



## PLANNING COMMISSION

Wednesday, September 12, 2018 6:00 P.M.  
Mayor and Council Chambers  
255 W. Alameda  
Tucson, Arizona 85701

Minutes  
**\*REVISED**

### 1. Roll Call

Meeting was called to order by Chair Bryson at **6:01 p.m.** Those present and absent were:

Present:

|                              |                 |
|------------------------------|-----------------|
| Kim Patten                   | Ward 1 at Large |
| Quentin Bryson, Chair        | Ward 2          |
| Shannon McBride-Olson        | Ward 2 at Large |
| Christopher Gast             | Ward 3          |
| Moon Joe Yee                 | Ward 4          |
| Chuck Martin                 | Ward 4 at Large |
| Nicholas Pafford, Vice Chair | Ward 5 at Large |
| Marc Fink,                   | Ward 6          |
| Ladd Keith                   | Ward 6 at Large |

Absent:

|         |        |
|---------|--------|
| Ian Wan | Ward 1 |
|---------|--------|

Staff Members Present:

Piroschka Glinsky, Principal Assistant City Attorney, City Attorney's Office  
Koren Manning, Planning Administrator, Planning and Development Services  
John Beall, Rezoning Section Manager, Planning and Development Services  
Rebecca Ruopp, Principal Planner, Planning and Development Services  
Michael Wyneken, Contract Employee to Planning and Development Services  
Daniel Bursuck, Lead Planner, Planning and Development Services  
Bambi Flores, Office Supervisor, City Clerk's Office  
Jaime Corrales, Administrative Assistant, City Clerk's Office

### 2. Approval of Minutes/Legal Action Report – August 15, 2018 Action

It was moved by Commissioner Gast, duly seconded by Commissioner Pafford, and carried by a voice vote of 9-0 (Commissioner Wan absent), to approve the August 15, 2018 Minutes.

**3. Bear Canyon Neighborhood Plan Amendment** **Public Hearing**  
Presentation given by Michael Wyneken, Contract Employee to Planning and Development Services and Linda Morales, The Planning Center.

Discussion held.

Public Speaker(s):

Michael & Brenda Peters                      Edward Messing

Discussion Held.

It was moved by Commissioner Keith, duly seconded by Commissioner Yee, and carried by a voice vote of 8-0, (Commissioner Wan absent, Commissioner Martin recused due to conflict of interest, left room at 6:04pm), to close the public hearing.

It was moved by Commissioner Fink, duly seconded by Commissioner Gast, and carried by a voice vote of 8-0 (Commission Wan absent, Commissioner Martin recused due to conflict of interest, left room at 6:04pm), to forward recommendation of approval to the Mayor and Council.

Commissioner Martin returned to meeting at 6:37pm

**4. Arroyo Chico Area Plan Amendment** **Public Hearing**

Presentation given by Rebecca Ruopp, Principal Planner, Planning and Development Services and Brian Underwood, The Planning Center

Discussion held, no action taken.

Speaker(s):

There were no speakers.

It was moved by Commissioner Fink, duly seconded by Commissioner Keith, and carried by a voice vote of 9-0, (Commissioner Wan absent), to close the public hearing.

Discussion held.

It was moved by Commissioner Gast, duly seconded by Commissioner Fink, and carried by a voice vote of 9-0, (Commissioner Wan absent), to forward a recommendation of approval of the Arroyo Chico Area Plan Amendment to Mayor and Council.

## 5. **Miramonte Neighborhood Plan Amendment**

**Study Session**

Presentation given by John Beall, Rezoning Section Manager, Planning and Development Services

Presentation given by Corky Poster, Partner at Poster Frost Mirto.

### ~~\*8. **Call to the Audience**~~

~~(Note: This item taken out of order)~~

\*Chair Bryson entertained a motion and duly seconded to all the members of the audience to speak.

Speakers:

Ruth Beeker, spoke in regards to the Miramonte neighborhood plan. She asked the member of the Commission to view the plan. She indicated the Miramonte plan is not a numerical plan it is more of values and vision. Ruth also stated amendments for plans coming from the developer should be restricted to barriers in that neighborhood plan that stop the development from happening. She continued on by stating changing a neighborhood plan is not something to placate people who distrust developers. She stated strategy 3 has no place for this neighborhood plan. She explained how the process for the Miramonte Neighborhood plan has been a very brutal process and mean spirited at time. She stated the process could have been handled better had the Sisters received Historic status. She ended by saying the big picture needs to be looked at.

Josephine Wilson, stated she is one of the neighbors to Miramonte. She stated the comments from the adjoining neighbors was very supported and hoped the Commission got a chance to view them. She stated they are opposed to current development as they understand it, they think it's too large for the low rise neighborhoods. It fails to respect the neighbors and the Monastery itself. She also mentioned they would like to see a third option with the development but, not being for student housing. They would like to see other options such as townhouses. They believe the plan amendment is right for the specifics regarding height, density buffering and parking. She stated they have not seen the current proposal and what was talked about is new.

Jason Craig, highlighted the fact that the developer could very well not continue to use Corky Poster and didn't want comments made to be misconstrued towards Corky Poster.

Halsy Taylor, stated this issue is personally important to her. She stated she is still in direct contact with the Nuns from the Monastery stating the National and State Register did protect the Monastery. There were groups of residents and of the Monastery were very adamant in acquiring the Historic designation. She would like to know how and who would form this advisory subcommittee.

She also said not being privy to what the Commission has she would like to retain a copy of the developers plan and any other handouts. She said this particular property demands the community to look at its value; it has been here for over eighty years and has set the tone and commitment of the people who live there. It is imperative the profile of the Monastery not be occluded, and the easement around it be discussed thoroughly as it is a long standing Tucson landmark. She ended with saying they needs assures the final product will respect the beauty and historic value of the Monastery.

Sam Barron, Vice President , Miramonte Neighborhood Association stated that what is before the Commission is an interesting conundrum, in an ordinary situation they wouldn't be looking at such things like height, density, parking, buffers and so on. He stated the developer has proposed a specific density in the height that would not normally be in a plan amendment. If the specifics are going to be looked at then there are other things need to be in the plan as well.

\*Discussion held.

\*It was moved by Commissioner Fink, duly seconded by Commissioner Gast, and carried by a voice vote of 9-0 (Commissioner Wan absent), to continue the study session of the Miramonte Neighborhood Plan Amendment at the next available date to allow for the applicant and neighborhoods to work together and come up with more specific parameters for the plan amendment.

**6. PDSD Staff Announcements Information Only**

There were no staff reports at this time.

**7. Future Agenda Items Information Only**

**8. Call to the Audience**

~~\*(Note: This item taken out of order and considered after Item 5).~~

\*Speakers:

\*Woman did not identify herself made brief comment. No other speakers at this time

**9. Adjournment**

Meeting adjourned at **8:33 p.m.**