



**PLANNING COMMISSION**  
 Wednesday, April 17, 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 Vice-Chair Ortiz y Pino at **6:01 p.m.** Those present and absent were:

Present:

- |   |                 |
|---|-----------------|
| Chris Ortiz y Pino, <i>Vice Chair</i> (In-Person) | Mayor           |
| Chuck Martin (In-Person)                          | Ward 2          |
| Jason Makansi (Virtual)                           | Ward 3          |
| Anna Casadei (Virtual)                            | Ward 4          |
| Jay Young (Virtual)                               | Ward 5          |
| Tim Kinney (In-Person)                            | Ward 2 at Large |
| Abreeza Zegeer (Virtual)                          | Ward 3 at Large |
| Nicholas Pafford (Virtual)                        | Ward 5 at Large |

Absent:

- |                            |                 |
|----------------------------|-----------------|
| Lexy Wellott, <i>Chair</i> | Ward 4 at Large |
| Serena Huaraque            | Ward 1          |
| Patricia Schwartz          | Ward 1 at Large |
| Tom Lampo (In-Person)      | Ward 6 at Large |

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

**2. Approval of Minutes/Legal Action Report – March 6, 2024 Action**

Commissioner Martin made a motion to approve the Minutes of the March 6, 2024 meeting. The motion was duly seconded by Commissioner Casadei. The motion carried by a voice vote of 8-0 (Chair Wellott and Commissioners Huaraque, Schwartz, and Lampo absent).

### 3. Bear Canyon Neighborhood Plan Amendment Public Hearing

John Beall, Planning and Development Services gave a presentation.

Discussion held.

Linda Morales of the Planning Center gave a presentation.

Discussion held.

The public hearing was opened by Vice-Chair Ortiz y Pino.

Public Speaker(s):

The following members of the public spoke at the hearing

- Vaughn LaTour
- Tom Adding
- Peggy Carson
- Jim Dreaco
- Missy Ortiz

Discussion held.

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 8-0 (Chair Wellott and Commissioners Huaraque, Schwartz, and Lampo absent).

Discussion held.

A motion was then made by Commissioner Casadei to recommend in favor of an exception to Section g of the Bear Canyon Neighborhood Plan stating that Parcels 114-51-200B and 114-51-200C are exempt from Implementation Technique 11.g, so long as the parcels are used as an express car wash. The motion was seconded by Commissioner Martin. A friendly amendment was then made by Commissioner Kinney to Commissioner Casadei's original motion.

The friendly amendment was accepted by Commissioner Casadei and seconded by Commissioner Martin.

The Commission voted by roll call 6-2 (Commissioners Pafford and Zegeer Dissented, and Chair Wellott and Commissioners Huaraque, Schwartz, and Lampo absent) in favor of the recommendation to the Mayor and Council, with the following revised language:

*“Moved to approve an exception to Section 11.g. of the Bear Canyon Neighborhood Plan stating that Parcels 114-51-200B and 114-51-200C are exempt from Implementation Technique 11.g, so long as the parcels are used for*

*an express car wash, and subject to the following all uses with an express car wash are to be screened from adjacent property and streets by landscaping and decorative fencing or masonry wall.”*

Per the Unified Development Code, Section 2.2.3.B.3, “a concurring vote of seven members is necessary to make a recommendation to the Mayor and Council.” Therefore, the amendment proceeds to Mayor and Council without a recommendation from the Planning Commission.

**4. PDSD Staff Announcements** **Information Only**

Daniel Bursuck will be taking on the role of Planning Administrator within PDSD effective Monday, April 22, 2024.

This was Commissioner Pafford’s last meeting. Staff thanked Commissioner Pafford for his hard work and service over the last eight years.

**5. Future Agenda Items** **Information Only**

The Broadmoor Broadway Village Neighborhood Plan update will be coming to the Planning Commission for review. A study session will be scheduled in June, and public hearing in July.

The Houghton East Neighborhood Plan Amendment will be coming to the Planning Commission for review. A study session will be scheduled in June, and public hearing in July.

A Plan Tucson update will be provided in the coming months. This will include an update of Phase 2 of Plan Tucson since the Commission will be reviewing the plan and recommending to Mayor and Council.

**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 Kinney and seconded by Commissioner Zegeer. The meeting was adjourned at 7:34 p.m.