any commercial development would be required to have off-street parking. She said she had just turned down a prospective buyer whose building design did not fit the neighborhood.

B. Reconvene Regular Session Chairman Massey recessed the public hearing and reconvened the regular Planning and Zoning session at 7:45 p.m.

C. Discussion & Decision Commissioner Peters inquired how many residents within 300 feet were opposed. She also expressed concern about parking and that Franklin Ave. was not suitable as a feeder road and said that more information was needed about road classifications and widths.

Commissioner Baptist summarized the previous hearings and said that more public input was needed.

Vice-Chairman Peters then moved to deny the modified rezoning request, because of the vocal opposition of the residents present, because commercial development would worsen traffic and because the rezoning would have a negative impact on affordable housing. Commissioner Cowan seconded the motion and the votes were 3-0 in favor. Commissioner Baptist abstained and said Ms. Baker and the neighbors should be on the same page before the Commission decides. The motion therefore died for lack of sufficient votes.

Commissioner Baptist moved to table the request. That motion died for lack of a second.

IV. ADJOURNMENT: Commissioner Baptist moved to adjourn, Commissioner Cowan seconded and the meeting adjourned on a 4-0 vote.

Brad Massey, Chairman

Harry Holmes, City Planner/Interim City Clerk