



PLANNING COMMISSION

Wednesday, March 6, 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 / Meeting Minutes

1. Roll Call

Meeting was called to order by Chair Wellott at **6:08 p.m.** Those present and absent were:

Present:

Lexy Wellott, <i>Chair</i> (In-Person)	Ward 4 at Large
Chris Ortiz y Pino, <i>Vice Chair</i> (In-Person)	Mayor
Patricia Schwartz (Virtual)	Ward 1 at Large
Chuck Martin (In-Person)	Ward 2
Jason Makansi (In-Person)	Ward 3
Abreeza Zegeer (Virtual)	Ward 3 at Large
Nicholas Pafford (In-Person)	Ward 5 at Large
Tom Lampo (In-Person)	Ward 6 at Large

Absent:

Serena Huaraque	Ward 1
Tim Kinney	Ward 2 at Large
Anna Casadei	Ward 4
Jay Young	Ward 5

Staff Members Present:

Piroschka Glinsky, Principal Assistant City Attorney, City Attorney's Office
Koren Manning, Deputy Director, Planning and Development Services
Daniel Bursuck, Section Manager of Code Development, Planning and Development Services
John Beall, Section Manager of Entitlements, Planning and Development Services
Carver Struve, Principal Planner, Planning and Development Services
Ian Wan, Lead Planner, Planning and Development Services
Gabriel Sleighter, Lead Planner, Planning and Development Services
Samuel Paz, Lead Planner, Planning and Development Services

2. Approval of Minutes/Legal Action Report – February 7, 2024 Action

Commission Martin requested that staff correct the spelling of Chair Casadei and made a motion to approve the minutes with this correction. The motion was duly

seconded by Commissioner Makansi. The motion carried by a voice vote of 8-0 (Commissioners Huaraque, Kinney, Casadei, and Young absent), to approve the February 7, 2024 Minutes.

3. Major Streets and Routes Plan Amendment **Public Hearing**

John Beall, Planning and Development Services gave a presentation.

Discussion held.

No members of the public spoke.

A motion to close the public hearing was made by Commissioner Martin and seconded by Vice-Chair Ortiz y Pino. The motion carried by a voice vote of 8-0 (Commissioners Huaraque, Kinney, Casadei, and Young absent).

Commissioner Martin moved that the Planning Commission forward the update of the *Major Streets and Routes Plan* to Mayor and Council to eliminate the Future Right-of-Way Segment of W. Goret Road that extends through the Prince 10 PAD between the Santa Cruz River and Interstate-10. The motion was duly seconded by Commissioner Lampo. The motion carried by a voice vote of 8-0 (Commissioners Huaraque, Kinney, Casadei, and Young absent).

At this point Chair Wellott recused herself and left for the remainder of the meeting. A quorum was still present, and Vice-Chair Ortiz y Pino took over the duties of Chair.

4. Rincon Southeast Subregional Plan Update **Public Hearing**

Samuel Paz, Planning and Development Services gave a presentation.

Keri Silvyn of Lazarus and Silvyn, Brian Underwood of The Planning Center, and John Oliver of Psomas, representing the applicant, the Arizona State Land Department, presented on and spoke about the proposed plan update.

Discussion held.

No members of the public spoke.

A motion to close the public hearing was made by Commissioner Martin and seconded by Commissioner Zegeer. The motion carried by a voice vote of 7-0 (Chair Wellott, and Commissioners Huaraque, Kinney, Casadei, and Young absent).

Commissioner Lampo then moved to forward the proposed amendment to Mayor and Council to change Map Detail #4 and #8 to allow (I) Urban Industrial, (E) Medium High Intensity Urban and to create Special Policy 1-05 as presented by staff. The motion was duly seconded by Commissioner Makansi. The motion carried by a voice vote of 7-0 (Chair Wellott, and Commissioners Huarque, Kinney, Casadei, and Young absent).

5. Bear Canyon Neighborhood Plan Amendment Study Session

John Beall, Planning and Development Services gave a presentation.

Linda Morales of the Planning Center, representing the applicant, Mr. Car Wash, gave a presentation.

Discussion held.

Commissioner Lampo then moved to set a Planning Commission Public Hearing on the proposed Plan Amendment for April 17, 2024. The motion was duly seconded by Commissioner Makansi. The motion carried by a voice vote of 7-0 (Chair Wellott, and Commissioners Huarque, Kinney, Casadei, and Young absent).

6. PDSD Staff Announcements Information Only

Updated PDSD Development Review Fees will be considered by Mayor and Council at a Public Hearing on April 9, 2024.

Outdoor Lighting Code revised final draft will be reviewed by the Outdoor Lighting Code committee in April of 2024.

Plan Tucson General Plan updates are continuing. A Community Forum to be held in May of 2024.

7. Future Agenda Items Information Only

Bear Canyon Neighborhood Plan Amendment – Public Hearing April 17, 2024

8. Call to the Audience

Public Speaker(s):

There were no speakers for the Call to the Audience.

9. Adjournment

A motion to adjourn was made by Commissioner Makansi and seconded by Commissioner Zegeer. The meeting was adjourned at 7:41 p.m.