



PLANNING COMMISSION

Legal Action Report / Meeting Minutes

Wednesday, October 7, 2026 at 6:00 P.M.

Hybrid Meeting Held in Person at City of Tucson City Hall,

Mayor and Council Chambers, and Virtually

1. Call to Order

Meeting was called to order at 6:04 p.m.

2. Roll Call

Those present and absent were:

Present:

Gustavo Silva, Vice-Chair (In-Person)	Ward 1
Anne Trumble (Virtually)	Ward 1 at Large
Tim Kinney, Chair (In-Person)	Ward 2
Tom Lampo (Virtually)	Ward 2 at Large
Jason Makansi (Virtually)	Ward 3
Valerie Lane (In-Person) Joined at 6:10 PM	Ward 5 at Large
Greg Veitch (In-Person)	Ward 6 at Large
Ortiz y Pino (In-Person)	Mayor
Bill Small (In-Person)	Ward 6

Absent:

Lexy Wellott	Ward 4 at Large
--------------	-----------------

Staff Members Present:

Koren Manning, Director, Planning and Development Services
Sarah Meggison, Section Manager, Planning and Development Services
Fernando Garcia, Lead Planner, Planning and Development Services
Ian Wan, Lead Planner, Planning and Development Services (Virtual/Tech Support)
James MacAdam, Administrator, Tucson Water Department (Virtual)
Joe Andrews, Principal Assistant City Attorney, City Attorney's Office (Virtual)

3. Approval of Minutes/Legal Action Report – September 16, 2026 Action

Commissioner Silva made a motion to approve the Minutes/Legal Action Report of the September 26, 2026 meeting. The motion was duly seconded by Commissioner Veitch. The motion carried by a voice vote with all Commissioners present voting in favor, and Commissioner Wellott absent.

4. Living Landscapes Phase 1 Code Amendment Public Hearing

Sarah Meggison, Planning and Development Services Department, gave a presentation.

Discussion Held.

Commissioner Silva made a motion to recommend that Mayor & Council adopt the Living Landscapes Phase 1 Code Amendment. The motion was duly seconded by Commissioner Lane. The motion carried by a voice vote with all Commissioners present voting in favor, and Commissioner Wellott absent.

To review in-depth discussion on this item please access the Planning Commission Playlist hosted on City of Tucson Planning & Development Services YouTube Page: https://youtube.com/playlist?list=PLUfRGd7RxAUtlAr1X-qE8bES1IYZoCKSV&si=axnQX_ aiM-Ous5P8

5. CODE Tucson '26 Code Amendment Public Hearing

Sarah Meggison, Planning and Development Services Department, gave a presentation.

Discussion Held.

Commissioner Silva made a motion to recommend that Mayor & Council adopt the Unified Development Code Amendments as a part of the CODE Tucson '26 update package with the following conditions:

- Removing proposed BESS standards from this package, to proceed on separate track with additional outreach.
- Include change to substation wall height as proposed by staff
- Recommend to Mayor and Council to give direction to staff to initiate a code amendment to reform parking standards across all uses.

The motion was duly seconded by Commissioner Lane.

A friendly amendment from Commissioner Ortiz Y Pino to exclude the word "Upgrade" from 4.9.11.A.12.b, to clarify that the special exception process applies only to expansions. Commissioner Silva accepted the amendment and seconded again by Commissioner Lane.

The motion carried by a voice vote with all Commissioners present voting in favor, and Commissioner Wellott absent.

To review in-depth discussion on this item please access the Planning Commission Playlist hosted on City of Tucson Planning & Development Services YouTube Page: https://youtube.com/playlist?list=PLUfRGd7RxAUtlAr1X-qE8bES1IYZoCKSV&si=axnQX_aiM-Ous5P8

6. PDSD Staff Announcements

Information Only

None

7. Future Agenda Items

Information Only

- Additional discussion of Planning Commission Rules of Procedure.

8. Call to the Audience

None.

9. Adjournment

The meeting was adjourned at 7:34 p.m.