



PLANNING COMMISSION

Legal Action Report / Meeting Minutes

Wednesday, September 16, 2026 at 6:00 P.M.

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

Mayor and Council Chambers, and Virtually

1. Roll Call

Meeting was called to order at **6:00 p.m.** Those present and absent were:

Present:

Gustavo Silva, Vice-Chair (Virtual)	Ward 1
Anne Trumble (In-Person)	Ward 1 at Large
Tim Kinney, Chair (In-Person)	Ward 2
Tom Lampo (In-Person)	Ward 2 at Large
Jason Makansi (In-Person)	Ward 3
Lexy Wellott (In-Person)	Ward 4 at Large
Valerie Lane (In-Person)	Ward 5 at Large
Greg Veitch (In-Person)	Ward 6 at Large
Ortiz y Pino (In-Person)	Mayor

Absent:

Bill Small	Ward 6
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Staff Members Present:

Koren Manning, Director, Planning and Development Services
Elisa Hamblin, Deputy Director, Planning and Development Services (Virtual)
Sarah Meggison, Section Manager, Planning and Development Services
Carver Struve, Principal Planner, Planning and Development Services
Ian Wan, Lead Planner, Planning and Development Services
James MacAdam, Administrator, Tucson Water Department (Virtual)
Joe Andrews, Principal Assistant City Attorney, City Attorney's Office (Virtual)
Leslie Ethan, Section Manager, Planning and Development Services (Virtual)
Fernando, Lead Planner, Planning and Development Services (Virtual)
Erick Bieber, Planner, Planning and Development Services (Virtual)

2. Approval of Minutes/Legal Action Report – August 26, 2026 Action

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

3. PDSD Staff Announcements

Information Only

Chair Kinney moved this item from later in the agenda. It was announced by PDSD that:

- Sarah Meggison is the new Long-Range Planning Section Manager.
- Carver Struve will becoming the new Entitlements Section Manager.

4. Living Landscapes Phase 1 Code Amendment

Study Session

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

Discussion Held.

Commissioner Wellott made a motion to schedule a Public Hearing on 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 Small absent.

5. CODE Tucson '26 Code Amendment

Study Session

Carver Struve, Planning and Development Services Department, gave a presentation.

Discussion Held.

Commissioner Wellott made a motion to schedule a Public Hearing on the CODE Tucson '26 Code Amendment. The motion was duly seconded by Commissioner Makansi. The motion carried by a voice vote with all Commissioners present voting in favor, and Commissioner Small absent.

6. Future Agenda Items

Information Only

Staff noted:

- Public Hearing for Living Landscapes Phase 1 Code Amendment expected to occur 10/7.
- Public Hearing for the CODE Tucson '26 Code Amendment expected to occur 10/7
- Additional discussion of Planning Commission Rules of Procedure possibly in October or November 2026.
- Staff indicated that code changes related to shelter care regulations is an item that will need to be looked at in the future and that outreach is already taking place.

7. Call to the Audience

None.

8. Adjournment

The meeting was adjourned at 8:04 p.m.