



## PLANNING COMMISSION

Wednesday, September 24, 2024 at 6:00 P.M.  
Hybrid Meeting Held in Person at City of Tucson City Hall,  
Mayor and Council Chambers, and Virtually

### Legal Action Report

#### 1. Roll Call

Meeting was called to order by Chair Wellott at **6:00 p.m.** Those present and absent were:

Present:

Lexy Wellott, Chair (In-Person)	Ward 4 at Large
Chris Ortiz y Pino, <i>Vice Chair</i> (Virtual)	Mayor
Kylie Walzak (In-Person)	Ward 1
Chuck Martin (In-Person)	Ward 2
Jason Makansi (In-Person)	Ward 3
Abreeza Zegeer (Virtual)	Ward 3 at Large
Bill Small (In Person)	Ward 6
Tom Lampo (In Person)	Ward 6 at Large

Absent:

Patricia Schwartz	Ward 1 at Large
Tim Kinney	Ward 2 at Large
Anna Casadei	Ward 4
Jay Young	Ward 5

Staff Members Present:

Koren Manning, Interim Director, Planning and Development Services  
Daniel Bursuck, Planning Administrator, Planning and Development Services  
Carver Struve, Principal Planner, Planning and Development Services  
Christina Anaya, Management Assistant, Planning and Development Services

#### 2. Approval of Minutes/Legal Action Report – September 4, 2024      **Action**

Commissioner Martin made a motion to approve the Minutes of the September 4, 2024 meeting. The motion was duly seconded by Commissioner Lampo. The motion carried by a voice vote of 7-0 (Commissioners Schwartz, Kinney, Casadei, Young and Zegeer absent).

#### 3. ADU and Zoning Timeline Code Amendments      **Public Hearing**

Carver Struve, Planning and Development Services, gave a presentation.

Staff announced that Commissioner Zegeer had joined the meeting virtually.

Discussion Held.

The public hearing was opened by Chair Wellott.

Public Speaker(s):

- Valerie Lane

A motion to close the public hearing was made by Commissioner Martin, and duly seconded by Commissioner Walzak. The motion carried by a voice vote of 8-0 (Commissioners Schwartz, Kinney, Casadei, and Young absent). The public hearing was closed at 6:43 pm.

Additional discussion was held.

Commissioner Martin then made a motion for the Planning Commission to recommend the adoption of the Zoning Timeline and Accessory Dwelling Unit code amendment to the Tucson City Council, with the modification of Item Number 8 in the draft redline ordinance to split existing text, and a modification in item number six to change front yard to side yard. The motion was seconded by Commissioner Lampo. The motion carried by a voice vote of 8-0 (Commissioners Schwartz, Kinney, Casadei, and Young absent).

**4. Potential Amendment of Quorum Requirements Discussion**

A discussion was held.

A motion to direct staff to bring this item back as an action item on the next Planning and Zoning Commission meeting agenda was made by Commissioner Martin, and seconded by Commissioner Zegeer. The motion carried by a roll call vote of 8-0 (Commissioners Schwartz, Kinney, Casadei, and Young absent).

**5. PDSD Staff Announcements Information Only**

Kristina Swallow has been promoted to the role of Deputy City Manager.  
Koren Manning is serving as Interim Director of PDSD.  
An update on Plan Tucson was provided.

**7. Future Agenda Items Information Only**

Planning Commission Study Session on the Corridor Redevelopment Tools  
Planning Commission Study Session for the Menlo Park Neighborhood Plan  
Planning Commission Study Session for the Grant Alvernon Area Plan

Presentation to the Planning Commission on the People, Communities, and Homes Investment Plan (PCHIP)

**8. Call to the Audience**

Public Speaker(s):

- Margie Mortimer

**9. Adjournment**

The meeting was adjourned at 7:25 p.m.