



PLANNING COMMISSION

Wednesday, June 6, 2012, 6:00 P.M.

Mayor and Council Chambers
City Hall, 255 West Alameda Street
Tucson, Arizona 85701

Legal Action Report

1. Roll Call

Meeting was called to order by Chair Wissler at 6:04 p.m. Those present and absent were:

Present:

Craig Wissler	Chair, Ward 3
Thomas Sayler-Brown	Member, Mayor's Office
Rick Lavaty	Member, Ward 1
Joe Yee	Member, Ward 4
Chris Rogers	Member, Ward 5
Kim Patten	Member at Large Ward 1
Quentin Bryson	Member at Large, Ward 2
Joseph Maher	Member at Large, Ward 3
Catherine Rex	Member at Large, Ward 5
William Podolsky	Member at Large, Ward 4
Ladd Keith	Member at Large, Ward 6

Absent:

Steven Eddy	Vice Chair, Ward 6
-------------	--------------------

Staff Members Present:

Ernie Duarte, Planning and Development Services Department, Director
Jim Mazzocco, Planning and Development Services Department, Planning Administrator
Adam Smith, Planning and Development Services Department, Principal Planner
Patricia Gehlen Planning & Development Services Department Project Manager
Tom McMahon City Attorney's Office, Senior Assistant City Attorney
Belinda Flores-McCleese, Planning and Development Services Department, Secretary
Vicky Valenzuela, City Clerk's Office, Secretary

2. Approval of Minutes/Legal Action Report – May 2, 2012 (Action)

It was moved by Commissioner Bryson, duly seconded, and carried by a voice vote of 11-0 (Commissioner Eddy absent) to approve the Legal Action Report for May 2, 2012.

3. Land Use Code (LUC) Simplification Project: Articles 4 & 6 (Public Hearing)

Presentation was given and additional materials were distributed by Adam Smith, Planning and Development Services Department, Principal Planner, on the LUC Simplification Project Articles 4 & 6.

Discussion was held.

Public hearing was opened at 6:17 p.m.

Matt Stuart, Southern Arizona Home Builders Association (SAHBA) and Metropolitan Pima Alliance (MPA), discussed the extension of the public hearing until August.

Chuck Martin, Southern Arizona Home Builders Association (SAHBA) and Metropolitan Pima Alliance (MPA), spoke in support of extending the approval process in order to understand changes to the code that have been made.

It was moved by Commissioner Lavaty, duly seconded, to continue the Public Hearing to the Planning Commission meeting in August.

Discussion ensued.

The motion was revised by Commissioner Lavaty, duly seconded, and carried by a voice vote of 11-0 (Commissioner Eddy absent), to continue the Public Hearing to the Planning Commission meeting in July.

4. LUC Simplification Project: Transition Regulations [LUC text amendment to no longer make available the Design Development Option, Downtown Area Infill Incentive District, Flexible Lot Development, and the Parking Design Modification Request upon the effective date of the proposed *Unified Development Code* (UDC)] (Public Hearing)

Presentation was given and additional materials were distributed by Adam Smith, Planning and Development Services Department, Principal Planner on the LUC Simplification Project, Transition Regulations.

Discussion ensued

Public hearing was opened at 6:33

There were no speakers

It was moved by Commissioner Rex, duly seconded, and carried by a voice vote of 11-0 (Commissioner Eddy absent), to continue the public hearing to the Planning Commission meeting in July.

5. LUC Simplification Project: Articles 1, 2, 3, 5, 7, 8, 9, 10 & 11 and Administrative and Technical Standards Manuals (Public Hearing Cont.)

Presentation was given by Adam Smith, Planning and Development Services Department, Principal Planner on the LUC Simplification Project, Articles 1, 2, 3, 5, 7, 8, 9, 10, & 11.

Discussion was held

Public hearing was opened at 7:18

Demion Clinco, Tucson Historic Preservation, read material that he presented at the meeting regarding the Landmark Designation process.

Ruth Beeker, spoke in support of Demion Clinco's material regarding Tucson Historic Preservation. She stated it was essential that the City did not violate the code and expressed her opinion about the affects of the Design Development Option (DDO).

Chuck Martin, Rick Engineering Company, Principal Project Manager, spoke in support of the extension of the LUC, expressed concerns about the first eight articles that needed to be addressed, and requested the public hearing stay open.

Discussion was held.

It was moved by Commissioner Rex, duly seconded, and carried by a voice vote of 11-0 (Commissioner Eddy absent), to continue Article 3 and the Administrative and Technical Standards Manual to the Planning Commission meeting in July.

Discussion continued.

It was moved by Commissioner Lavaty, duly seconded, and carried by a voice vote of 11-0 (Commissioner Eddy absent), to close the public hearing on Articles 1, 2, 5, 7, 8, 9, 10, & 11 and to form an ad hoc or formal subcommittee to meet with concerned members of the public for further discussion and report back at the Planning Commission meeting in July.

6. Mayor and Council Update

A brief update was given by Ernie Duarte, Planning and Development Services Department, Director.

7. Call to the Audience

Ruth Beeker, discussed surviving progress.

8. Adjournment

The meeting was adjourned at 8:09 p.m.