



**PLANNING COMMISSION**  
Wednesday, March 7, 2012, 6:00 P.M.  
Mayor and Council Chambers  
City Hall, 255 West Alameda Street  
Tucson, Arizona 85701

**Legal Action Report**

**1. Call to Order/Roll Call**

Meeting was called to order by Chair Wissler at 6:02 p.m. Those present and absent were:

Present:

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

Absent:

Luke Knipe	Member at Large, Ward 1
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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 and Development Services, Project Manager  
Joanne Hershenhorn, Planning and Development Services Department, Lead Planner  
Tom McMahan, City Attorney's Office, Senior Assistant City Attorney  
Belinda Flores-McCleese, Planning and Development Services Department, Secretary  
Robin Murdock, City Clerk's Office, Secretary  
Vicky Valenzuela, City Clerk's Office, Secretary

**2. Ratify the Action Taken at the Meeting of February 1, 2012 to Forward Draft Article 7 of the Proposed *Unified Development Code* for Public Hearing in April – (Action)**

It was moved by Commissioner Bryson, duly seconded, and carried by a voice vote of 11-0 (Commissioner Knipe absent) to ratify the action taken at the meeting of February 1, 2012 to forward Draft Article 7 of the proposed UDC for public hearing in April (presentation and motion included Draft Article 7, but it was not on the February 1, 2012 agenda).

**3. Approval of Minutes/Legal Action Report – February 1, 2012 – (Action)**

It was moved by Commissioner Rex, duly seconded, and carried by a voice vote of 11-0 (Commissioner Knipe absent) to approve the Legal Action Report for February 1, 2012.

**4. Sewell-Hudlow Neighborhood Plan Amendment – (Public Hearing)**

(6:07 p.m. Commissioner Sayler-Brown recused himself from this item)

Presentation and hand-out was given by Joanne Hershenhorn, Planning and Development Services Department, Lead Planner, on the Sewell-Hudlow Neighborhood Plan Amendment.

The applicant, Thomas Saylor-Brown, SBBL Architecture & Planning, AIA Principal, spoke briefly regarding neighborhood support of the amendment.

Discussion was held.

There were no speakers for the public hearing. It was moved by Commissioner Lavaty, duly seconded, and carried by a voice vote of 10-0 (Commissioner Sayler-Brown recused and Commissioner Knipe absent) to close the public hearing.

It was moved by Commissioner Podolsky, and duly seconded, to adopt the Sewell-Hudlow Neighborhood Plan Amendment.

Discussion ensued.

The motion was amended by Commissioner Podolsky, duly seconded, and carried by a voice vote of 10-0 (Commissioner Sayler-Brown recused and Commissioner Knipe absent) to approve and forward the Sewell-Hudlow Neighborhood Plan Amendment, with consideration given to issues raised by Commissioner Rex regarding Spanish language translation and student safety, and with the recommendations as presented by staff, to Mayor and Council.

(6:31 p.m. Commissioner Sayler-Brown returned to the meeting)

**5. Land Use Code Simplification Project: Articles 4 (Zones) and 6 (Dimensional Standards and Measurements) – (Study Session)**

(This item taken out of order)

Presentation was given by Adam Smith, Planning and Development Services Department, Principal Planner, on the LUC Simplification Project, Articles 4 and 6. It was recommended that a sub-committee be formed to resolve issues regarding Article 6.

Presentations were given by Ruth Beeker and Jason Wong, LUC Committee members, regarding concerns with Article 6 of the LUC Simplification Project.

Commissioners Sayler-Brown and Rex volunteered to serve on a sub-committee of the Land Use Code Committee.

Discussion was held; no action taken.

**6. Land Use Code Simplification Project Overview – (Information Only)**

Update and presentation was given by Ernie Duarte, Planning and Development Services Department, Director, and Jim Mazzocco, Planning and Development Services Department, Planning Administrator, respectively, on the LUC Simplification Project.

Discussion was held; no action taken.

**7. Senate Bill 1598 (SB1598) Update – (Information Only)**

Presentation and update was given by Tom McMahon, City Attorney's Office, Senior Assistant City Attorney, on SB1598.

Discussion was held; no action taken.

**8. Land Use Code Simplification Project: Articles 3 (General Procedures) and 8 (Land Division and Subdivision Standards) – (Study Session)**

Presentation was given by Adam Smith, Planning and Development Services Department, Principal Planner, on the LUC Simplification Project, Articles 3 and 8.

Discussion was held.

(8:11 p.m. Commissioner Rogers left the meeting)

It was moved by Commissioner Rex, duly seconded, and carried by a voice vote of 10-0 (Commissioners Knipe and Rogers absent) to set Article 3 for Public Hearing at the May 2012 Planning Commission meeting, and to set Article 8 for Public Hearing at the April 2012 Planning Commission meeting.

**9. Land Use Code Simplification Project: Administrative and Technical Standards Manual – (Study Session)**

Presentation was given by Adam Smith, Planning and Development Services Department, Principal Planner, on the LUC Simplification Project Administrative and Technical Standards Manual.

Discussion was held.

It was moved by Commissioner Saylor-Brown, duly seconded, and carried by a voice vote of 10-0 (Commissioners Knipe and Rogers absent) to set the LUC Simplification Project Administrative and Technical Standards Manual for Public Hearing at the May 2012 Planning Commission meeting.

**10. Mayor and Council Update**

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

**11. Call to the Audience**

There were no speakers.

**12. Adjournment**

The meeting was adjourned at 8:40 p.m.