MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 7, 2015, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on April 7, 2015, at or after 7:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

As a courtesy to others, please turn off or put in silent mode all pagers and cell phones.

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 7:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings

If you are interested in speaking to the Council during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Town Clerk prior to the convening of the meeting.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.marana.com, by linking to the Town Clerk page under Agendas, Minutes and Recent Actions. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda Posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.marana.com on the Town Clerk page under Agendas, Minutes and Recent Actions.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities and the Town's overhead projector/document reader. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

P 1 Proclamation: Recognizing and celebrating the contributions of John Montgomery to the Marana Community

P 2 Proclamation: April 13 - 17, 2015 as Employee Appreciation and Recognition Week

P 3 Proclamation: April 7, 2015 as National Service Recognition Day

P 4 Proclamation: April 24, 2015 as Arbor Day

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C 1 Resolution No. 2015-028: Relating to Development; approving a preliminary plat and neighborhood design plan for Tangerine Ridge Lots 1-219, Block "1" and Common Areas "A", "B", and "C", generally located south of Tangerine Road and West of Camino de Oeste, directly adjacent to and west of the approved Casa Sevilla Specific Plan (Jenna Reilly)

C 2 Resolution No. 2015-029: Relating to Utilities; approving and authorizing the Mayor to execute the First Amendment to Amended and Restated Agreement for Construction of Water Facilities and Provision of Water Utility Service for the Saguaro Bloom Development Project (Frank Cassidy)

C 3 Resolution No. 2015-030: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation, Section 3-7-1 "Promotion, Demotion and Lateral Transfer" (Suzanne Machain)

C 4 Resolution No. 2015-031: Relating to Administration; adopting a vehicle marking policy that establishes a uniform pattern for designating Town of Marana motor vehicles (Jane Fairall)

C 5 Resolution No. 2015-032: Relating to Development; Accepting Marana Center Drainage Systems 1 and 2 for maintenance and releasing the assurances associated with their construction (Keith Brann)

C 6 Approval of revised February 3, 2015 Regular Council Meeting Minutes, March 10, 2015 and March 24, 2015 Study Session Minutes and approval of March 17, 2015 Regular Council Meeting Minutes (Jocelyn C. Bronson)

LIQUOR LICENSES

L 1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a new Series #12 Restaurant liquor license application submitted by Christopher Mark Evenson Jr. on behalf of Chuy's Mesquite Broiler, located at 4499 W. Ina Road, Marana, Arizona 85742 (Jocelyn C. Bronson)

L 2 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a special event liquor license application submitted by Fr. Virgilio T. Tabo, Jr. on behalf of St. Christopher Catholic Church for Parish Fundraiser to be held on April 25, 2015 (Jocelyn C. Bronson)

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A 1 PUBLIC HEARING: Ordinance No. 2015.008: Relating to Development; approving a rezoning of approximately 30.6 acres of land located south of Cortaro Farms Road and east of Sandy Desert Trail from R-16 (single-family residential) to R-6 (single-family residential); and approving a minor amendment to the General Plan amending the land use category from Low-Density Residential (LDR) to Medium Density Residential (MDR) (Brian Varney)

A 2 Ordinance No. 2015.009: Relating to Real Estate; approving an exchange of real property located on the east side of Big Sky Ranch Drive, south of Camino de Mañana in the Town of Marana, Pima County; specifically, Parcel "A" of Sky Ranch subdivision as described in the plat recorded in the office of the Pima County Recorder at Book 58 of Maps and Plats, Page 58, for a parcel of substantially equal value located in the triangle of land bounded by Tangerine Road, Camino de Mañana, and Camino de Oeste in the Town of Marana, Pima County, for purposes of construction of a proposed Tangerine Corridor Community Park site; approving and authorizing the Mayor to execute a real estate exchange and purchase agreement and any deeds and other documents necessary to accomplish the exchange and purchase; and declaring an emergency (Jane Fairall)

ITEMS FOR DISCUSSION/POSSIBLE ACTION

D 1 Relating to Strategic Plan III; discussion, consideration and authorization of a process for Council to continue partnership opportunities with Marana Unified School District (MUSD) to enhance economic development, including a possible joint Town/MUSD partnering meeting (Gilbert Davidson)

D 2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Gilbert Davidson)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E 1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

E 2 Executive Session pursuant to A.R.S. § 38-431.03(A)(7), discussion or consultation with the Town Manager and Town Attorney in order to consider the Town's position and instruct its representatives regarding negotiations for the possible purchase of real property owned by Reyher Partnership and Marana 348 Limited Partnership located near the Marana Municipal Complex.

FUTURE AGENDA ITEMS

Notwithstanding the mayor’s discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item P 1

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 7, 2015

Subject: Proclamation: Recognizing and celebrating the contributions of John Montgomery to the Marana Community

Attachments: John Montgomery Proclamation

PROCLAMATION

John Montgomery

WHEREAS John Montgomery began employment with the Town of Marana Police Department in 1997; and

WHEREAS prior to coming to work in Marana, John was employed in the City of Eloy for two years as a police officer and was awarded Officer of the Year in 1996, the same year he received his bachelor's degree from the University of Arizona; and

WHEREAS while employed with Marana, John was a Patrol Officer, School Resource Officer at Marana High School, Field Training Officer, Lead Police Officer, and in 2015 received the MPD Distinguished Service Award; and

WHEREAS John was interested in many things including fishing, art and jazz and was accomplished as a nationally ranked hurdler in track and field for Central Arizona College and the University of Arizona, and as a father of two daughters and a son with his wife Nancy, a true friend and gentleman, and perhaps lesser known as a self-proclaimed bass guitar player; and

WHEREAS even though John was both a resident assistant at Central Arizona College and roommate of Roberto Jimenez at the U of A, he was able to survive those events to become an exemplary employee during his career in law enforcement.

NOW THEREFORE, the Mayor and Council of the Town of Marana do recognize and celebrate the contributions John made to the Marana community for the nearly 18 years he served the Marana Police Department. I, Council and town staff wish John good health and success wherever his dreams may take him.

Dated this 7th day of April, 2015.

Ed Honea

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item P 2

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 7, 2015

Subject: Proclamation: April 13 - 17, 2015 as Employee Appreciation and Recognition Week

Attachments: Employee Appreciation

PROCLAMATION

EMPLOYEE APPRECIATION WEEK 2015

Whereas Town employees are recognized as an invaluable resource to the Town of Marana and the Town is served by talented professionals in many essential areas; and

Whereas Town employees provide needed and valuable services to the community through dedicated service, engaged innovation, teamwork and respect, and,

Whereas Town employees provide services with professionalism, skill and dedication that have helped Marana achieve a reputation for quality and excellence in public service; and,

Whereas public service demands excellence and perseverance to provide public safety, community and economic development, recreational amenities, environmental protection, transportation systems, business and agricultural areas, and numerous support activities to ensure the well-being of life in this community; and,

Whereas the dedication and service of current employees should be appreciated and recognized for their contributions to the success of town business.

Now, Therefore, the Mayor and Council of the Town of Marana proclaim

April 13 – 17, 2015
Employee Appreciation and Recognition Week

and do recognize and celebrate the important contributions that Town employees make to improve the quality of life for the citizens of the Town of Marana; and urge the citizens of the Marana community to recognize those contributions.

Dated this 7th day of April, 2015.

Ed Honea

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item P 3

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 7, 2015

Subject: Proclamation: April 7, 2015 as National Service Recognition Day

Attachments: National Recognition Day

MAYORS DAY
of Recognition for
National Service

PROCLAMATION

WHEREAS service to others is a hallmark of the American character and central to how we meeting our challenges;

WHEREAS the nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet municipal needs; and

WHEREAS AmeriCorps and Senior Corps participants address the most pressing challenges facing our cities and counties, from educating students for the jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills and leadership abilities for those who serve; and

WHEREAS AmeriCorps and Senior Corps participants serve in more than 60,000 locations across the country, bolstering the civic, neighborhood and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS national service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and

WHEREAS national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives and strengthen communities; and is joining with the National League of Cities, City of Service and mayors across the country to recognize the impact of service on the Mayors Day of Recognition for National Service on April 7, 2015.

THEREFORE, BE IT RESOLVED that I, Ed Honea, Mayor of the Town of Marana, do hereby proclaim **April 7, 2015, as National Service Recognition Day** and encourage residents to recognize the positive impact of national service to our town; to thank those who serve and to find ways to give back to their communities.

Ed Honea

Dated April 7, 2015

Ed Honea, Mayor

ATTEST:

Jocelyn C. Bronson, Town Clerk



11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item P 4

From: Tom Ellis, Parks & Recreation Director

Date: April 7, 2015

Subject: Proclamation: April 24, 2015 as Arbor Day

Attachments: Arbor Day April 24, 2015

PROCLAMATION
Arbor Day 2015

WHEREAS in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS the holiday known as Arbor Day was first observed with the planting of more than one million trees in Nebraska; and

WHEREAS Arbor Day is now observed throughout the world; and

WHEREAS trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS trees in our town increase property values, enhance the economic vitality of business areas and beautify our community; and

WHEREAS trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, the Mayor and Council of the Town of Marana proclaim

April 24, 2015 as Arbor Day

and urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this 7th day of April, 2015.

Ed Honea

ATTEST: Ed Honea, Mayor

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C 1

To: Mayor and Council

From: Jenna Reilly, Planner I

Date: April 7, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2015-028: Relating to Development; approving a preliminary plat and neighborhood design plan for Tangerine Ridge Lots 1-219, Block "1" and Common Areas "A", "B", and "C", generally located south of Tangerine Road and West of Camino de Oeste, directly adjacent to and west of the approved Casa Sevilla Specific Plan (Jenna Reilly)

Discussion:

Request

Baker and Associates, on behalf of Sharpe and Associates, is requesting approval of a neighborhood design plan and preliminary plat consisting of 219 lot, Block "1" (Lift Station) and common areas "A"(Private Streets), "B"(Drainage/Functional Open Space), and "C" (Natural Undisturbed Open Space).

Location

The subdivision will be located within the Tangerine Ridge Specific Plan, and is generally located south of Tangerine Road and West of Camino de Oeste. The subject property is located adjacent and west of the approved Casa Sevilla Specific Plan.

Zoning

The zoning for this project is "F" Specific Plan (Tangerine Ridge Specific Plan). The Specific Plan was adopted by Town Council on May 20, 2014 by ordinance number 2014.015. The minimum lot size for the residential area is 6,000 square feet. The minimum lot size per the proposed preliminary plat is 6,000 square feet. Several lots throughout the plan are anticipated to meet the minimum lot size standard. Lot 138 is the largest at 10,067 square feet. The average lot size for the development is 6,656 square feet.

Natural Undisturbed Open Space (NUOS), which is classified as Common Area "C" will consist of

approximately 60.4 acres, or 51.8% of the site. The NUOS area will be protected during grading and construction to keep it from being disturbed during the construction process.

Common Area "B" Drainage/Functional Open Space will consist of approximately 8.8 acres and includes drainage features and other areas that will be disturbed during the development process. All common areas will be maintained by the Homeowner's Association, CC&R's will be recorded at the time of the Final Plat.

Transportation

There will be two access points to the community. One entrance will be at Miggity Lane and the other off Angel Drive. This development will most likely be phased and Angel Drive is not required to be improved until construction of the 80th lot. The subdivision will be gated with private streets.

Trail

Per the Tangerine Ridge Specific Plan, a trail is required within the development. Final location and design will be designated during the Final Plat Phase.

Neighborhood Design Plan

Section 08.06.04 of the Land Development Code requires Town Council to approve a Neighborhood Design Plan for neighborhoods during the preliminary plat phase. The Neighborhood Design Plan has been provided in the packet. The applicant agreed to meet many of the standards regarding landscaping and buffering which are included in the Twin Peaks Corridor Study, even though this development is outside the required boundaries. The Neighborhood Design Plan depicts the enlarged buffer areas and screening required within the Twin Peaks Corridor Study. Also provided is a depiction of the entrance to the development regulations and design guidelines.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code, Tangerine Ridge Specific Plan and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations and design guidelines and staff recommends approval.

Planning Commission

At the February 25, 2015 Planning Commission meeting, the commission voted unanimously to recommend approval of the Tangerine Ridge Preliminary Plat.

Suggested Motion:

I move to adopt Resolution No. 2015-028, approving a preliminary plat for Tangerine Ridge Lots 1-219, Block "1" and Common Areas "A", "B" and "C", generally located on the south of Tangerine Road and West of Camino de Oeste.

Attachments: Resolution 2015-028
Tangerine Ridge Preliminary Plat

Tangerine Ridge Neighborhood Design Plan
Tangerine Ridge Location Map
Tangerine Ridge Application

MARANA RESOLUTION NO. 2015-028

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT AND NEIGHBORHOOD DESIGN PLAN FOR TANGERINE RIDGE LOTS 1-219, BLOCK "1" AND COMMON AREAS "A", "B", AND "C", GENERALLY LOCATED SOUTH OF TANGERINE ROAD AND WEST OF CAMINO DE OESTE, DIRECTLY ADJACENT TO AND WEST OF THE APPROVED CASA SEVILLA SPECIFIC PLAN

WHEREAS the Mayor and Council approved and adopted the Tangerine Ridge Specific Plan on May 20, 2014 by Ordinance 2014.015; and

WHEREAS the applicant, Baker & Associates Engineering, Inc., representing the property owners, has applied for approval of a preliminary plat for Tangerine Ridge consisting of approximately 117 acres, including Lots 1-219, Block "1" (lift station) and Common Areas "A" (private streets), "B" (drainage/functional open space), and "C" (natural undisturbed open space), generally located south of Tangerine Road and west of Camino de Oeste within a portion of Section 1, Township 12 South, Range 12 East; and

WHEREAS a neighborhood design plan has been submitted as part of the preliminary plat application as provided for in Marana Land Development Code Section 8.06.04; and

WHEREAS the Marana Planning Commission, at its regular February 25, 2015 meeting, voted unanimously to recommend approval; and

WHEREAS the Town Council, at its April 7, 2015 meeting, determined that the Preliminary Plat for Tangerine Ridge, Lots 1-219, Block "1" and Common Areas "A", "B", and "C" should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the preliminary plat and neighborhood design plan for Tangerine Ridge, Lots 1-219, Block "1" (life station", and Common Areas "A" (private streets), "B" (drainage/functional open space), and "C" (natural undisturbed open space), are hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of April, 2015.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

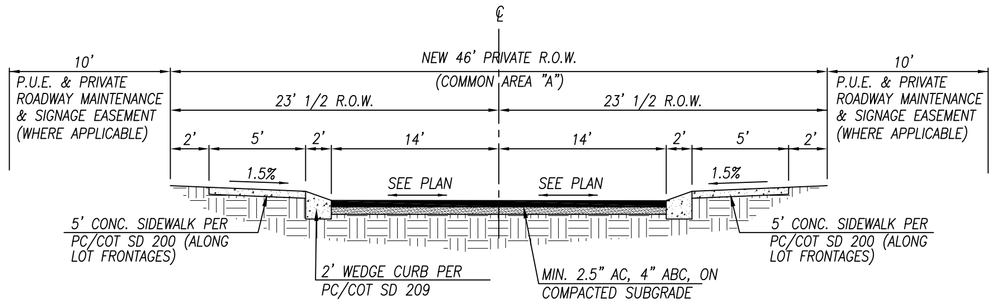
Frank Cassidy, Town Attorney

GENERAL NOTES

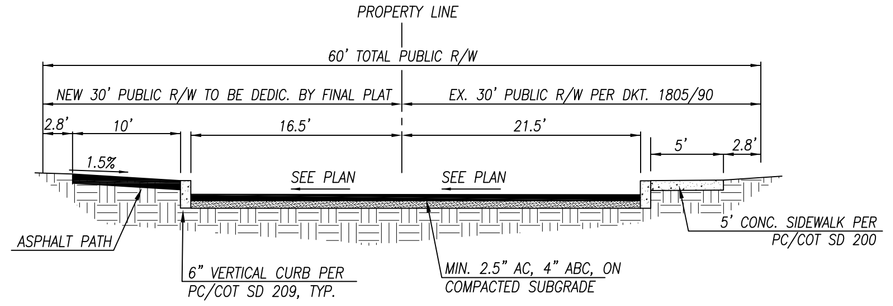
1. THE GROSS AREA OF THE SUBDIVISION IS 5,083,595 SF, OR 116.7 ACRES.
2. THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE TANGERINE RIDGE SPECIFIC PLAN APPROVED ON 5/20/2014, PER ORDINANCE 2014.015.
3. THE EXISTING ZONING IS "F" (TANGERINE RIDGE SPECIFIC PLAN).
4. THE NUMBER OF RESIDENTIAL LOTS IS 219.
5. BLOCK/COMMON AREA INFORMATION:
   BLOCK "1" (LIFT STATION): 6497 SF (0.15 ACRES).
   COMMON AREA "A" (PRIVATE STREETS): 450,974.6 SF (10.3 ACRES).
   COMMON AREA "B" (DRAINAGE/FUNCTIONAL OPEN SPACE): 384,665.0 SF (8.8 ACRES).
   COMMON AREA "C" (NATURAL UNDIS. OPEN SPACE): 2,628,856.0 SF (60.4 ACRES).
6. GROSS DENSITY IS 1.87 RAC.
7. MINIMUM ALLOWABLE LOT AREA 6,000 S.F. (PER TANGERINE RIDGE SPECIFIC PLAN).
   MINIMUM PROVIDED LOT SIZE 6,000 SF (VARIOUS LOTS).
   AVERAGE LOT SIZE 6,656 SF PROVIDED.
   MAXIMUM PROVIDED LOT SIZE 10,067 SF (LOT #138) – NOT A RESTRICTION.
   MAXIMUM ALLOWABLE BUILDING HEIGHT: 30 HEIGHT EXCEPT THE FOLLOWING LOTS WHICH ARE RESTRICTED TO 1–STORY, 25' MAXIMUM BUILDING HEIGHT:
   LOTS 1 – 5, 26 – 34 AND 204 – 207
8. BUILDING SETBACKS PER TANGERINE RIDGE SPECIFIC PLAN:
   FRONT = 20' FROM BACK OF SIDEWALK TO FACE OF GARAGE; 10' FOR SIDE ENTRY GARAGES AND/OR LIVABLE AND ARCHITECTURAL COMPONENTS
   SIDE=5'
   STREET SIDE YARD=10'
   REAR=15'
9. PARKING PROVISIONS INCLUDE 2 PARKING SPACES FOR EACH (219 LOTS X 2 = 438). ALL REQUIRED PARKING WILL BE OFF–STREET, ON–SITE.
10. ALL WEATHER ACCESS WILL BE PROVIDED FOR LOTS PRIOR TO ANY LOT RELEASE.
11. 1.8± MILES OF PRIVATE STREETS ARE INCLUDED IN PRELIMINARY PLAT.
12. FIRE APPARATUS ACCESS ROAD GATES SHALL PROVIDE AN OPENING NO LESS THAN 20 FEET IN WIDTH WHEN SERVING TWO DIRECTIONS OF TRAVEL AND NO LESS THAN 14 FEET IN WIDTH WHEN SERVING ONE DIRECTION OF TRAVEL. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE CONSTRUCTED OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN UNLESS THEY ARE CAPABLE OF BEING OPENED BY MEANS OF STANDARD FORCIBLE ENTRY TOOLS (BOLT CUTTERS). GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES OR LOCKED IN THE OPEN POSITION.
13. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
14. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
15. ELECTRIC GATES SHALL BE EQUIPPED WITH AN OPENING DEVICE (OPTI–COMM TYPE) COMPATIBLE WITH NORTHWEST FIRE DISTRICT EQUIPMENT AS WELL AS A KEY SWITCH (KNOX TYPE) BACK UP, COMPATIBLE WITH NORTHWEST FIRE DISTRICT KEYS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY NORTHWEST FIRE DISTRICT. IN THE EVENT OF POWER FAILURE ELECTRIC GATES SHALL DEFAULT TO THE OPEN POSITION.
16. THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER, 310 W. ALAMEDA, 791–5080. TUCSON WATER HAS AN ASSURED WATER SUPPLY.
17. THE AREA BETWEEN THE 100–YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100–YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
18. THE 100–YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
19. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
20. ALL PUBLIC AND PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON, OR ADJACENT TO, THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM C.O.T./PIMA COUNTY STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
21. ANY STRUCTURES OR VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLES WILL CONFORM TO TOWN OF MARANA SUBDIVISION STREET STANDARD 4.8.
22. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS PROJECT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOW OR RAINFALL.
23. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
24. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE STREETS (COMMON AREA "A"), DRAINAGE/FUNCTIONAL OPEN SPACE (COMMON AREA "B") AND NATURAL UNDISTURBED OPEN SPACE (COMMON AREA "C").
25. THE DESIGN SPEED AND DESIGN VEHICLE WITHIN THIS PROJECT IS 25 MPH/WB40.
26. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
27. ON–SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION COMPRISED OF INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
28. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
29. THE ASSESSOR'S PARCEL NUMBER FOR THIS PROJECT IS 216–01–004A.
30. THE BASIS OF ELEVATION IS A TOWN OF MARANA BRASS CAP IN THE HEADWALL OF THE DRAINAGE STRUCTURE AT THE SOUTHWEST CORNER OF INTERSECTION OF TANGERINE ROAD AND TWIN PEAKS ROAD. SAID ELEVATION BEING 2543.57 (NAVD 1988).
31. THE BASIS OF BEARING IS THE NORTH LINE OF THE NW 1/4 OF SECTION 1, T–12–S, R–12–E, G&SRM, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 5 AT PAGE 3. SAID BEARING BEING N90°00'00"E.
32. ALL NEW UTILITIES AND ALL EXISTING, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46KV OR MORE, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
33. NO FURTHER SUBDIVISION OF ANY LOT SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
34. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
35. TANGERINE ROAD IS THE NEAREST PAVED ACCESS (PUBLIC) ADJACENT TO THIS PROJECT.
36. IMPROVEMENTS FOR THIS SUBDIVISION MAY BE PHASED. CONSTRUCTION OF ANGEL DRIVE (FOR SECONDARY ACCESS) IS NOT REQUIRED UNTIL CONSTRUCTION OF THE 80TH LOT.
37. A MAXIMUM OF 30 DAYS BEFORE GRADING, A 100% AREA SURVEY FOR THE SONORAN DESERT TORTOISE MUST BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST, WITH A COPY OF THE SURVEY FORM SENT TO THE TOWN PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

GENERAL NOTES, CONTINUED

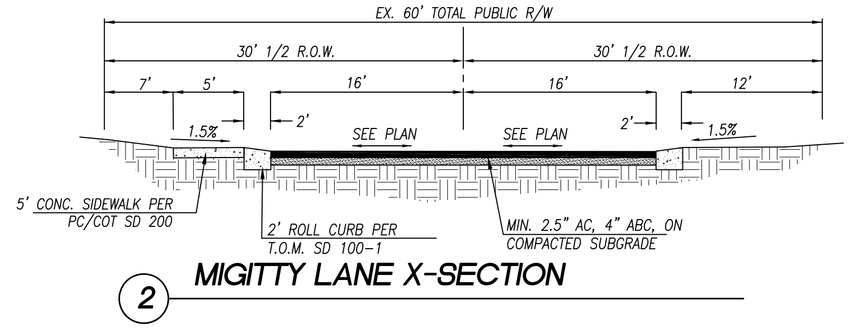
40. COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE) SHALL BE LEFT ENTIRELY UNDISTURBED AND IN THEIR NATURAL STATE, EXCEPT FOR THE FOLLOWING:
   – NEW PEDESTRIAN TRAIL (PER THE TANGERINE RIDGE SPECIFIC PLAN)
   – NECESSARY UTILITY INSTALLATIONS (WHICH SHALL BE REVEGETATED WITH NATIVE SPECIES)
   THE CONDITIONS RELATED TO PRESERVATION OF NUOS WILL BE DESCRIBED IN TYHE CC&R'S.
41. A STORMWATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE IMPROVEMENT PLANS.



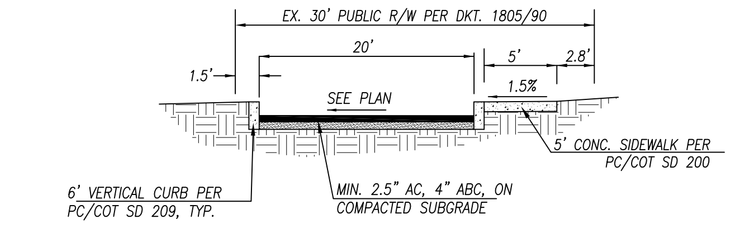
1 TYPICAL PRIVATE 46' ROADWAY X-SECTION



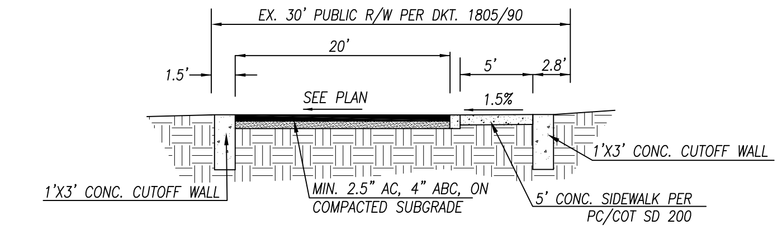
3 FUTURE ANGEL DRIVE X-SECTION



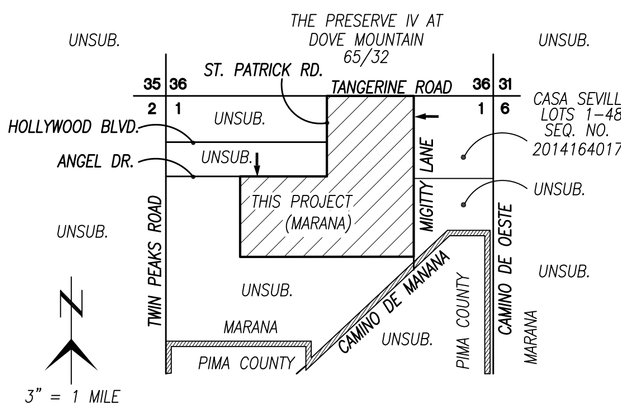
2 MIGITTY LANE X-SECTION



4 INTERIM ANGEL DRIVE X-SECTION (OFFSITE EXTENSION TO TWIN PEAKS ROAD)



5 INTERIM ANGEL DRIVE DRAINAGE X-SECTION (OFFSITE EXTENSION TO TWIN PEAKS ROAD)

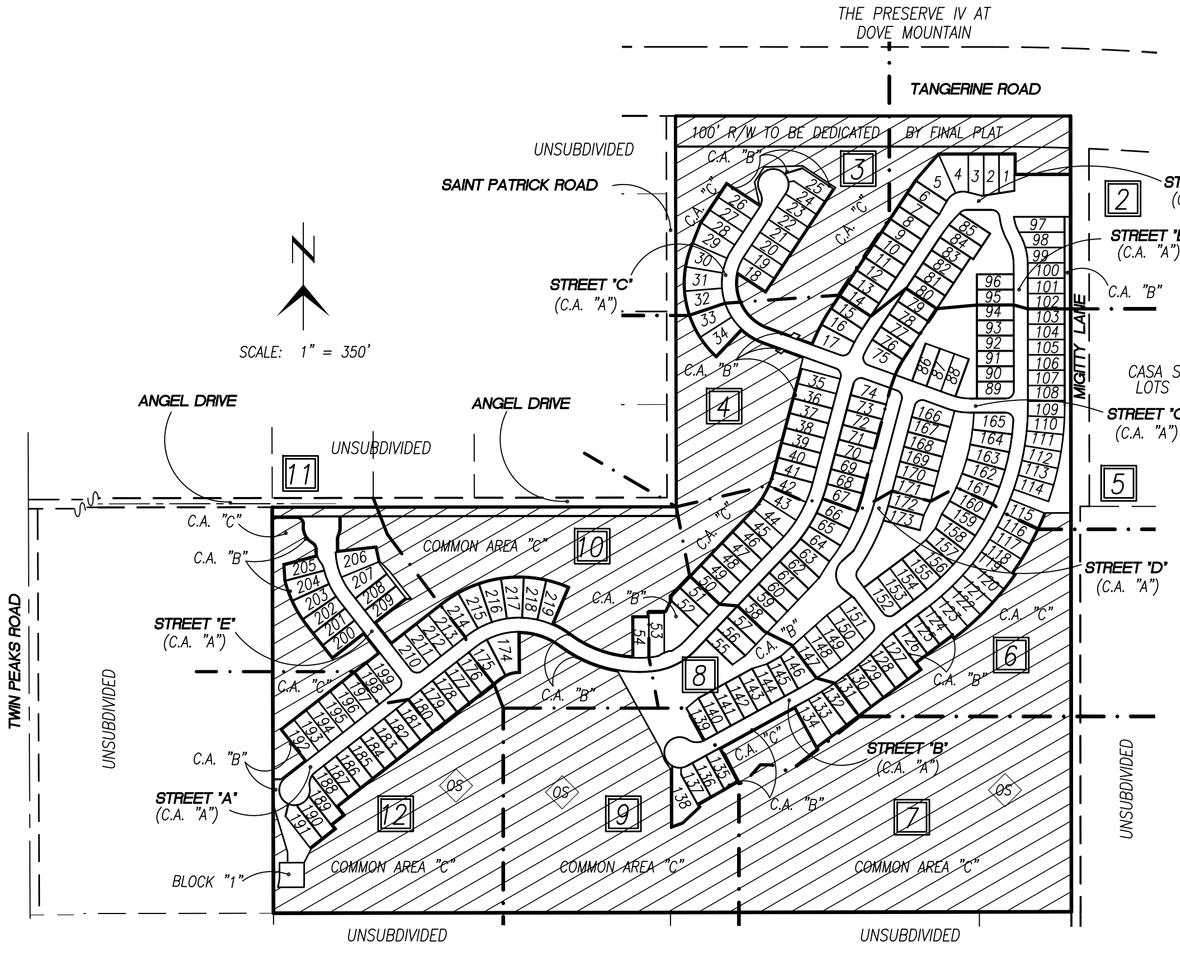


LOCATION PLAN

PORTION OF SECTION 1, T–12–S, R–12–E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

- SUBDIVISION BOUNDARY
- ▲ FOUND/SET SURVEY MONUMENT AS SHOWN
- △ SURVEY MONUMENT TO BE SET
- ● SET 1/2" IRON PIN WITH 1 1/4" ALUMINUM CAP STAMPED "ASHBY–RLS 19316" OR AS OTHERWISE SHOWN
- (M) FIELD MEASURED DIMENSION
- (R) RECORD DIMENSION PER RECORDED SURVEY IN BOOK 5, PAGE 3
- C.A. COMMON AREA
- EXISTING AND PROPOSED EASEMENT LINES (SEE ALSO EASEMENT KEYNOTES CHART ON SHEETS 2 – 12)
- SP EXISTING PRESSURE SEWER
- S EXISTING PUBLIC SEWER
- SP NEW PRIVATE PRESSURE SEWER
- NEW PRIVATE GRAVITY SEWER
- OHE "OHE" – EXISTING OVERHEAD ELECTRIC
- # DETAIL # / # SHEET #
- ADDRESSING/ACCESS LOCATION
- HANDICAP RAMP
- 2650 EXISTING CONTOURS
- N.U.O.S. NATURAL UNDISTURBED OPEN SPACE
- NEW PAVEMENT
- EXISTING PAVEMENT
- CP–TR1 80 cfs (EX.) DRAINAGE CONCENTRATION POINT (EXISTING/DEVELOPED OR DEVELOPED, AS SHOWN)
- WSEL 2295 WATER SURFACE ELEVATION
- EXISTING/DEVELOPED (OR DEVELOPED) 100 YEAR FLOODPRONE LINE ("F.P.L.")
- EXISTING 100 YEAR FLOODPRONE LINE ("F.P.L.")
- FEMA 100 YEAR FLOODPRONE LINE ("FEMA")
- DEVELOPED EROSION HAZARD SETBACK LINE ("E.H.S.L.")
- 404 JURISDICTIONAL LINE ("404 LIMITS")
- PIMA COUNTY/MARANA JURISDICTIONAL LIMITS (SEE LOCATION PLAN)
- C SIGHT VISIBILITY TRIANGLE (SEE EASEMENT KEYNOTES CHART, SHEETS 2 – 12): DIMENSIONS: NEAR SIDE = 240'; FAR SIDE = 190'
- PROJECT ACCESS POINT – SEE LOCATION MAP
- P GRAPHIC LOCATION OF PROPOSED TRAIL ALIGNMENT/FUTURE TRAIL EASEMENT PER TANGERINE RIDGE SPECIFIC PLAN (FINAL EASEMENT TO BE PROVIDED ON FINAL PLAT)
- C#, L# CURVE NUMBER, LINE NUMBER (SEE CHARTS, SHEET #4)
- B.Y. BUFFERYARD



SHEET INDEX/LAND USE DESIGNATION MAP

SHEET INDEX

SHEET #1	NOTES, DETAILS, ETC.
SHEETS #2 – #12	PLAN VIEW, DETAILS (WHERE APPLICABLE)

LAND USE DESIGNATION

OS OPEN SPACE USE PER SPECIFIC PLAN * (ALL OTHER AREAS ARE "RA"/RESIDENTIAL AREA USE PER SPECIFIC PLAN)

LAND USE DESIGNATIONS

(PER TANGERINE RIDGE SPECIFIC PLAN)

LAND USE DESIGNATION – "RA"	ACREAGE
ALLOWED RESIDENTIAL AREA	54 ACRES
PROVIDED RESIDENTIAL AREA ("RA")	52.4 ACRES
LAND USE DESIGNATION – "OS"	**ACREAGE**
REQUIRED OPEN SPACE AREA:	62 ACRES
PROVIDED OPEN SPACE AREA:	
– COMMON AREA "C" (NATURAL UNDISTURBED OPEN SPACE)	60.4 ACRES
– PUBLIC RIGHTS–OF–WAY TO BE DEDICATED (ADDITIONAL R/W FOR TANGERINE ROAD AND ANGEL DRIVE)	3.9 ACRES
PROVIDED OPEN SPACE AREA:	64.3 ACRES

APPROVAL

ACCEPTANCE:

BY: _____ P.E. DATE: _____
MARANA TOWN ENGINEER/SUBDIVISION ENGINEER

BY: _____ DATE: _____
MARANA PLANNING DIRECTOR

BY: _____ DATE: _____
NORTHWEST FIRE DEPARTMENT

OWNER

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., AS TRUSTEE UNDER TRUST NO 18227–T
2730 E. BROADWAY BOULEVARD, SUITE 100
TUCSON, ARIZONA 85716
(520) 901–4438

DEVELOPER

ROBERT M. SHARPE
TANGERINE ESTATES JOINT VENTURE
C/O SHARPE & ASSOCIATES
4549 E. FT. LOWELL RD.
TUCSON, ARIZONA 85750
(520) 299–8766

#PRV-1410-001 REFERENCE: PCZ-13046; ENG1410-004; GPA14022

REGISTERED PROFESSIONAL ENGINEER 19665 MARTIN MAGEE ARIZONA U.S.A. EXPIRES 9/30/2016

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)
BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=350'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	1 of 12
C.I.: N/A	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Page 18 of 221
5/19/2015 10:40:00 AM Regular Council Meeting Marana

THE PRESERVE IV AT DOVE MOUNTAIN.
BK 65/PG 32
ZONED F

MATCHLINE - SEE SHEET #3

EX. 175' PUBLIC R/W PER RM. 7/83 AND M&P 65/32

EX. 50.00' PUBLIC R/W PER RM. 7/83

ADD'L. 100' PUBLIC R/W TO BE DEDIC. BY FINAL PLAT

TANGERINE ROAD
MAJOR ROUTE

CP-TR2
372 cfs (EX./DEV.)

CALCULATED POINT IS 0.2' SOUTH & 0.2' WEST OF CENTER OF 2" DIA. BCSM, NO STAMP OR PUNCHMARK

S00°00'59"W (RADIAL BEARING)

PROPOSED TANGERINE ROAD DRAINAGE IMPROVEMENTS BY OTHERS (PSOMAS)

SOLID WHITE STRIPE

SECTIONLINE

L=300.64' R=7639.44'

PROPOSED TANGERINE ROAD IMPROVEMENTS BY OTHERS (PSOMAS)

SET 1/2" IR TAGGED "RLS19316" ALSO FOUND ACP "STAMPED S/S RLS 7599" 0.44' NORTH

100 YR. F.P.L. (EX./DEV.)

25' F.H.S.L.

40' LANDSC. B.Y. PER TANGERINE RIDGE SPECIFIC PLAN (AS APPROVED BY MARANA)

COMMON AREA "C" (N.U.O.S.)

404 LIMITS

GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN

COMMON AREA "B" (OPEN SPACE)

LOT 5 9111 SF PG 98.5

LOT 4 8483 SF PG 00.0

LOT 3 6438 SF PG 01.5

LOT 2 6457 SF PG 03.0

LOT 1 6070 SF PG 04.5

NEW MH 34
RIM 96.00
INV. (S) 87.00
INV. (E) 87.20

172.78 LF OF 8" SEWER @ 4.23%

NEW MH 35
RIM 01.6
INV. 94.50

EX. 30' PUBLIC R/W PER DKT. 548, PG. 43

EX. 30' PUBLIC R/W PER DKT. 548, PG. 41

MIGGITY LANE

CP-E4
9 cfs (EX./DEV.)

STREET "A"
COMMON AREA "A"
(PRIV. STREET)

100 YR. F.P.L. (DEV.) LIMIT

100 YR. F.P.L. (EX.) LIMIT

LOT 6 6085 SF PG 95.8

LOT 7 6066 SF PG 94.5

LOT 8 6000 SF PG 93.5

LOT 9 6000 SF PG 92.5

LOT 10 6000 SF PG 91.5

LOT 11 6000 SF PG 89.5

LOT 12 6000 SF PG 87.8

LOT 13 6000 SF PG 86.5

LOT 14 6000 SF PG 85.2

S89°56'09"W 150.00'

GATED ENTRY (SEE DETAIL #4, SHEET #2)

S89°56'09"W 239.96'

100 YR. FEMA F.P.L.

LOT 85 6218 SF PG 94.6

LOT 84 6474 SF PG 93.3

LOT 83 6000 SF PG 92.3

LOT 82 6000 SF PG 91.3

LOT 81 6000 SF PG 90.3

LOT 80 6000 SF PG 88.3

LOT 97 7942 SF PG 05.0

LOT 98 6864 SF PG 04.0

LOT 99 6143 SF PG 03.0

LOT 100 6000 SF PG 00.5

LOT 101 6000 SF PG 99.0

LOT 102 6000 SF PG 98.0

LOT 96 6000 SF PG 98.3

LOT 95 6000 SF PG 97.3

20' LANDSC. B.Y. PER TANGERINE RIDGE SPECIFIC PLAN

CASA SEVILLA, LOTS 1-48 SEQ. NO. 20161560776 C.R. "C"

ZONED "F"

COMMON AREA "B" (OPEN SPACE)

COMMON AREA "C" (N.U.O.S.)

NEW 100' PUBLIC ROADWAY R/W PER TANGERINE RIDGE SPECIFIC PLAN

NEW COMMON AREA "A" – PRIVATE STREET

GATE CONTROLLER

SIDEWALK (ONE SIDE ONLY) "WB-40" DESIGN VEHICLE

CONCEPTUAL GATES (DESIGN BY OTHERS)

48' R TYP.

24' TYP.

ACCESS LANE

16' TYP.

MIN. 3-CAR LOADING AREA

24' R TYP.

20'

TANGERINE RIDGE DRIVE
NEW COMMON AREA "A" – PRIVATE STREET)

6" CURB TYP.

NEW COMMON AREA "A" – PRIVATE STREET)

LOT 97

EX. PUBLIC STREET

SECTIONLINE

S 89°59'11" E 2636.22' (M)

S 89°58'23" E 2636.21' (R)

NE COR SEC 1 T-12-S, R-12-E
FOUND BCSM IN CONC. STAMPED "RLS 26928" PUNCH MARK

36 1 31

4 GATED ENTRY - MIGGITY LANE DETAIL

0 40
SCALE IN FEET

0 30
SCALE IN FEET

EASEMENT KEYNOTES

A. NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT

B. NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT

C. NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

MATCHLINE - SEE SHEET #3

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #5

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)
BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Registered Professional Engineer — 36663 — MATTHEW MIGGITY — ARIZONA U.S.A. — EXPIRES 9/30/2016

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=VARIES	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	2 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 02/03/2015

THE PRESERVE IV AT DOVE MOUNTAIN.
BK 65/PG 32
ZONED F

MATCHLINE - SEE SHEET #2

NW COR SEC 1
FOUND 3" BCSM IN HW STAMPED "TOWN OF MARANA RLS 19316"

TANGERINE ROAD
MAJOR ROUTE

N90°00'00"E 2637.95' (R) 2637.63' (M)

(BASIS OF BEARING)

SECTIONLINE

N 1/4 COR SEC 1
FOUND 3" DIA. ADOT BCSM SEE DETAIL "A" ABOVE LEFT

EX. TRICO SERVICE LINE

EX. 175' PUBLIC R/W PER RM 7/83 AND M&P 85/32

EX. 50.00' PUBLIC R/W PER RM 7/83

ADD'L 100' PUBLIC R/W TO BE DEDIC. BY FINAL PLAT

CP-TR1
80 cfs (EX./DEV.)

S 89°59'11" E 2636.98' (M) S 89°58'23" E 2636.23' (R)

1036.08'

PROPOSED TANGERINE ROAD DRAINAGE IMPROVEMENTS BY OTHERS (PSOMAS)

N 89°59'11" W 1288.00' 1318.04' (C)

SET 1/2" IR TAGGED "RLS19316" ALSO FOUND ACP STAMPED S/S RLS 7599" 0.33' NORTH, 0.05' WEST

EX. TEP TRANSMISSION LINE TO REMAIN

UNSUBDIVIDED ZONED C PARCEL #219-02-007C

EX. TRICO SERVICE LINE TO BE RELOCATED

CP-TR1.1
90 cfs (EX./DEV.)

100 YR. F.P.L. (EX./DEV.)

COMMON AREA "C" (N.U.O.S.)

404 LIMITS

3' DEEP CONC. TOEDOWN

CP-0.5
4 cfs

GROUTED RIPRAP CHANNEL 4' WIDE, 1' DEEP (MIN) (0.5% MIN)

COMMON AREA "B" (OPEN SPACE)

COMMON AREA "C" (N.U.O.S.)

GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN

LOT 26
6500 SF
PG 87.0

LOT 25
7173 SF
PG 91.0

LOT 24
6218 SF
PG 90.0

LOT 23
6000 SF
PG 89.0

LOT 22
6000 SF
PG 88.0

LOT 21
6000 SF
PG 87.0

LOT 20
6000 SF
PG 86.0

LOT 19
6000 SF
PG 85.0

LOT 27
6500 SF
PG 85.4

LOT 28
6500 SF
PG 84.4

LOT 29
7248 SF
PG 83.4

LOT 30
7784 SF
PG 82.4

LOT 31
7784 SF
PG 80.1

LOT 32
7784 SF
PG 78.2

LOT 18
5821 SF
PG 83.5

STREET "C" CA "A" (PRIV. STREET)

S33°29'06"W 249.18'

307.92 LF OF 8" SEWER @ 2.21%

112.73 LF OF 8" SEWER @ 2.40%

NEW MH 39
RIM 88.40
INV. 80.00

NEW MH 38
RIM 81.60
INV. (S) 73.10
INV. (E) 73.20

NEW MH 37
RIM 77.40
INV. (W) 70.40
INV. (E) 70.30

S56°30'34"E 27.58'

SAINT PATRICK ROAD

EX. 30' PUBLIC R/W PER DKT. 1805 PG. 90

35± LANDSC. B.Y. PER TANGERINE RIDGE SPECIFIC PLAN

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #2

0 40
SCALE IN FEET

GENERAL KEYNOTES

[3] 6" THICK SIDEWALK AROUND CUL-DE-SAC BULB ONLY

EASEMENT KEYNOTES

A NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT

B NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT

C NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

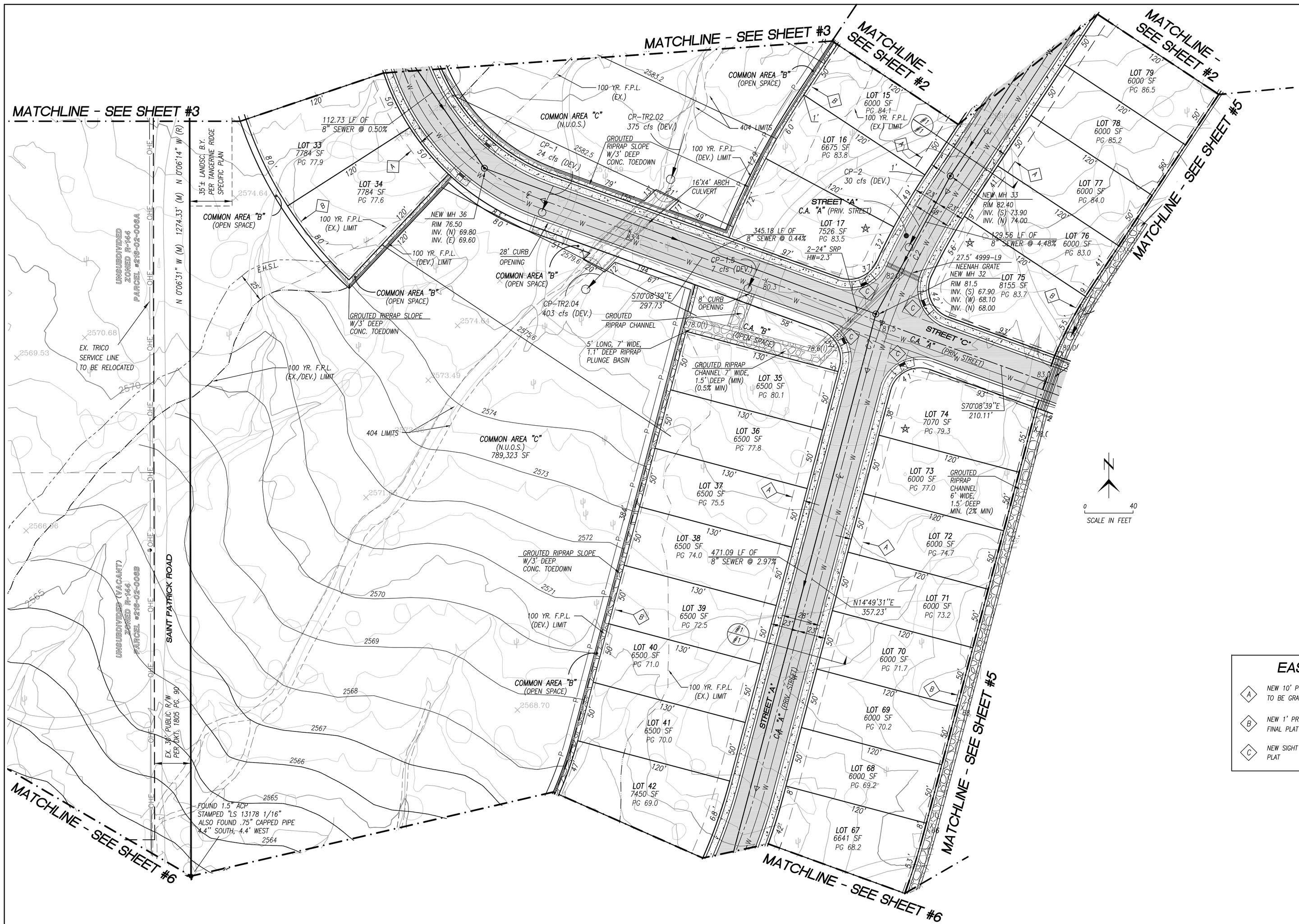
PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	3 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 4/07/2015



NUMBER	D	R='	L='
C1	19°55'12"	200.00	69.53
C2	13°54'48"	500.00	121.42
C3	53°19'02"	800.00	744.45
C5	29°30'36"	181.00	93.22
C6	29°30'36"	181.00	93.22
C7	04°43'07"	500.00	41.18
C8	14°52'22"	500.00	129.79
C9	28°42'40"	453.00	227.00
C10	40°05'34"	200.00	139.95
C11	43°23'08"	400.00	302.89
C12	75°00'12"	250.00	327.26
C13	37°55'09"	250.00	165.45
C14	103°37'45"	181.00	327.37
C15	23°16'11"	664.00	269.67
C16	09°43'55"	200.00	33.97
C17	17°45'00"	1000.00	309.80

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S00°03'51"E	23.02'

LINE TABLE

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT
- (C) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2gp1.dwg	4 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 04/07/2015

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #6

MATCHLINE - SEE SHEET #6

LOT 94 6000 SF PG 96.5

500.00 LF OF 8" SEWER @ 1.78%

LOT 93 6000 SF PG 95.8

N00°03'51"W 459.47'

LOT 92 6000 SF PG 95.3

LOT 91 6000 SF PG 94.8

LOT 90 6000 SF PG 94.3

LOT 89 6466 SF PG 93.8

LOT 103 6000 SF PG 97.2

LOT 104 6000 SF PG 96.5

LOT 105 6000 SF PG 96.0

LOT 106 6000 SF PG 95.5

LOT 107 6000 SF PG 95.0

LOT 108 6000 SF PG 94.5

LOT 109 6201 SF PG 94.0

LOT 110 6287 SF PG 92.5

LOT 111 6287 SF PG 91.0

LOT 112 6287 SF PG 89.0

LOT 113 6287 SF PG 88.7

LOT 114 6287 SF PG 88.4

LOT 115 6287 SF PG 86.0

LOT 86 6500 SF PG 84.8

LOT 87 6500 SF PG 87.0

LOT 88 6498 SF PG 89.3

LOT 166 7556 SF PG 86.0

LOT 167 6500 SF PG 83.5

LOT 168 6500 SF PG 81.2

LOT 169 6500 SF PG 79.7

LOT 170 6500 SF PG 78.2

LOT 171 6500 SF PG 76.7

LOT 165 8048 SF PG 92.0

LOT 164 7046 SF PG 90.0

LOT 163 7046 SF PG 88.0

LOT 162 7046 SF PG 87.6

LOT 161 7046 SF PG 87.2

COMMON AREA "B" (OPEN SPACE) 69164 SF

COMMON AREA "B" (OPEN SPACE) 50481 SF

COMMON AREA "B" (OPEN SPACE) 31577 SF

COMMON AREA "C" (N.U.O.S.)

STREET "B"

STREET "C"

STREET "D"

C.A. "A" (PRIV. STREET)

C.A. "C"

EX. C.A. "A" (OPEN SPACE/DRAINAGE)

MIGITTY LANE

EX. 30' PUBLIC R/W PER DKT. 548, PG. 43

EX. 30' PUBLIC R/W PER DKT. 548, PG. 41

20' LANDSC. B.F. PER TANGERINE RIDGE SPECIFIC PLAN

SEQ. NO. 20161660178

CASA SEVILLA, LOTS 1-48

EX. PUBLIC SEWER PER PN. G-2013-076

EX. 8" WATER PER

UNDISTURBED ZONED R-36

CP-11 23 cfs (DEV.)

CP-3 37 cfs (DEV.)

CP-E3 687 cfs (EX.) 707 cfs (DEV.)

404 LIMITS

3-18" SRP HW=1.8'

NEW MH 19 RIM 81.10 INV. (S) 72.60 INV. (E) 72.80

NEW MH 20 RIM 86.30 INV. 79.30

NEW MH 23 RIM 86.00 INV. (S) 77.40 INV. (N) 77.50

NEW MH 24 RIM 89.00 INV. (S) 80.40 INV. (N) 80.50

NEW MH 25 RIM 92.00 INV. (S) 83.40 INV. (N) 83.50

112.29 LF OF 8" SEWER @ 5.79%

S70°08'39"E 130.05'

N89°56'09"E 164.54'

125.07 LF OF 8" SEWER @ 2.32%

N14°49'11"E 134.92'

431.26 LF OF 8" SEWER @ 2.66%

178.61 LF OF 8" SEWER @ 1.62%

27.5' 4999-L9 NEENAH GRATE

GROUTED RIPRAP CHANNEL 6" WIDE, 1.5' DEEP (MIN) (2% MIN)

GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN

GROUTED RIPRAP CHANNEL 5' WIDE, 2' DEEP (MIN) (0.5% MIN)

5' LONG, 5' WIDE, 1.6' DEEP RIPRAP PLUNGE BASIN W/3' DEEP CONC. TOEDOWN

NEW 6" PRESSURE SEWER (W/SLEEVE FOR MIGITTY R/W)

100 YR. FEMA F.P.L.

100 YR. F.P.L. (EX./DEV.)

100 YR. F.P.L. (DEV.) LIMIT

MIGITTY LANE EX. 30' PUBLIC R/W PER DKT. 548, PG. 43

0 40 SCALE IN FEET

EASEMENT KEYNOTES

A — NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT

B — NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT

C — NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

Registered Professional Engineering Consultant — 19665 — MARTIN W. MAGEE — ARIZONA U.S.A. — EXPIRES 9/30/2016

SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	5 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 04/07/2015

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #10

MATCHLINE - SEE SHEET #8

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #8

MATCHLINE - SEE SHEET #7

MATCHLINE - SEE SHEET #7

N

0 40

SCALE IN FEET

COMMON AREA "B" (OPEN SPACE)

COMMON AREA "C" (N.U.O.S.)

100 YR. F.P.L. (DEV.) LIMIT

100 YR. F.P.L. (EX.) LIMIT

100 YR. F.P.L. (EX./DEV.) LIMIT

404 LIMITS

GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN

GROUTED RIPRAP CHANNEL 6' WIDE, 1.5' DEEP (MIN) (2% MIN)

STREET "A" C.A. "A" (PRIV. STREET)

STREET "B" C.A. "A" (PRIV. STREET)

STREET "D" C.A. "A" (PRIV. STREET)

LOT 43 7403 SF PG 68.0

LOT 44 7403 SF PG 67.0

LOT 45 6735 SF PG 66.0

LOT 46 6500 SF PG 65.0

LOT 47 6500 SF PG 64.0

LOT 48 6500 SF PG 63.0

LOT 49 6500 SF PG 62.5

LOT 50 6500 SF PG 61.5

LOT 58 6500 SF PG 61.3

LOT 59 6500 SF PG 61.8

LOT 60 6500 SF PG 62.8

LOT 61 6500 SF PG 63.8

LOT 62 6500 SF PG 64.8

LOT 63 6978 SF PG 65.4

LOT 64 6759 SF PG 66.1

LOT 65 6759 SF PG 66.8

LOT 66 6759 SF PG 67.5

LOT 147 6741 SF PG 63.1

LOT 148 7027 SF PG 64.6

LOT 149 7184 SF PG 65.6

LOT 150 7102 SF PG 66.1

LOT 151 7333 SF PG 66.6

LOT 152 7016 SF PG 71.0

LOT 153 6500 SF PG 72.0

LOT 154 6839 SF PG 73.7

LOT 155 6918 SF PG 75.0

LOT 156 6689 SF PG 76.5

LOT 157 8565 SF PG 78.0

LOT 158 6815 SF PG 79.0

LOT 159 7046 SF PG 82.0

LOT 160 7046 SF PG 84.5

LOT 172 6250 SF PG 75.7

LOT 173 6053 SF PG 74.7

LOT 116 6287 SF PG 83.8

LOT 117 6287 SF PG 81.9

LOT 118 6287 SF PG 80.0

LOT 119 6850 SF PG 78.7

LOT 120 6850 SF PG 77.5

LOT 121 6850 SF PG 76.0

LOT 122 6850 SF PG 74.5

LOT 123 6850 SF PG 73.0

LOT 124 6115 SF PG 72.0

LOT 125 6000 SF PG 70.0

LOT 126 6000 SF PG 69.0

LOT 127 7301 SF PG 68.5

LOT 128 6967 SF PG 67.5

LOT 129 6691 SF PG 67.0

LOT 130 6538 SF PG 66.5

LOT 131 6509 SF PG 65.5

141.49 LF OF 8" SEWER @ 1.48%

500.00 LF OF 8" SEWER @ 1.56%

143.16 LF OF 8" SEWER @ 1.26%

152.68 LF OF 8" SEWER @ 2.95%

207.32 LF OF 8" SEWER @ 0.44%

218.24 LF OF 8" SEWER @ 2.66%

172.90 LF OF 8" SEWER @ 2.66%

230.48 LF OF 8" SEWER @ 3.08%

178.61 LF OF 8" SEWER @ 3.98%

NEW MH 31 RIM 66.4 INV. (S) 53.80 INV. (N) 53.90

NEW MH 30 RIM 64.40 INV. (S) 55.80 INV. (N) 55.90

NEW MH 17 RIM 68.00 INV. (N) 59.60 INV. (S) 59.40

NEW MH 18 RIM 72.50 INV. (S) 65.40 INV. (E) 65.50

NEW MH 21 RIM 74.00 INV (SW) 65.50 INV. (E) 65.60

NEW MH 22 RIM 78.80 INV. (SW) 70.20 INV. (N) 70.30

NEW MH 16 RIM 67.00 INV. (SW) 58.30 INV. (NW) 58.50 INV. (E) 58.40

NEW MH 15A RIM 65.00 INV. (SW) 56.40 INV. (E) 56.50

CP-12 34 cfs (DEV.)

CP-13 26 cfs (DEV.)

CP-4 21 cfs (DEV.)

CP-13.5 82 cfs

CP-E1 33 cfs (EX./DEV.)

4-18" SRP HW=1.6'

25' CURB OPENING

4.5' LONG, 10' WIDE, 1.5' DEEP RIPRAP PLUNGE BASIN

2' LONG, 6' WIDE, 1' DEEP RIPRAP PLUNGE BASIN

GRADE TO DRAIN

NEW 6" PRESSURE SEWER

182,231 SF

N43°32'11"E 453.30'

S36°44'49"E 222.40'

N53°15'11"E 146.17'

100 YR. FEMA F.P.L.

MONTY LANE

EX. 30' PUBLIC R/W PER DKT. 548, PG. 43

N 0°03'51" W 2594.73' (M)

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT
- (C) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Registered Professional Engineer 36665 MARTIN V. MAGEE CIVIL ARIZONA U.S.A. EXPIRES 9/30/2016

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	6 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

EASEMENT KEYNOTES

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N

0 40
SCALE IN FEET

MATCHLINE - SEE SHEET #6

MATCHLINE - SEE SHEET #6

MATCHLINE - SEE SHEET #8

MATCHLINE - SEE SHEET #9

MIGHTY LANE

EX. 30' PUBLIC R/W PER DKT. 548, PG. 41

E.H.S.L.

50'

25'

100 YR. F.P.L. (EX./DEV.)

100 YR. FEMA F.P.L. LIMIT

100 YR. FEMA F.P.L. LIMIT E.H.S.L.

404 LIMITS

COMMON AREA "C" (N.U.O.S.)

CANADA DE AGUA 2 WASH

CP-E2
363 cfs (EX./DEV.)

EX. 30' ROAD ESMT. PER DKT. 4043/69

S 89°54'05" W 1285.99' (M)

UNSUBDIVIDED (VACANT) ZONED R-36 PARCEL #218-04-0140

UNSUBDIVIDED (VACANT) ZONED C PARCEL 218-04-0130

"PLS 23942" ALSO FOUND 0.75" OPEN IRON PIPE 1.22' SOUTH, 3.57' WEST

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

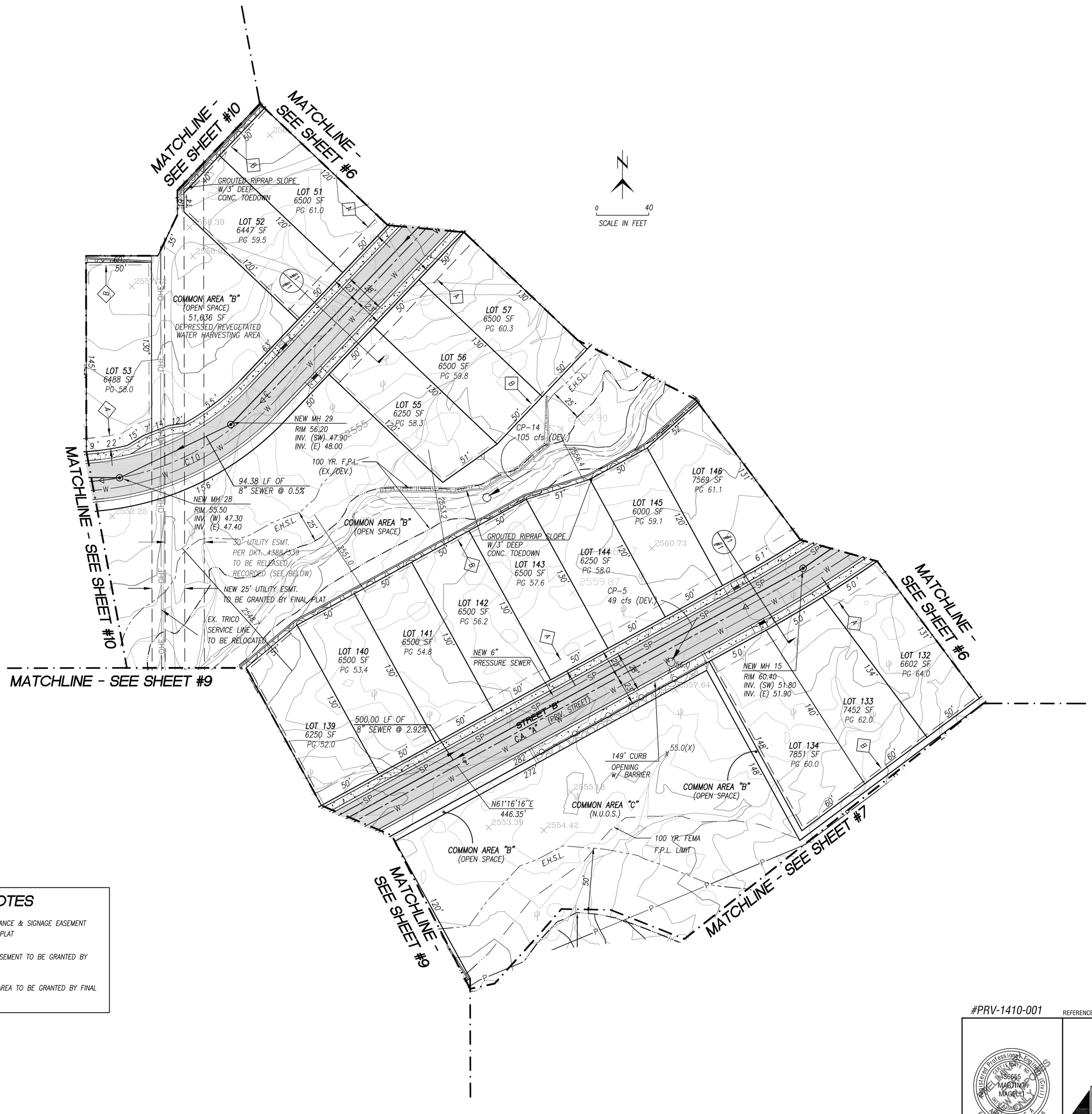
PRELIMINARY PLAT for
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BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Registered Professional Engineer — 38665 — MARTIN V. MAGEE — ARIZONA U.S.A. — EXPIRES 9/30/2016

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C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	



EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT
- (C) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001 REFERENCE: PCZ-13046; ENG1410-004; GPA14022

Registered Professional Engineer — 36665 — MARTIN V. MAGRANE — ARIZONA U.S.A. — EXPIRES 9/30/2016

PRELIMINARY PLAT for
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C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 04/07/2015

MATCHLINE - SEE SHEET #10

MATCHLINE - SEE SHEET #8

MATCHLINE - SEE SHEET #12

MATCHLINE - SEE SHEET #7

NEW 6" PRESSURE SEWER

404 LIMITS

100 YR. F.P.L. (EX./DEV.) LIMIT

CP-15 106 cfs (DEV.)

CP-6 16 cfs (DEV.)

338.27 LF OF 8" SEWER @ 0.44%

CP-16 120 cfs (DEV.)

NEW MH 13 RIM 44.00 INV. (NW) 36.60 INV. (E) 36.70

48.12 LF OF 8" SEWER @ 0.30%

NEW 25' UTILITY ESMT. TO BE GRANTED BY FINAL PLAT

30' UTILITY ESMT. PER DKT. 4398/339 TO BE RELEASED/ RECORDED (SEE ABOVE)

COMMON AREA "C" (N.U.O.S.) 1,739,420 SF

EX. TRICO SERVICE LINE TO BE RELOCATED

COMMON AREA "B" (OPEN SPACE)

NEW 6" PRESSURE SEWER

NEW MH 14 RIM 45.00 INV. (NW) 37.00 INV. (E) 37.20

27.00' S28°43'44"E

LOT 135 6099 SF PG 51.0

LOT 136 6197 SF PG 49.0

LOT 137 6164 SF PG 47.0

LOT 138 10067 SF PG 46.0

100 YR. F.P.L. (DEV.) LIMIT

100 YR. F.P.L. (EX.) LIMIT

GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN

100 YR. FEMA F.P.L. LIMIT

100 YR. F.P.L. (EX./DEV.)

CANADA DE AGUA 2 WASH

COMMON AREA "C" (N.U.O.S.) CANADA DE AGUA 2 WASH

EX. 30' ROAD ESMT. PER DKT. 4043/69

UNSUBDIVIDED (VACANT) ZONED C PARCEL #216-03-0100

CTR SEC 1
FOUND 1.5" ACP
STAMPED "LS 13178 1/4"
ALSO FOUND 5/8" DIA.
IRON REBAR, NO TAG
0.9' SOUTH, 7.7' WEST

0 40
SCALE IN FEET

GENERAL KEYNOTES

1. 19' CURB OPENING
2. GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN
3. 6" THICK SIDEWALK AROUND CUL-DE-SAC BULB ONLY

EASEMENT KEYNOTES

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#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

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BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

REGISTERED PROFESSIONAL ENGINEER — 19665 — MATTHEW V. MAGEE — ARIZONA U.S.A. — EXPIRES 9/30/2016

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Marana Regular Council Meeting 03/07/2017

UNSUBDIVIDED ZONED C PARCEL #218-02-008A

UNSUBDIVIDED (VACANT) ZONED R-1&C PARCEL #218-02-052B

BOUNDARY/NEW CENTERLINE FOR ANGEL DRIVE (BY FINAL PLAT)

N 89°55'50" E 1317.26' (M)

1317'

1098'

EX. 30' PUBLIC R/W PER DKT. 1805 PG. 90

ANGEL DRIVE

ADD'L 30' PUBLIC R/W TO BE DEDIC. BY FINAL PLAT

EX. 30' UNDERGROUND UTIL. ESMT. PER DKT. 11790/4430

20' UNDERGROUND UTIL. ESMT. DKT. 11790/4430

30'x30' WELL SITE ESMT. DKT. 11790/4430

30' UTILITY ESMT. PER DKT. 4388/339 TO BE RELEASED/ RECORDED (SEE BELOW)

NEW 25' UTILITY ESMT. TO BE GRANTED BY FINAL PLAT

CP-N2
24 cfs (EX./DEV.)

CP-TR2.06
414 cfs (DEV.)

CP-7
44 cfs (DEV.)

COMMON AREA "C" (N.U.O.S.)

COMMON AREA "B" (OPEN SPACE)

STREET "A"
C.A. "A" (PRIV. STREET)

LOT 214 7780 SF PG 46.0

LOT 215 8059 SF PG 48.0

LOT 216 8059 SF PG 50.2

LOT 217 8059 SF PG 52.5

LOT 218 8059 SF PG 53.5

LOT 219 8059 SF PG 54.5

LOT 54 6100 SF PG 56.0

LOT 174 9452 SF PG 48.0

LOT 175 7331 SF PG 44.5

100 YR. F.P.L. (EX./DEV.) LIMIT

100 YR. F.P.L. (DEV.) LIMIT

100 YR. F.P.L. (EX.) LIMIT

404 LIMITS

E.H.S.L.

GROUTED RIPRAP SLOPE W/3' DEEP CONC. TOEDOWN

GROUTED RIPRAP SLOPE W/3.5' DEEP CONC. TOEDOWN

NEW MH 7
RIM 42.4
INV. (SW) 32.05
INV. (E) 32.15

NEW MH 8
RIM 47.30
INV. (SW) 32.60
INV. (E) 32.70

NEW MH 9
RIM 52.4
INV. (W) 33.15
INV. (E) 33.25

NEW MH 10
RIM 51.80
INV. (W) 33.70
INV. (E) 33.80

NEW MH 11
RIM 52.4
INV. (W) 34.20
INV. (E) 34.30

NEW MH 12
RIM 52.70
INV. (W) 34.90
INV. (E) 35.00
INV. (S) 35.10

100.50 LF OF 8" SEWER @ 0.44%

94.63 LF OF 8" SEWER @ 0.44%

126.04 LF OF 8" SEWER @ 0.44%

124.67 LF OF 8" SEWER @ 9.87%

338.27 LF OF 8" SEWER @ 0.44%

NEW 6" PRESSURE SEWER

16'X4' ARCH CULVERT

52' CURB OPENING

EX. TRICO SERVICE LINE TO BE RELOCATED

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #6

MATCHLINE - SEE SHEET #8

MATCHLINE - SEE SHEET #9

MATCHLINE - SEE SHEET #11

MATCHLINE - SEE SHEET #12

0 40
SCALE IN FEET

EASEMENT KEYNOTES

A — NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT

B — NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT

C — NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

REGISTERED PROFESSIONAL ENGINEER — 19665 — MARTIN V. MAGEE — ARIZONA U.S.A. — EXPIRES 9/30/2016

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

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HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	10 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

OFFSITE IMPROVEMENTS - ANGEL DRIVE

SEE RIGHT

CP–N3
18 cfs (EX./DEV.)

CP–N1
45 cfs (EX.)
48 cfs (DEV.)

EX. 30' PUBLIC R/W
PER DKT. 1805 PG. 90

MIN. 57' CURB OPENING

UNSUBDIVIDED

ZONED: CB

62 LF 4999–L3
NEENAH GRATE

PARCEL #218-02-008C

ANGEL DRIVE

EX. 30' PUBLIC R/W
PER DKT. 1805 PG. 90

EX. 30' UNDERGROUND
UTIL. ESMT. PER
DKT. 11790/4430

3–24" SRP
HW=3.0'

CP–N1
(BYPASS)
2.4 cfs

TOP

100 YR. F.P.L.
(EX./DEV.)
LIMIT

GATED ENTRY
(SEE DETAIL #5, SHEET #11)

"RLS 14145"

1' N.A.E.

ADD'L 30' PUBLIC
R/W TO BE DEDIC.
BY FINAL PLAT

100 YR. F.P.L.
(EX./DEV.)

1–4' SIDEWALK
SCUPPER

N00°04'10"W
137.16'

COMMON AREA "C"
(N.U.O.S.)

35' LANDSC. B.Y.
PER TANGERINE RIDGE
SPECIFIC PLAN

MATCHLINE - SEE SHEET #10

6' LONG, 10' WIDE,
2' DEEP RIPRAP
PLUNGE BASIN

40' LANDSC. B.Y.
PER TANGERINE RIDGE
SPECIFIC PLAN

COMMON AREA "C"
(N.U.O.S.)

E.H.S.L.

NEW MH 6
RIM 43.50
INV. 36.50

LOT 206
8620 SF
PG 46.5

LOT 205
6052 SF
PG 45.9

GROUTED RIPRAP SLOPE
W/3' DEEP
CONC. TOEDOWN

CP–N2.02
40 cfs (DEV.)

LOT 207
8518 SF
PG 45.5

CP–N1.1
54 cfs (EX.)
53 cfs (DEV.)

106.02 LF OF
6" SEWER @ 2.08%

LOT 204
7515 SF
PG 44.9

NEW MH 5
RIM 42.70
INV. (SE) 34.10
INV. (NW) 34.30

LOT 208
6500 SF
PG 45.5

GROUTED RIPRAP
CHANNEL 6' WIDE,
3' DEEP (MIN)
(0.5% MIN)

5' LONG, 6' WIDE,
1.5' DEEP RIPRAP
PLUNGE BASIN

COMMON AREA "B"
(OPEN SPACE)

LOT 203
7515 SF
PG 43.9

LOT 209
6500 SF
PG 44.5

GROUTED RIPRAP SLOPE
W/3' DEEP
CONC. TOEDOWN

CP–N2.04
48 cfs (DEV.)

LOT 202
6876 SF
PG 43.4

COMMON AREA "C"
(N.U.O.S.)

CP–9
15 cfs (DEV.)

LOT 213
6500 SF
PG 44.0

LOT 201
6500 SF
PG 42.9

S37°59'19"E
369.60'

LOT 212
6500 SF
PG 43.0

COMMON AREA "B"
(OPEN SPACE)

GROUTED RIPRAP SLOPE
W/3' DEEP
CONC. TOEDOWN

364.60 LF OF
8" SEWER @ 1.56%

LOT 211
6500 SF
PG 42.0

241.95 LF OF
8" SEWER @ 1.55%

LOT 200
6500 SF
PG 41.9

18' SCUPPER

CP–W2
5 cfs (EX.)
3 cfs (DEV.)

6' LONG, 10' WIDE,
2' DEEP RIPRAP
PLUNGE BASIN

3–24" SRP
HW=2.4'

LOT 210
7016 SF
PG 41.0

COMMON AREA "C"
(N.U.O.S.)
99,960 SF

100 YR. F.P.L.
(DEV.)

CP–N2.06
62 cfs (DEV.)

N52°00'41"E
236.95'

NEW 6"
PRESSURE SEWER

COMMON AREA "B"
(OPEN SPACE)

STREET "E"
C.A. "A" (PRIV. STREET)

STREET "A"
C.A. "A" (PRIV. STREET)

LOT 199
7016 SF
PG 38.5

LOT 176
6500 SF
PG 43.5

LOT 198
6500 SF
PG 37.3

LOT 178
6500 SF
PG 41.5

LOT 177
6500 SF
PG 42.5

404 LIMITS

NEW MH 4
RIM 36.90
INV. (SW) 28.20
INV. (NE) 28.30
INV. (NW) 28.40

LOT 179
6500 SF
PG 40.0

LOT 180
6500 SF
PG 38.5

MATCHLINE - SEE SHEET #12

MATCHLINE - SEE SHEET #10

MATCHLINE - SEE SHEET #12

0 40
SCALE IN FEET

EASEMENT KEYNOTES

(A) NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT

(B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT

(C) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

TWIN PEAKS ROAD

FOUND 1.5" ACP
STAMPED "LS 13178 1/16"
ALSO FOUND .75" CAPPED PIPE
4.6' SOUTH, 0.5' EAST

EX. 30' PUBLIC R/W
PER DKT. 1805 PG. 90

ANGEL DRIVE

CP–TR3.1
1007 cfs (EX./DEV.)

DEPRESSED CURB/SIDEWALK REQUIRED
(FLOW <1' DEEP) w/ "DO NOT ENTER
WHEN FLOODED" SIGNS

CP–N4
13 cfs (EX./DEV.)

UNSUBDIVIDED

UNSUBDIVIDED

N89°55'50"E 1317.26' (M)

100 YR. F.P.L.
(EX./DEV.)

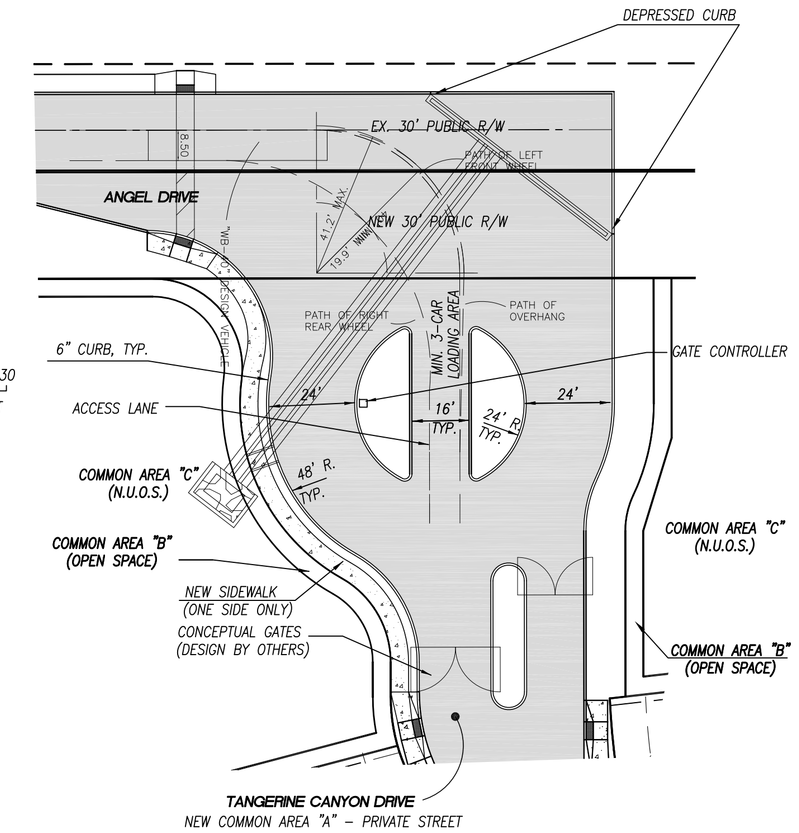
E.H.S.L.

100 YR. FEMA
F.P.L. LIMIT

0 60
SCALE IN FEET

OFFSITE IMPROVEMENTS -

ANGEL DRIVE



0 30
SCALE IN FEET

5 GATED ENTRY DETAIL

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

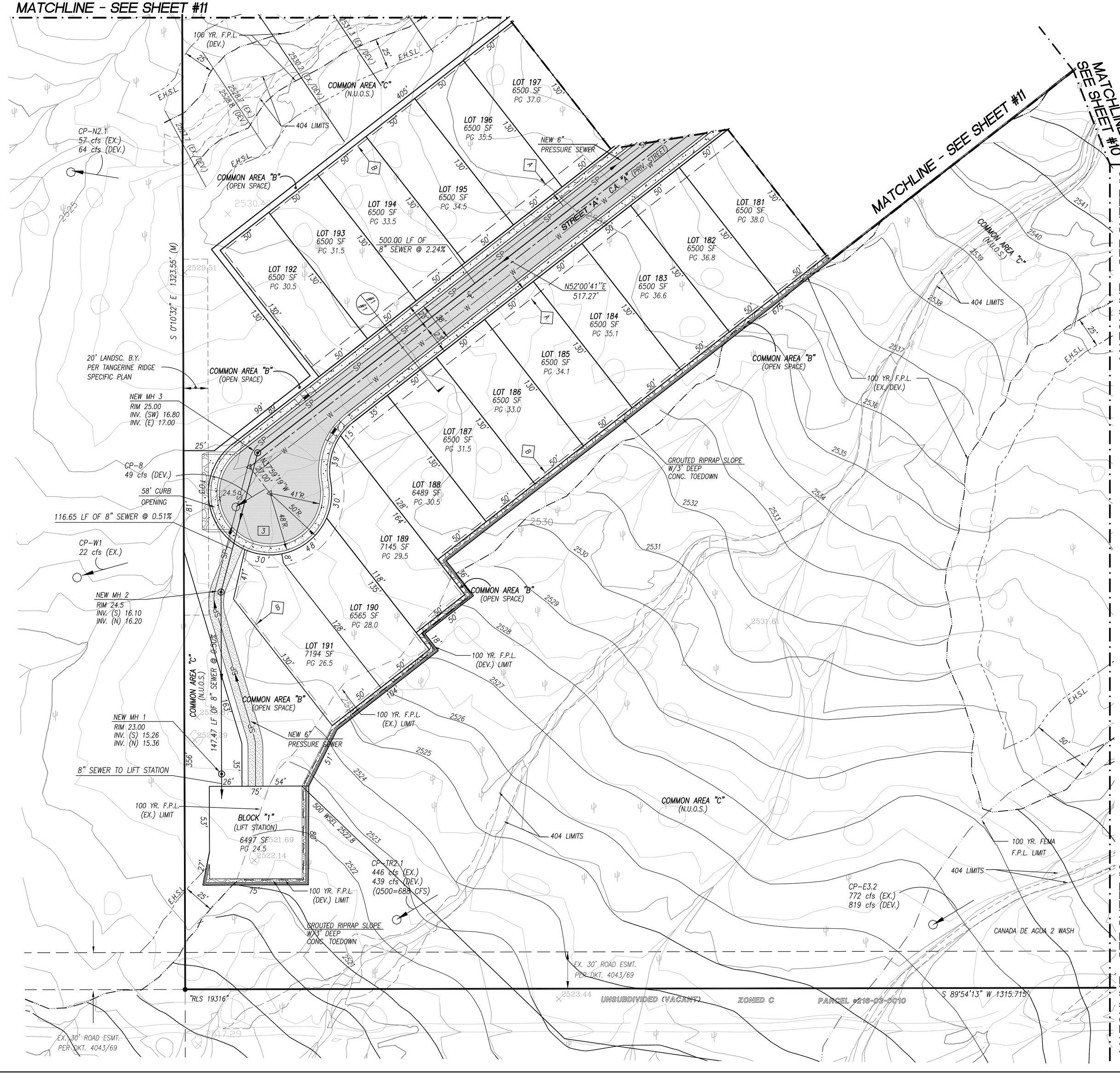
PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND
COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL
OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)
BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

Registered Professional Engineer
No. 19665
MARTIN D. MAGEE
ARIZONA U.S.A.
EXPIRES 9/30/2016

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=VARIES	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	11 of 12
C.I.: 1'	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 04/07/2015



GENERAL KEYNOTES

3 — 6" THICK SIDEWALK AROUND CUL-DE-SAC BULB ONLY

EASEMENT KEYNOTES

A — NEW 10' PUBLIC UTILITY ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT

B — NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT

C — NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA TO BE GRANTED BY FINAL PLAT

#PRV-1410-001

REFERENCE: PCZ-13046; ENG1410-004; GPA14022

PRELIMINARY PLAT for
TANGERINE RIDGE, LOTS 1-219, BLOCK "1" (LIFT STATION) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (DRAINAGE/FUNCTIONAL OPEN SPACE) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

BEING A PORTION OF SECTION 1, T-12-S, R-12-E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

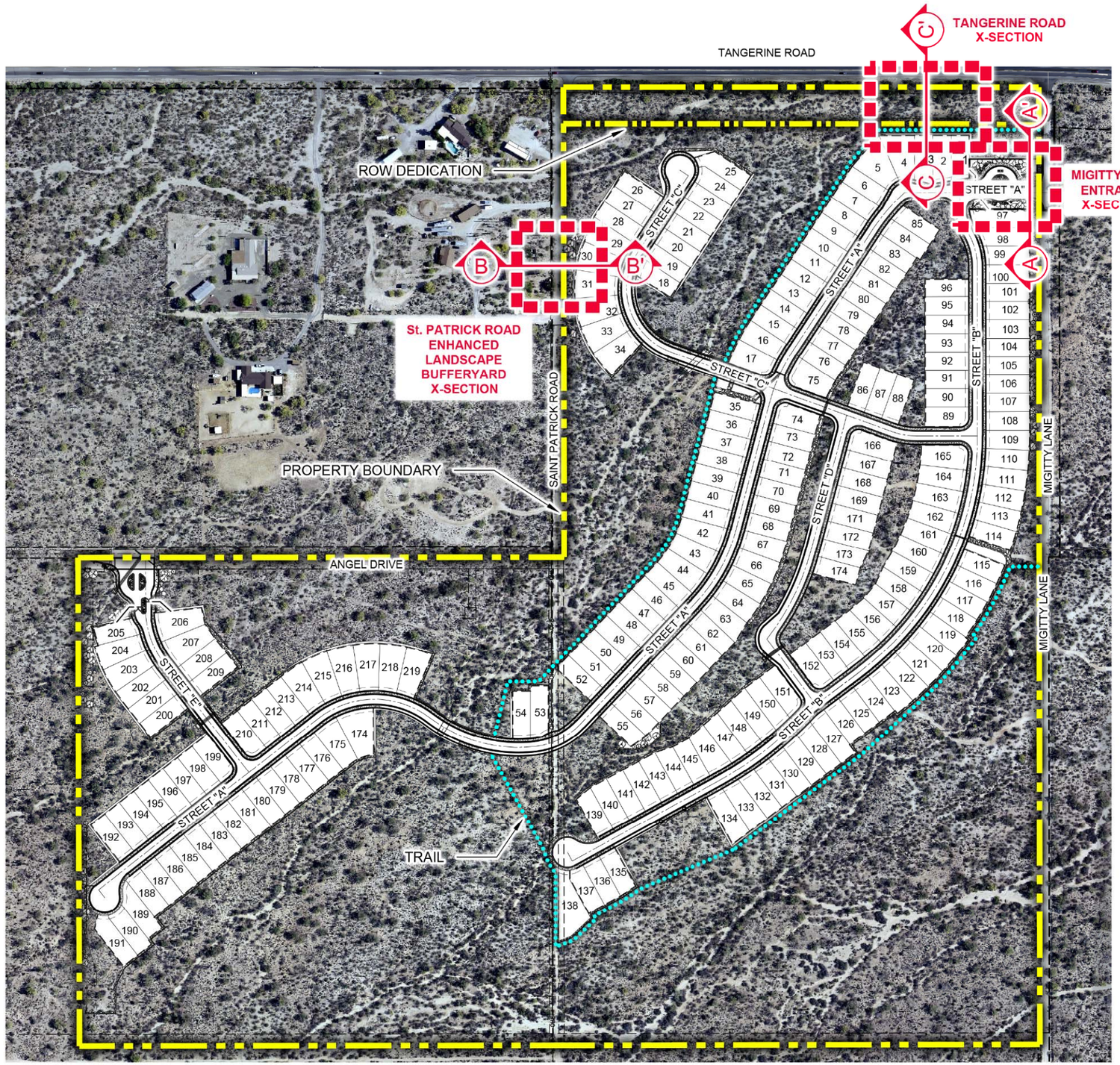
Registered Professional Engineer — 36663 — MARTIN M. MAGEE — ARIZONA U.S.A. — EXPIRES 9/30/2016

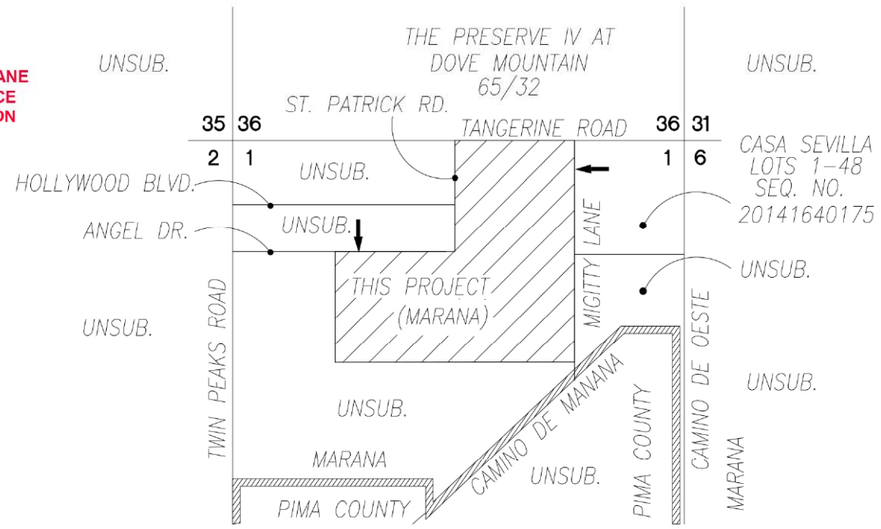
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 10/20/14	DRAWING #	SHEET
HORIZ: 1"=___'	DESIGNED BY: MVM	REV. DATE: 12/16/14	2096.2pp1.dwg	12 of 12
C.I.: N/A	CHECKED BY: MVM	REV. DATE: 2/9/15	PLAN # 2096.2	

Marana Regular Council Meeting 04/07/2015

NEIGHBORHOOD DESIGN PLAN





SECTION 1, T-12-S, R-12-E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

NORTH

ENGINEER:	OWNER:	DEVELOPER:
MARTY MAGELLI, PE BAKER & ASSOCIATES ENGINEERING, INC. TEL: 520-318-1950 FAX: 520-318-1930	LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC AS TRUSTEE UNDER TRUST NO 18227-T TEL: 520-901-4438	ROBERT SHARPE TANGERINE ESTATES JOINT VENTURE C/O SHARPE & ASSOCIATES TEL: 520-299-8766

TOWN OF MARANA

REFERENCE NUMBERS:
PCZ-13046
PRV-14010-001

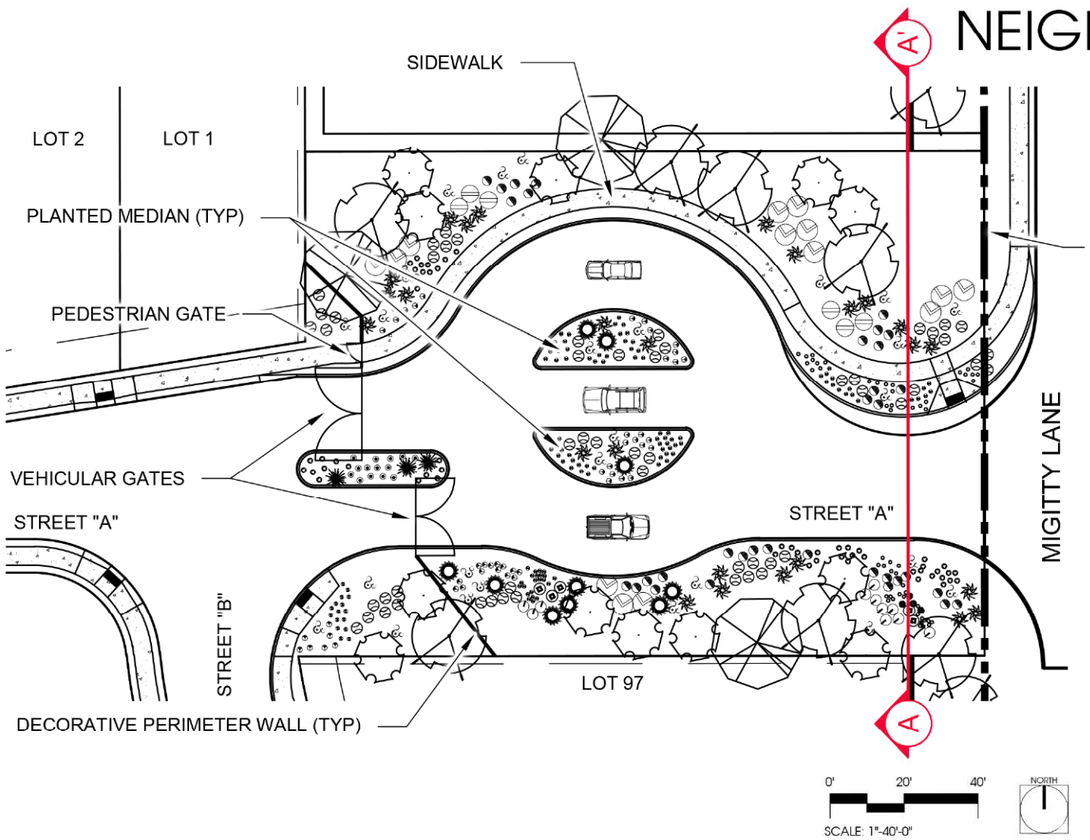
JANUARY 13, 2015

TANGERINE RIDGE

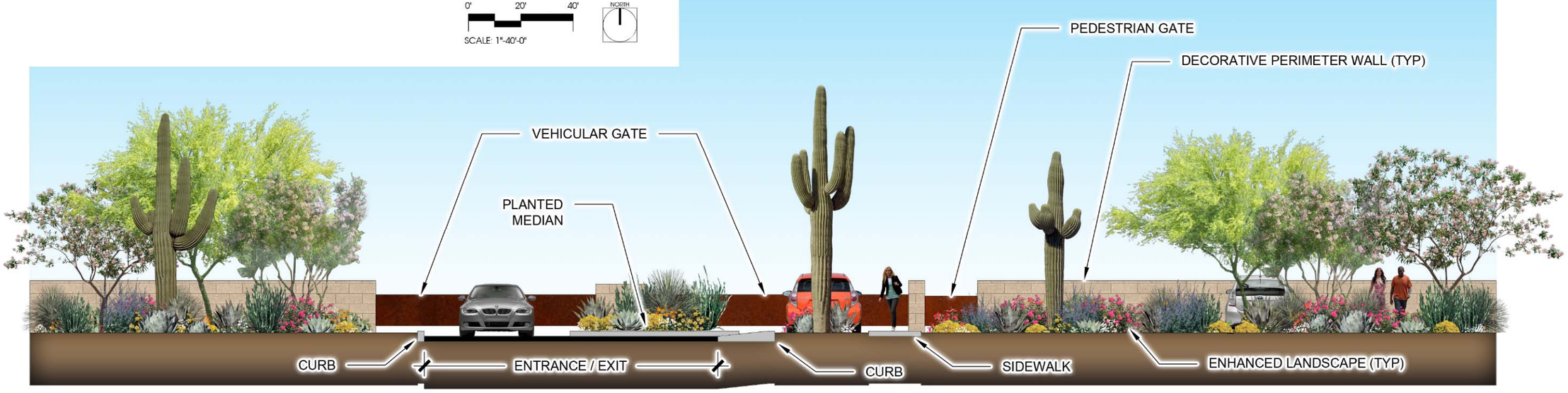
0' 150' 300'

SCALE: 1"-300'-0"
PROJECT: RSA-27 DATE: 01/13/15
FILE NAME: RSA-27-NDP_011215.DWG

NEIGHBORHOOD DESIGN PLAN - MIGITTY LANE ENTRANCE



SECTION A - A'



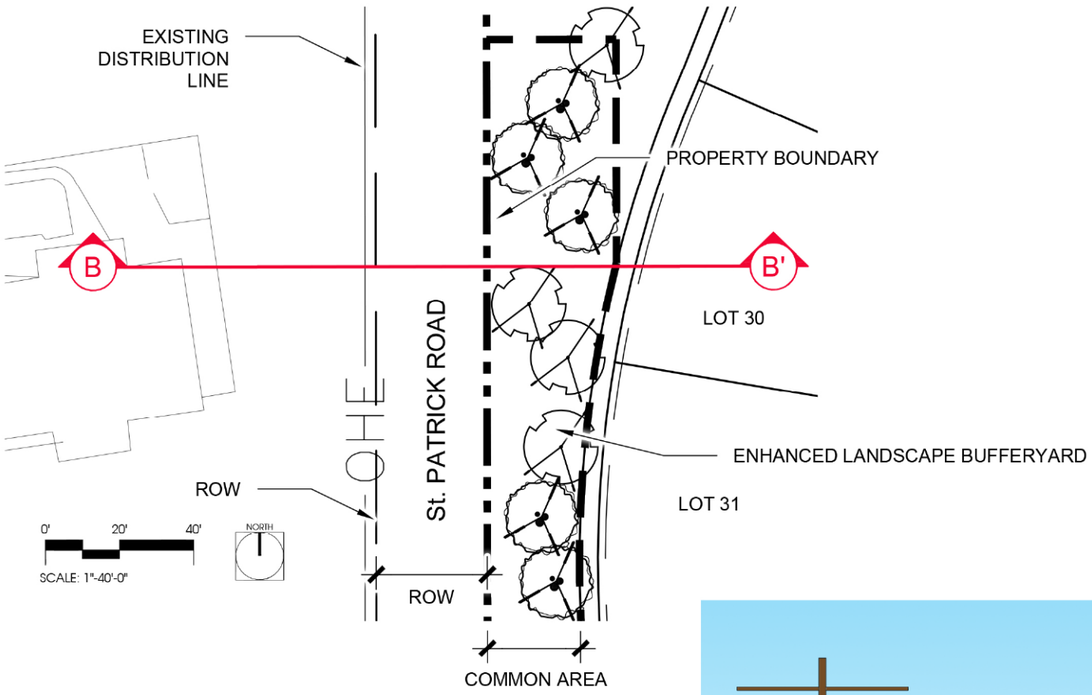
SCALE:NTS

TANGERINE RIDGE

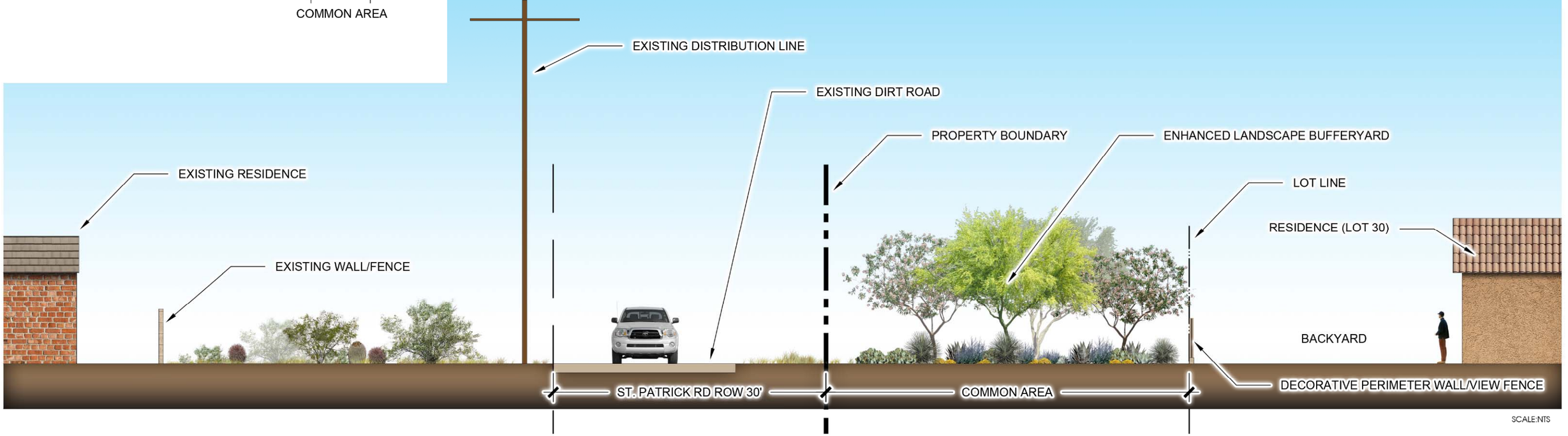
PROJECT: RSA-27 DATE: 01/13/14
FILE NAME: RSA-27-NDP_011215.DWG

THE PLANNING CENTER
a division of TPC Group, Inc.

NEIGHBORHOOD DESIGN PLAN - St. PATRICK ROAD ENHANCED LANDSCAPE BUFFERYARD



SECTION B - B'

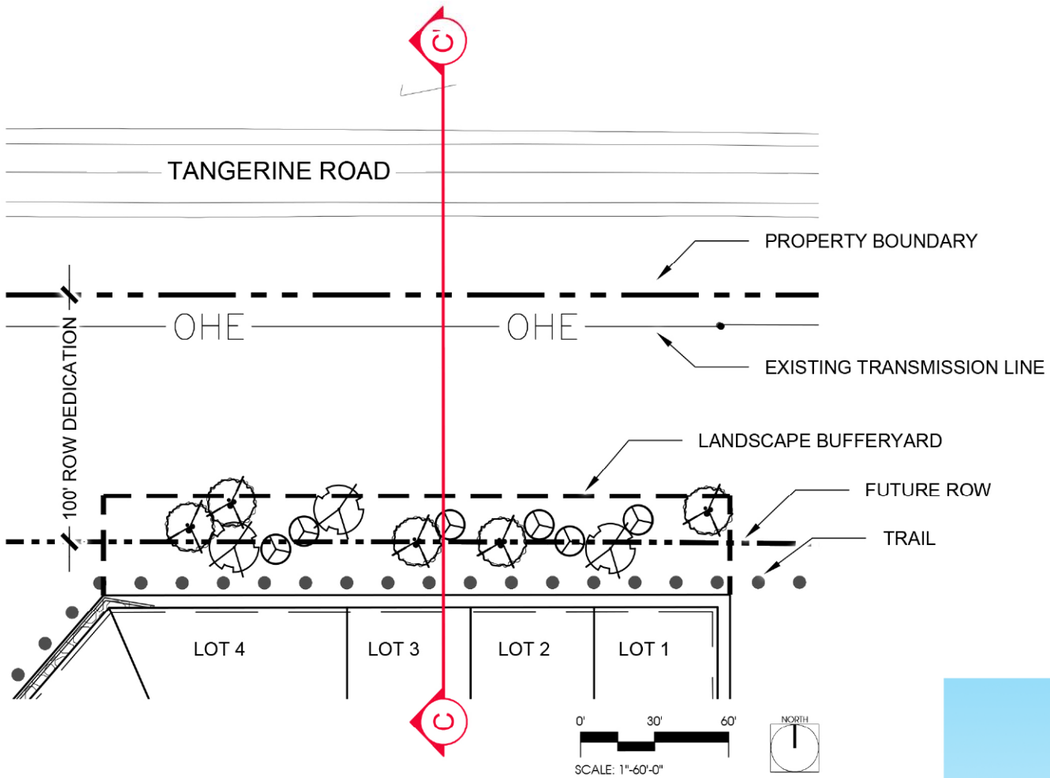


TANGERINE RIDGE

PROJECT: RSA-27 DATE: 01/13/14
FILE NAME: RSA-27-NDP_011215.DWG

THE PLANNING CENTER
a division of TPC Group, inc.
110 s church ste 6320 tucson az 85701

NEIGHBORHOOD DESIGN PLAN - TANGERINE ROAD



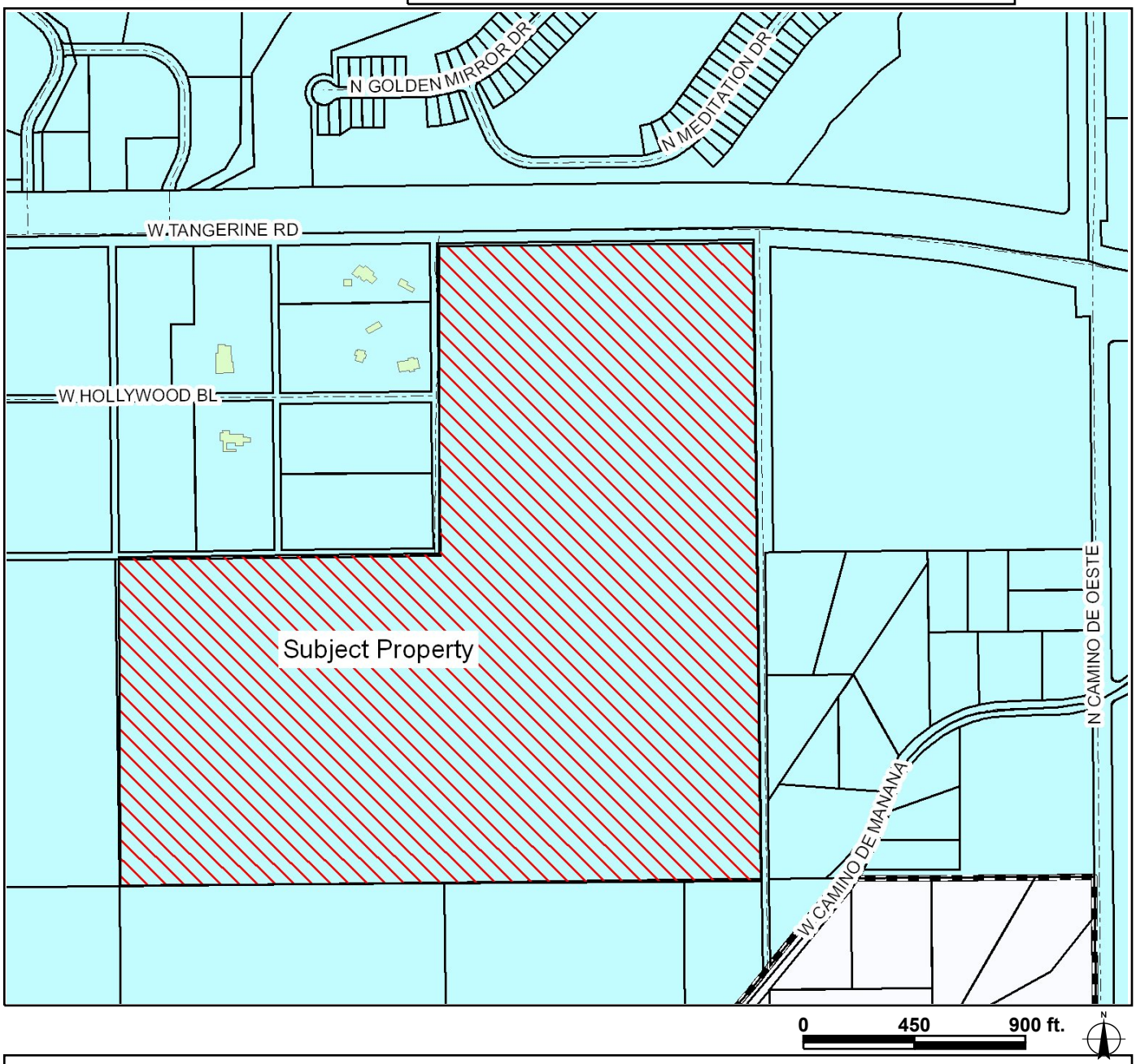
SECTION C - C'

SCALE:NTS

PROJECT: RSA-27 DATE: 01/13/14
FILE NAME: RSA-27-NDP_011215.DWG

Tangerine Ridge
Preliminary Plat

CASE PRV-1410-001



A request by Sharpe and Associates for preliminary plat and neighborhood design approval for a 219 lot subdivision on approximately 117 acres. The project is generally located south of Tangerine Road and west of Camino de Oeste.

MARANA
PLANNING

TYPE OF APPLICATION (Check One)

Preliminary Plat	General Plan Amendment	Variance
Final Plat	Specific Plan Amendment	Conditional Use Permit
Development Plan	Rezone/Specific Plan	Annexation
Landscape Plan	Significant Land Use Change	Minor Land Division
Native Plant Permit	SWPP	
Water Plan	Improvement Plan (specify type in the Description of Project box*)	
	Other _____	

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	216-01-004A			General Plan Designation (To be confirmed by staff)	
Gross Area (Acre/Sq. Ft.)	116.7 ac/5,083,595 SF			Current Zoning (To be confirmed by staff)	
Development/Project Name	Tangerine Ridge			Proposed Zoning	
Project Location	Tangerine Road/ Migitty				
Description of Project					
Property Owner	Landmark Title Assurance, Trust #18227-T				
Street Address					
City	State	Zip Code	Phone Number	Fax Number	E-Mail Address
Contact Person	See Below			Phone Number/E-mail	
Applicant	[redacted] Sharpe + Associates, Inc.				
Street Address	4549 E. Fort Lowell Rd.				
City Tucson	State AZ	Zip Code 85712	Phone Number 299-8766	Fax Number michaelb@ranchosahuarita.com	E-Mail Address
Contact Person	Michael Bowman			Phone Number/E-mail	
Agent/Representative	Baker & Associates Engineering, Inc.				
Street Address	3561 E. Sunrise Dr., #225				
City Tucson	State AZ	Zip Code 85718	Phone Number 31801950	Fax Number 318-1930	E-Mail Address marty@baetucson.com
Contact Person	Marty Magelli, P.E.			Town of Marana Business License No.	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)** 10-21-14 A08:37 RCVD

Robert Sharpe — Print Name of Applicant/Agent

Robert Sharpe — Signature

9-15-14 — Date

Case Log# _____ CRW# PRV1410-001 Rec'd: 10/21/14 BY: C. Jacobs

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C 2

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: April 7, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2015-029: Relating to Utilities; approving and authorizing the Mayor to execute the First Amendment to Amended and Restated Agreement for Construction of Water Facilities and Provision of Water Utility Service for the Saguaro Bloom Development Project (Frank Cassidy)

Discussion:

On May 15, 2012, the Town Council adopted Resolution 2012-026, approving an Amended and Restated Agreement for Construction of Water Facilities and Provision of Water Utility Service for the Saguaro Bloom Development Project (the "Restated WSA"). The Restated WSA now needs to be amended to address the parties' financial obligations associated with additional work needed to activate and make operational certain previously installed and long-dormant water infrastructure.

If approved this First Amendment to the Restated WSA will establish reimbursement caps for certain particular water infrastructure rehabilitation and reconstruction costs, and will authorize reimbursement of any Town costs (including 5% interest from the date incurred) out of a future Saguaro Springs Community Facilities District bond sale.

Financial Impact:

Fiscal Year:	FY17
Budgeted Y/N:	Y
Amount:	$115000

Exterior painting and final repairs to be completed in FY17.

Staff Recommendation:

Staff recommends adoption of Resolution 2015-XXX, approving and authorizing the Mayor to sign the First Amendment to the Saguaro Bloom Restated water service agreement.

Suggested Motion:

I move to adopt Resolution 2015-029, approving and authorizing the Mayor to sign the First Amendment to the Saguaro Bloom Restated water service agreement.

Attachments: Resolution 2015-029
1st_Am_SagBloomWSA

MARANA RESOLUTION NO. 2015-029

RELATING TO UTILITIES; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO AMENDED AND RESTATED AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES AND PROVISION OF WATER UTILITY SERVICE FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT

WHEREAS the Town of Marana entered into an Amended and Restated Agreement for Construction of Water Facilities and Provision of Water Utility Service for the Saguaro Bloom Development Project with Marana 670 Holdings, LLC, and Twin Peaks Development, Inc., recorded June 29, 2012, at Sequence 20121810303, Pima County Recorder's office (the "Restated WSA"); and

WHEREAS Marana Land Holdings, LLC, an Arizona limited liability company, is now the owner and developer of the Saguaro Bloom Development Project; and

WHEREAS the Town of Marana and Marana Land Holdings, LLC, desire to amend the Restated WSA to address additional work needed to activate and make operational certain previously installed and long-dormant water infrastructure; and

WHEREAS the Mayor and Council find that the terms and conditions of the amendment are in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the "First Amendment to Amended and Restated Agreement for Construction of Water Facilities and Provision of Water Utility Service for the Saguaro Bloom Development Project" attached to and incorporated by this reference in this resolution as Exhibit A is hereby approved and the Mayor is hereby authorized and directed to execute it for and on behalf of the Town of Marana, and the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the agreement.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 7th day of April, 2015.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

FIRST AMENDMENT TO AMENDED AND RESTATED AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES AND PROVISION OF WATER UTILITY SERVICE FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT

TOWN OF MARANA, ARIZONA

This FIRST AMENDMENT TO AMENDED AND RESTATED AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES AND PROVISION OF WATER UTILITY SERVICE (this "Amendment") is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"), and MARANA LAND HOLDINGS, LLC, an Arizona limited liability company (the "Owner"). The Town and the Owner are sometimes collectively referred to as the "Parties," either of which is sometimes individually referred to as a "Party."

RECITALS

A. The Owner is the master developer of the development project now known as Saguaro Bloom, which is the subject of this Amendment.

B. The Owner is the successor in interest to MARANA 670 HOLDINGS, LLC, an Arizona limited liability company ("MARANA 670").

C. MARANA 670 and the Town entered into an AMENDED AND RESTATED AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES AND PROVISION OF WATER UTILITY SERVICE FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT recorded in the office of the Recorder of Pima County, Arizona, on June 29, 2012, at Sequence Number 20121810303 (the "Restated WSA").

D. This Amendment amends the Restated WSA.

E. Since the effective date of the Restated WSA, certain subdivided lots in the Saguaro Bloom development project have been sold for the purpose of home construction to D.R. HORTON, INC., a Delaware corporation, the trust beneficiary of FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee under Trust No. 9140.

F. Since the effective date of the Restated WSA, certain subdivided lots in the Saguaro Bloom development project have been transferred to FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee under Trust No. 8692, and not personally. The Owner or its affiliate is the trust beneficiary of First American Trust 8692.

G. Notwithstanding the property transfers described in the preceding recitals, the Owner retains the rights of the master developer of the Saguaro Bloom development project.

H. Paragraph 3.5 of the Restated WSA required the Developer (among other things) to confirm to the Town's reasonable satisfaction that all previously-installed and then-dormant Developer-Installed Water Facilities were activated and operational and meet all applicable American Water Works Association, federal, state, and local regulations.

I. The Parties desire to amend the terms of the Restated WSA to the extent necessary to address certain items that have come up since the effective date of the Restated WSA, including without limitation additional work needed to activate and make operational the previously-installed and then-dormant Developer-Installed Water Facilities identified as the Storage Tank and Well #1.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants, conditions and agreements set forth in this Amendment, the Parties agree as follows:

Article 1. Effect

The Restated WSA shall remain in full force and effect except to the extent specifically amended by this Amendment.

Article 2. Definitions

Terms used in this Amendment shall have the meanings set forth in the Restated WSA except to the extent they are specifically amended by this Amendment.

Article 3. Additional or Amended Water Infrastructure Obligations

3.1. *Well #1 rehabilitation and reconstruction.* The Town has now replaced, rehabilitated, and equipped Well #1 at a cost of $131,514.21, incurred by the Town as of June 1, 2014.

3.2. *Storage Tank exterior coating.* The Town will pay the cost to re-paint and coat the exterior of the Storage Tank, at an anticipated cost of $95,750.

3.3. *Miscellaneous checklist items.* The Town will repair the following checklist items located on the water campus located on Lot A of Saguaro Springs Block Plat:

3.3.1. The subgrade electrical box and resistant couplings, at an anticipated cost of $2,959.

3.3.2. The flex coupling on the reservoir line, at an anticipated cost of $3,718.

3.4. *Sampling stations.* The Owner shall purchase and deliver to the Town's Utilities Department five sampling station to be placed on dead end lines located within the Saguaro Bloom development project. The Town shall pay all costs associated with the installation of the sampling stations. The anticipated cost of the five sampling stations is $1,890.

3.5. *Reimbursement of Town costs out of CFD future bond sale.* The Owner hereby authorizes the Town's costs incurred in connection with paragraphs 3.1 through 3.4 above,

plus simple interest at the rate of 5% per year from the date incurred, to be reimbursed to the Town out of the first bond proceeds from the sale of bonds or other obligations issued by the Saguaro Springs Community Facilities District, subject to the following limitations:

3.5.1. The principal amount of the Town's reimbursement for the Storage Tank exterior coating (paragraph 3.2 above) shall not exceed $100,000.

3.5.2. The combined principal amount of the Town's reimbursement for the checklist items and sampling stations (paragraphs 3.3 and 3.4 above) shall not exceed $15,000.

Article 4. Miscellaneous

4.1. *Binding Effect.* This Amendment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Parties.

4.2. *Assignment.* The Owner may not assign this Amendment without the prior written consent of the Town.

4.3. *Conflict of Interest.* This Amendment is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflict of interest.

4.4. *Scrutinized business operations provision deleted.* Paragraph 6.7 of the Restated WSA is hereby deleted.

4.5. *Recording.* This Amendment shall be recorded in the office of the Recorder of Pima County, Arizona, within ten days after the date of the last Party's signature on this Amendment.

4.6. *Effective Date.* This Amendment shall be effective on the date it is recorded in the office of the Recorder of Pima County, Arizona.

4.7. *Term.* This Amendment shall terminate on the termination date of the Restated WSA.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Amendment with their representatives' respective signatures.

THE TOWN:

TOWN OF MARANA, an Arizona municipal corporation

By:_____
Ed Honea, Mayor

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

THE OWNER:

MARANA LAND HOLDINGS, LLC, an Arizona limited liability company

By: GRAYHAWK HOLDINGS INC., an Arizona corporation, Manager

By: _____

Name: Brian Baehr

Title: VP

STATE OF ARIZONA)
) § §
County of Maricopa)

The foregoing instrument was acknowledged before me this 10th day of March, 2015 by Brian Baehr, the Vice President of GRAYHAWK HOLDINGS INC., an Arizona corporation, the Manager of MARANA LAND HOLDINGS, LLC, an Arizona limited liability company, on behalf of the LLC.

(Seal)

MELINDA G. WEST
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 21, 2018

_____
Notary Public

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C 3

To: Mayor and Council

From: Suzanne Machain, Human Resources Director

Date: April 7, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2015-030: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation, Section 3-7-1 "Promotion, Demotion and Lateral Transfer" (Suzanne Machain)

Discussion:
In July of 2014, the Mayor and Council approved amendments to the Town's Personnel Policies and Procedures, specifically Chapter 3 - Classification and Compensation. The basis for the amendments was the transfer of administrative language out of policy and into a Town Administrative Directive titled Compensation Administration. As part of this amendment one specific change was overlooked and not included for Council consideration. A recent employment action brought to light that the policy language relating to adjusting an employee's pay upon demotion (Policy 3-7-1) should have reflected that upon demotion an employee's pay "may" be reduced instead of "shall" be reduced. At the time of original consideration, it was determined that an employee in good standing who desired to pursue a position change should be allowed to do so without a reduction in pay should the new position be assigned a lower salary grade.

The Town's current administrative directive on compensation administration reads as follows:
5.4. Demotion
...

5.4.2 An employee may move to a position in a lower classification voluntarily, i.e. the employee applies for and is selected for a position in a lower classification. The Human Resources Department, in consultation with the hiring department, shall extend the employee a salary offer within the new lower salary grade and the employee may decide to accept the offer and transfer or to reject the offer and remain in the employee's current position in the higher classification. An employee who accepts a voluntary demotion will be limited to the maximum of the new pay grade."

Staff is requesting this change to Chapter 3 so that the policy and the administrative directive will be consistent.

Staff Recommendation:

Staff recommends adoption of the resolution incorporating the change described in this communication.

Suggested Motion:

I move to adopt Resolution No. 2015-030, approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation, Section 3-7-1 "Promotion, Demotion and Lateral Transfer"

Attachments: Resolution 2015-030
Exhibit A 3-7-1

MARANA RESOLUTION NO. 2015-030

RELATING TO PERSONNEL; APPROVING AND ADOPTING AMENDMENTS TO THE TOWN'S PERSONNEL POLICIES AND PROCEDURES, REVISING CHAPTER 3 - CLASSIFICATION AND COMPENSATION, SECTION 3-7-1 "PROMOTION, DEMOTION AND LATERAL TRANSFER"

WHEREAS Chapter 3-3 of the Marana Town Code provides that the Town Council may adopt personnel policies, rules, and regulations that follow the generally accepted principles of good personnel administration and which may be modified or changed from time to time; and

WHEREAS the Town Council adopted Personnel Policies and Procedures via Town of Marana Ordinance 99.12 and Resolution 99-38 on May 18, 1999; and

WHEREAS the Council finds that adoption of the amendment to the Town's Personnel Policies and Procedures as set forth in this resolution is in the best interests of the Town and its employees.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

SECTION 1. Section 3-7-1 of the Town's Personnel Policies and Procedures, entitled "Promotion, Demotion and Lateral Transfer" is hereby amended as set forth in Exhibit A attached to this resolution, with deletions shown with ~~strikeouts~~ and additions shown with double underlining.

SECTION 2. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this resolution are hereby repealed, effective as of the effective date of this resolution.

SECTION 3. The Town's manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the aforementioned amendments.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of April, 2015.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

POLICY 3-6 HOLIDAY PAY

It is the policy of the Town to grant paid time off to eligible employees on the Town Council-approved holidays listed in Chapter 4 of these Personnel Policies and Procedures. However, if a non-exempt employee is required to work on a Town-approved holiday, the employee is also eligible for holiday pay.

POLICY 3-7 ADJUSTMENTS TO PAY BASED ON EMPLOYMENT ACTION

Adjustments to employee pay may occur on the basis of employment actions as set forth in this policy.

Section 3-7-1 Promotion, Demotion and Lateral Transfer

A. An employee may move from a position in a lower classification to a position in a higher classification where the pay grade minimum and/or maximum is of greater value. Such movement is considered a promotion. Upon promotion, an employee shall receive commensurate pay.

B. An employee may move from a position in a higher classification to a position in a lower classification where the pay grade minimum and/or maximum is of lesser value. Such movement is considered a demotion. Upon demotion, an employee ~~shall~~may have his or her pay reduced.

C. An employee may move from one position in one classification to a position in a different classification, or from one position to another position in the same classification whereby the salary minimum and maximum are equal. Such movement is considered a lateral transfer. The employee's pay shall not change in this circumstance.

Section 3-7-2 Special Assignments and Special Assignment Pay

A. The Town may, in its sole discretion, assign employees to special assignments. The number, type and duration of any special assignments shall be determined by the Town based on operational needs and is subject to periodic review by the Town.

B. If assigned, special assignments shall not be considered a right or entitlement. An employee in a special assignment has no rights to that assignment or any tasks associated with that assignment no matter the duration of the special assignment.

C. Special assignments may include:

   1. Working out-of-classification in a higher level classification

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C 4

To: Mayor and Council

From: Jane Fairall, Deputy Town Attorney

Date: April 7, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2015-031: Relating to Administration; adopting a vehicle marking policy that establishes a uniform pattern for designating Town of Marana motor vehicles (Jane Fairall)

Discussion:

Arizona state law provides that the governing body of each political subdivision shall approve a uniform pattern for use in designating the political subdivision motor vehicles. The law also specifies certain items which must appear on the motor vehicles, including:

- The name of the political subdivision
- The department or agency of the political subdivision that the vehicle is assigned to or owned by
- The words "for official use only"

Town staff has developed a Vehicle Marking Policy in compliance with applicable state statutes and now seeks approval of the policy.

Staff Recommendation:

Staff recommends approval of the Vehicle Marking Policy.

Suggested Motion:

I move to adopt Resolution No. 2015-031, adopting a vehicle marking policy that establishes a uniform pattern for designating Town of Marana motor vehicles.

Attachments: Resolution 2015-031

MARANA RESOLUTION NO. 2015-031

RELATING TO ADMINISTRATION; ADOPTING A VEHICLE MARKING POLICY THAT ESTABLISHES A UNIFORM PATTERN FOR DESIGNATING TOWN OF MARANA MOTOR VEHICLES

WHEREAS A.R.S. §38-538.01 provides that the governing body of each political subdivision shall approve a uniform pattern for use in designating the political subdivision motor vehicles; and

WHEREAS A.R.S. §38-538 provides requirements for the marking of political subdivision vehicles; and

WHEREAS Town staff has developed a Vehicle Marking Policy in compliance with applicable state statutes; and

WHEREAS the Mayor and Council find that the adoption of the Vehicle Marking Policy is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the Vehicle Marking Policy attached to and incorporated by this reference in this resolution as Exhibit A is hereby approved and the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the requirements of the Vehicle Marking Policy.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 7th day of April, 2015.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

Title:	Vehicle Marking Policy
Effective Date:	April 7, 2015
Approved:	Town Council Resolution No. 2015-031

POLICY

It is the policy of the Town of Marana that Town-owned motor vehicles and any vehicles leased by the Town for six months or more shall be marked to meet or exceed the requirements of A.R.S. § 38-538, except as otherwise provided in A.R.S. § 38-538.03 and this policy. Vehicles shall be identified by affixing the Town's seal or logo, as specified herein, visible from both sides of the vehicle. In addition, vehicles shall be affixed with the designation "For Official Use Only", the name of the applicable Town department or division, and vehicle number/s. Additional markings and/or decals identifying a national accreditation or similar designation may be affixed to licensed motor vehicles upon the approval of Fleet Management.

VEHICLE MARKING STANDARDS

1. Color

Town of Marana non-police vehicles (cars and trucks) shall be painted white. Town of Marana Police Department (PD) vehicles shall have a black/white color scheme. Deviation from the standard white color for non-PD vehicles shall be determined on a case-by-case basis by the Fleet Manager or designee. Vehicles donated to or seized by the Town of Marana need not be repainted solely to change the color; a color change can occur if the vehicle's paint requires refinishing.

2. Standard Markings – Non-Police Vehicles

a. Standard non-police vehicles shall be marked as follows (*See Figure 1 below*):

i. A Town of Marana seal, a minimum of 12 inches (12") wide and made from reflective material, shall be placed on the driver and passenger front doors of the vehicle. Vehicles that have limited marking space may be marked with a

smaller Town seal as appropriate in the discretion of Fleet Management. Seals should be centered on the door, but may be moved to allow for door moldings.

ii. Assigned department or division name, a minimum of two inches (2") in height and made from reflective material, shall be centered below the seal.

iii. Vehicle/equipment numbers, a minimum of two inches (2") in height and made from reflective material, shall be placed forward of both the driver and passenger front doors and on the rear of the vehicle on the driver side.

b. Non-police vehicles assigned to Town officers, as defined in Marana Town Code Section 3-1-1, may be marked in an alternative pattern as follows (*See Figure 2 below*):

i. A Town of Marana logo, a minimum of 2 ¼ inches x 2 ¾ inches (2 ¼" x 2 ¾"), shall be placed forward of both the driver and passenger front doors. Logos will be teal and copper, or black.

ii. Assigned department or division name, in a size proportionate to the size of the logo, shall be centered below the logo.

iii. Vehicle/equipment numbers, a minimum of two inches (2") in height and made from reflective material, shall be placed on the rear of the vehicle on the driver side.

c. For all non-police vehicles, "For Official Use Only" decals shall be placed on the rear of the vehicle on the passenger side. Decals shall be placed where most practical and in line with the vehicle/equipment number if possible. Decals will be 1 to 2 inches (1"- 2") in height.

d. For all non-police vehicles, required rear markings may be placed on rear fenders if space constraints will not allow the markings to be placed on the vehicle.

2. Standard Markings - Police Vehicles (*See Figure 3 below*)

a. Custom "Marana Police" decal package, made from reflective material, shall be placed on the sides and rear of the vehicle.

b. Vehicle/equipment numbers, a minimum of two inches (2") in height and made from reflective material, shall be placed on the rear of the vehicle on the driver side, and shall be centered and placed rear of the lightbar on the vehicle roof.

c. A "www.marana.com" decal, a minimum of two inches (2") in height and made from reflective material, shall be centered on the rear of the vehicle.

d. An “MPD” decal, made from reflective material, shall be centered and to the front of the lightbar and equipment numbers on the vehicle roof.

3. Extraneous Markings

No decals, stickers, signs, or other markings are allowed on any Town of Marana vehicle, other than official Town of Marana markings, without the express written consent of the Fleet Manager or designee.

4. Unmarked Vehicles/Exemptions

Certain Town-owned or leased vehicles may remain unmarked to support the unique needs or purposes of a Town department’s functions, as set forth in A.R.S. §38-538.03. Exemptions may only be granted by the Town Council. Exemptions shall be reviewed by the Town Council on a yearly basis. Vehicles may be added to the exemption list throughout the year, on an as-needed basis, as authorized by the Town Council. All new vehicles requiring exemption status shall be exempted by the Town Council before being put into service, even if the vehicle being replaced has exemption status.

5. Policy Implementation

This policy shall apply to all vehicles newly acquired or leased after the effective date. In addition, all existing vehicles shall be brought into compliance as soon as possible given available funding and budgetary constraints.

Figure 1: Standard Non-Police Vehicles



Figure 2: Alternate (Town Officer) Non-Police Vehicles



Figure 3: Police Vehicles



11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C 5

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Gus Myers, Engineering Technician

Date: April 7, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2015-032: Relating to Development; Accepting Marana Center Drainage Systems 1 and 2 for maintenance and releasing the assurances associated with their construction (Keith Brann)

Discussion:

If adopted, this resolution will accept Marana Center Drainage Systems 1 and 2 for maintenance by the Town, and will release the assurances posted by Vintage Partners LLC associated with these drainage systems. These drainage systems are described in detail in improvement plans on file with the Town of Marana, the cover sheets of which are attached to the resolution as Exhibit A1 (Drainage System 1) and Exhibit A2 (Drainage System 2).

Staff Recommendation:

Staff recommends adoption of the resolution to accept Marana Center Drainage Systems 1 and 2 for maintenance and to release assurances associated with their construction.

Suggested Motion:

I move to adopt Resolution 2015-032, accepting Marana Center Drainage Systems 1 and 2 for maintenance and releasing the assurances associated with their construction.

Attachments: Resolution 2015-032
272_Exhibit_A1
272_Exhibit_A2

MARANA RESOLUTION NO. 2015-032

RELATING TO DEVELOPMENT; ACCEPTING MARANA CENTER DRAINAGE SYSTEMS 1 AND 2 FOR MAINTENANCE AND RELEASING THE ASSURANCES ASSOCIATED WITH THEIR CONSTRUCTION

WHEREAS Marana Center is a 170.7 acre subdivision located just east of Interstate 10 and south of the intersection of Twin Peaks Road and Linda Vista Boulevard, according to the plat recorded in the office of the Recorder of Pima County at Sequence 20142340180; and

WHEREAS the subdivider has completed the public improvements to Town standards for Drainage System 1 and Drainage System 2, as required for the subdivision; and

WHEREAS the Mayor and Council of the Town of Marana find that this resolution is in the best interests of the Town of Marana and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA that the Town accepts for maintenance Marana Center Drainage System 1 as depicted in the 27-page set of engineering plans bearing Marana plan number ENG 1406-010, the cover sheet of which is attached to this resolution as Exhibit A1, and Marana Center Drainage System 2 as depicted in the 19-page set of engineering plans bearing Marana plan number ENG 1405-002, the cover sheet of which is attached to this resolution as Exhibit A2.

IT IS FURTHER RESOLVED that the Town Engineer is authorized to release subdivision assurances to the extent they guaranteed the completion of Marana Center Drainage System 1 and Marana Center Drainage System 2 as more specifically described above.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of April, 2015.

Mayor Ed Honea

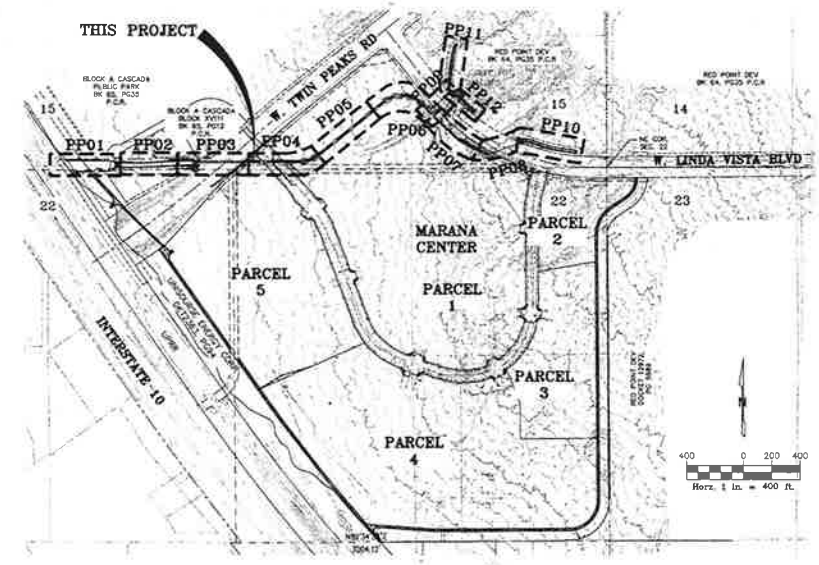
ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

MARANA CENTER
DRAINAGE SYSTEM 1 IMPROVEMENT PLAN
TOWN OF MARANA, ARIZONA
PORTION OF SECTIONS 15 & 22
TOWNSHIP 12 SOUTH, RANGE 12 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY ARIZONA





LOCATION MAP
PORTION SECTIONS 15 & 22
T. 12 S., R. 12 E., G. & S.R.M.
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

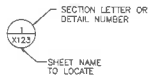
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CONTOUR	
	CURB	
	STORM DRAIN MANHOLE	
	CATCH BASIN	
	HEADWALL	
	FIRE HYDRANT	
	SEWER MANHOLE	
W	WATER LINE	
S	SEWER LINE	
GAS	GAS LINE	
T	TELEPHONE LINE	
C	CUT LINE	
F	FILL LINE	
	STORM DRAIN	
	DRAINAGE FLOW DIRECTION	
	INVERT ELEVATION	IE 2194.1
	FLOODPLAIN LIMITS	
	OVERHEAD ELECTRIC	
	PROPERTY CORNER	
	TREE	

NPI	NON PAY ITEM
WSE	WATER SURFACE ELEVATION
SD	STORM DRAIN
TCE	TEMPORARY CONSTRUCTION EASEMENT
GB	GRADE BREAK
HGL	HYDRAULIC GRADE LINE
EASMT	EASEMENT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FP	FLOODPLAIN
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
B/C	BACK OF CURB
TOB	TOP OF BANK
TYP	TYPICAL
IE	INVERT ELEVATION
LT	LEFT
RT	RIGHT
PDW	PUBLIC DRAINAGE WAY

PROPERTY/PARCEL LINE
CHANNEL CONSTRUCTION CENTERLINE
EASEMENT LINE
SECTION LINE

DETAILS



BASIS OF BEARING
THE BASIS OF BEARING IS THE EAST LINE OF SECTION 22, T.12.S, R.12.E. WHICH BEARS SOUTH 00°30'54" WEST

BENCHMARK
THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NGS, PID CZ 0538, AN ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH, STAMPED STA 354+91.6 ELEV 2171.20 1980, IN HEADWALL OF CONCRETE BRIDGE UNDER THE FRONTAGE ROAD, 11.2 MILES NORTHWEST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT TUCSON, HAVING AN ELEVATION OF 2172.88 FEET, NAVD 88.

AS BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____ SEAL
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER _____ DATE _____
REVIEWED BY: _____
FIELD ENGINEERING

VICINITY/KEY MAP

SHEET LIST TABLE

SHT NO.	SHT NAME	DRAWING NAME
1	CV01	COVER
2	NT01	NOTES & QUANTITIES
3	DT1	DETAILS AND SECTIONS
4	DT2	DETAIL SHEET
5	DT3	DETAIL SHEET
6	DT4	DETAIL SHEET
7	DT5	DETAIL SHEET
8	DT6	DETAIL SHEET
9	DT7	OUTLET CHANNEL DETAIL
10-21	PP01-PP12	GRADING PLAN & PROFILE
22-27	S01-S06	STRUCTURAL DETAILS

ACCEPTANCE
By: _____ PE 7/28/2014
TOWN OF MARANA TOWN ENGINEER/ DEVELOPMENT ENGINEER DATE

_____ 7/28/14
TOWN OF MARANA PLANNING DIRECTOR DATE

N/A _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

_____ 7/28/2014
NORTHWEST FIRE DISTRICT DATE

DEVELOPER
VINTAGE DEVELOPMENT, LLC.
2502 E CAMELBACK RD, STE 214
PHOENIX, ARIZONA 85015
PH: (602) 459-9931
ATT: DUANE HUNN

ENGINEER
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE
SUITE #100
PHOENIX, ARIZONA 85021
PH: (602) 335-8500
FX: (602) 335-8580
CONTACT: ASHOK PATEL, P.E., CFM

ADDRESS
TO BE ASSIGNED
MARANA, ARIZONA 85742

MARANA CENTER
DRAINAGE SYSTEM 1 IMPROVEMENT PLAN
COVER

VINTAGE PARTNERS

EXPIRES 12-31-15

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500

ENGINEER A. PATEL
DESIGNER J.TAILLON
CAD TECHNICIAN MAI-A
SCALE (HORIZ) N/A
SCALE (VERT) N/A
DATE 7/1/2014
JOB NUMBER 134026.08
SHT NAME CV01 SHT# 1 TOTAL 27

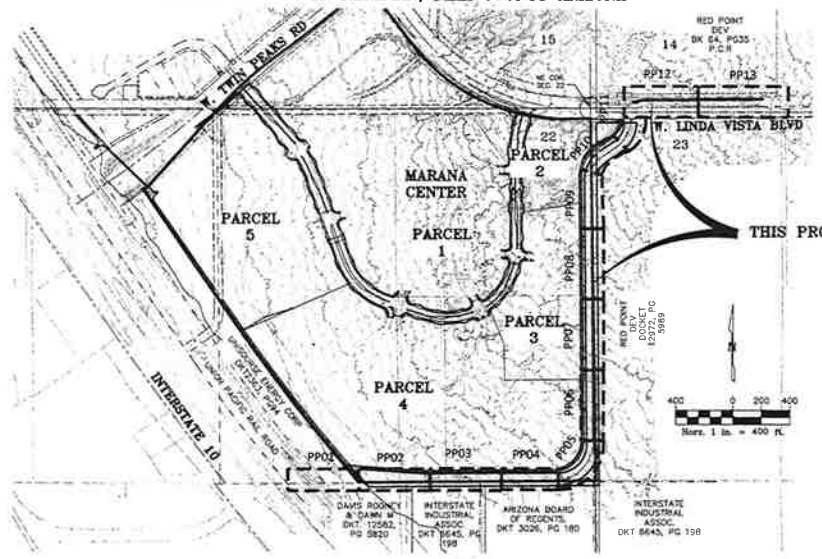
ENG 1406-010

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Exhibit A1

MARANA CENTER
DRAINAGE SYSTEM 2 IMPROVEMENT PLAN
TOWN OF MARANA, ARIZONA

PORTION OF SECTIONS 15 & 22
TOWNSHIP 12 SOUTH, RANGE 12 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY ARIZONA



VICINITY/KEY MAP



LOCATION MAP
PORTION SECTIONS 15 & 22
T. 12 S., R. 12 E., G. & S.R.M.
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

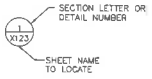
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CONTOUR	
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	STORM DRAIN MANHOLE	
	CATCH BASIN	
	HEADWALL	
	FIRE HYDRANT	
	SEWER MANHOLE	
W W	WATER LINE	
S S	SEWER LINE	
GAS	GAS LINE	
T T	TELEPHONE LINE	
C C	CUT LINE	
F F	FILL LINE	
	STORM DRAIN	
	DRAINAGE FLOW DIRECTION	
IE 2194.1	INVERT ELEVATION	
	FLOODPLAIN LIMITS	
OHE	OVERHEAD ELECTRIC	
	PROPERTY CORNER	
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NPI	NON PAY ITEM
WSE	WATER SURFACE ELEVATION
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EXIST	EXISTING
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PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
B/C	BACK OF CURB
TOB	TOP OF BANK
TYP	TYPICAL
IE	INVERT ELEVATION
LT	LEFT
RT	RIGHT
PDW	PUBLIC DRAINAGE WAY

PROPERTY/PARCEL LINE
CHANNEL CONSTRUCTIN CENTERLINE
EASEMENT LINE
SECTION LINE

DETAILS



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AS BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____ SEAL
REGISTERED LAND SURVEYOR

REGISTRATION NUMBER _____ DATE _____

REVIEWED BY: _____
FIELD ENGINEERING

SHEET LIST TABLE

SHT NO.	SHT NAME	DRAWING NAME
1	CV1	COVER
2	NT1	NOTES & QUANTITIES
3	DT1	DETAILS & SECTIONS
4	DT2	404 WASH & OFFSITE CHANNEL DETAILS
5	DT3	OFFSITE INLET SPILLWAY DETAILS
6-18	PP01-PP13	GRADING PLAN & PROFILE
19	SD1	PIPE CULVERT PROFILES

DEVELOPER

VINTAGE DEVELOPMENT, LLC
2502 E CAMELBACK RD, STE 214
PHOENIX, ARIZONA 85016
PH: (602) 459-9931
ATT: DUANE HUNN

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE
SUITE #100
PHOENIX, ARIZONA 85021
PH: (602) 335-8500
FX: (602) 335-8580
CONTACT: ASHOK PATEL, P.E., CFM

ADDRESS

TO BE ASSIGNED
MARANA, ARIZONA 85742

ACCEPTANCE

By _____ P.E. 7/28/2014
TOWN OF MARANA TOWN ENGINEER/ DEVELOPMENT ENGINEER DATE

_____ 7/28/2014
TOWN OF MARANA PLANNING DIRECTOR DATE

N/A
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

_____ 7/29/2014
NORTHWEST FIRE DISTRICT DATE

MARANA CENTER
DRAINAGE SYSTEM 2 IMPROVEMENT PLAN
COVER

VINTAGE partners

EXPIRES 12-31-15

WOOD/PATEL
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGERS
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500

ENGINEER	A. PATEL
DESIGNER	J.TAILLON
CAD TECHNICIAN	M&LA
SCALE (HORZ)	N/A
SCALE (VERT)	N/A
DATE	7/1/2014
JOB NUMBER	134026.08
SHT NAME / SHT# / TOTAL	CV1 1 of 19

ENG 1405-002

Exhibit A2

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C 6

To: Mayor and Council

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 7, 2015

Subject: Approval of revised February 3, 2015 Regular Council Meeting Minutes, March 10, 2015 and March 24, 2015 Study Session Minutes and approval of March 17, 2015 Regular Council Meeting Minutes (Jocelyn C. Bronson)

Attachments:
Study Session Draft Minutes 03-10-2015
Study Session Draft Minutes 03-24-2015
Regular Council Draft Meeting Minutes 03-17-2015
Revised Regular Council Meeting Minutes 02-03-2015

STUDY SESSION
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 10, 2015, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

STUDY SESSION

CALL TO ORDER AND ROLL CALL. **Mayor Honea** called the meeting to order at 6:02 p.m. **Town Clerk Bronson** called roll. All Council Members were present.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Led by **Mayor Honea.**

APPROVAL OF AGENDA. ***Motion to approve the agenda by Vice Mayor Post, second by Council Member Bowen. Passed unanimously.***

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities and the Town's overhead projector/document reader. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

No speaker cards were presented.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D 1 Resolution No. 2015-021: Relating to Community Development; approving a contribution of $500 in support of Marana High School S.T.A.N.D. (Students Against Narcotics and Drinking) club's prom night "Lock In" (Vickie Hathaway). ***Motion to approve by Vice Mayor Post, second by Council Member McGorray. Passed unanimously.***

D 2 Relating to Boards, Commissions and Committees; selecting three potential topics for the Spring 2015 Marana Citizens' Forum (Jocelyn Bronson). Presented by **Heath Vescovi.** Discussion relating to the zip code topics ensued. Concern was expressed that much effort had already gone into trying to get the U.S.P.S. to change the addressing from Tucson to Marana. **Ms. Bronson** thanked Council for their comments and noted that the reason the topic was on their list was because the delegates asked to have it added for consideration. **Mr. Davidson** agreed with Council comments and noted that there is a large population within Marana that have Tucson addresses. He suggested that rather than focus the topic around getting the federal government to change its mind about the Tucson address for Marana residents, the topic could be expanded to recommend how to educate the public about the address and boundary issue. The topic matrix will be tallied and the top choices presented to the delegates for consideration at their March 19 meeting.

D 3 Relating to Development; discussion of the Marana Main Street 3-D Visualization Project.

Ryan Mahoney gave a brief overview of the history of creating a Main Street. He believes that this project will set the stage for building it the way it is envisioned. He referred to an exhibit showing entitlements that are already in place. The idea is to take the concepts and make a three dimensional fly-through. The focus is to create a destination to tie all the parts of the community together in the place where Marana began. A couple of challenges include attention to detail when you're rebuilding a main street. This project will be a tool we can share with the development community. The other challenge is that you can't fake it if you lose your direction for creating that genuine sense of place for a main street.

This project came about because we're starting to see some development in the area. This product will be part of the set of tools we can use as a marketing device for ourselves and the development community. Discussions have occurred with one of the owners, and there is some interest in some cost-sharing, and we hope to get more interest from other owners as this develops. We have four different specific plans for the area. Each has its own development scheme in two dimensions.

The product being proposing is a 3-D modeling concept, not too different from the one Council viewed of the arena at the Heritage Park, but much larger in scope. It will end up as a fly-through – an experience for the viewer coming off the freeway and entering the main street area. He gave some particulars that the fly-through would illustrate. It is meant to convey the scope and scale of the project. The details will include architecture, public space, and pedestrians inserted for perspective so that from any direction your view will be accurate. One important aspect of a main street is the public park-like space where activities could be held which helps create that

sense of place. It's more than a sidewalk in front of a building that gives you access to get to a business. Mr. Mahoney believes that this project is something we need to be committed to and pay close attention to, and it will involve partnerships between the town and owners of the properties to get buy-in.

Council posed questions regarding the current landowners, developer contributions, the timeline for completion, infrastructure and relevance of development to the cost, shelf-life of the product.

Mr. Mahoney noted that the $50,000 initial investment would be paid for by the town. There was some interest from one of the owners to help defray some of that cost, but no specific number was given. **Mr. Davidson** pointed out that a consideration should be given to the idea that this area won't be just another power center off of the interstate. An exit to a power center off the freeway can exist on its own. A place called Downtown Marana would change people's patterns. It would bring residents and visitors from every area. Most cities and towns with a downtown area or a historical main street bring that element, and Marana needs to have that place. There will be a lot of other expenses and marketing materials along the way that could be matched or contributed to by other developers that we may not necessarily need or have to pay for. But getting ball rolling with the visual image gets people excited and reinforces that it will be a special place where people want to come to.

Vice Mayor Post expressed concern over how long it has taken development to begin in this area. With the 3-D product, that will show what the end product will look like. But that seems to be a long way into the future. What is Step 1 or are there stages that can be worked through? **Mr. Mahoney** responded that currently in design is the Main Street going west through Susan Ong's property, trying to remedy some of the issues that have been created on Marana Road. That will be in next fiscal year's budget. On the east side, where Chris Monson's property is, there is one project in-house and another in design. So there will be a requirement to build some of that road infrastructure. It may be investing a little further in infrastructure than he would have to accommodate some of the use he has there, so that people can get an idea of what's there. **Vice Mayor Post** noted that there's so much traffic on Sandario, can we put some focus on what's available to us now? **Mr. Mahoney** responded that those improvements are something we will have to budget for incrementally. We do have interest by others on Sandario Road that aren't part of the Main Street that are looking to expand, and those conversations are happening simultaneously. Discussion continued regarding expediting some of the development work due to the current traffic situation at the exit location. Many of the current entitlements have requirements to build infrastructure. **Council Member Kai** encouraged developer contribution to the project because it will affect all of them. **Council Member Comerford** emphasized that we need something concrete in place and then move on. Developers need to know what our plan is and move forward.

Mr. Davidson stated that the first thing to be done is for Council to consider and approve the street alignment changes. We brought that to you in a study session, and that will be on an upcoming agenda with a simple resolution. The second step which has already been initiated, is the design for the Marana Road realignment. In future fiscal years we need to keep investing on Sandario and the entrance area. This visioning is absolutely critical to get people excited and on board. This will be a powerful tool while we are actually making physical changes to the area.

With respect to questions regarding the alignment, **Mr. Mahoney** stated that staff is bringing back to Council a minor amendment to the General Plan to acknowledge the realignment he indicated on the map.

Council Member Ziegler asked several questions including the timeline for the sewer line from Saguaro Bloom to the plant. **Mr. Davidson** responded that we are just beyond the 60 percent design plans and will be going to the 90 percent design plan and hopefully will be under construction by the end of the year. We are starting from Gladden I to the future Gladden II development to the Tangerine interchange area and from there the second phase will take it under the river and toward Saguaro Bloom. There is capacity for expansion in this area.

Mayor Honea declared that no action was necessary by Council, and the discussion was closed.

D 4 Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the comprehensive fee schedule and other various rate and fee adjustments.

Erik Montague noted that this item is part of the annual budget process. This is the seventh iteration of this schedule and these are mild and minor changes. The goals are to provide an update on the overall process, present what is being considered and get Council feedback. We are always looking for a good cost recovery element, or fair and equitable fees equal to the value of service provided.

He then reviewed the overlay of the fee schedule as it relates to the general budget timeline. He indicated that Xavier Rendon, Management and Budget Analyst, led the evaluation committee which included representatives from various departments including Planning, Engineering and Development Services and Building. The Legal department provided additional review of the fees. Based on the information and direction received from the committee, the procedure to follow for us to consider the fee changes by the tentative budget adoption in May, we will post the Notice of Intent to consider changes by March 20, 2015, and we continue to cooperate and provide information to share with SAHBA, MPA and other interested parties and organizations so that they have an opportunity to review and comment during this process.

If the fees are adopted in May, the possible effective date would be July, the beginning of the new fiscal year. These fees and fee changes are not going to have a material effect on the overall budget, but they would be evaluated, considered and included.

Of the 31 requested changes, slight modifications will be made for 21 existing fees. These are not substantive, but are largely wording changes. Of those, 16 are clarifications, increases to four and decreases to one. Three fees were added, two were related primarily to the airport operations. The third fee is basically a pass-through fee. The town is in the final stage of implementing an online bill payment system where we'll be able to accept water payments. Tied to that is an insufficient funds fee (NSF) of $10. Seven fees were eliminated. The complete schedule is listed in the packet materials. No formal action is required tonight.

Council thanked Mr. Montague and his staff for their efforts.

DRAFT

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E 1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT. ***Motion to adjourn at 6:58 p.m. by Council Member McGorray, second by Council Member Kai. Passed unanimously.***

I hereby certify that the foregoing are the true and correct minutes of the study session of the Marana Town Council meeting held on March 10, 2015. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

DRAFT

STUDY SESSION
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 24, 2015, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

STUDY SESSION

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 7:00 p.m. **Town Clerk Bronson** called roll. **Council Member McGorray** was excused. There was a quorum present.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Led by **Mayor Honea.**

APPROVAL OF AGENDA. ***Motion to approve the agenda by moving Item D5 to D3. Second by Council Member Bowen. Passed 6-0.***

CALL TO THE PUBLIC

No speaker cards were presented.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Presentation: Relating to Floodplain Management; discussion regarding the ponding of the Marana parcels known as the El Rio Open Space Area and the sustainability and safety of the area. Introduced by **Gilbert Davidson,** who noted that several months ago the town was made aware of the lake that had formed. An outside consultant looked at the issue from a safety perspective for residents as well as what opportunities this asset could bring to the town. Those findings will be presented tonight which we hope will spur more dialog with all affected parties.

Mr. Brann gave the specifics surrounding the formation of the lake, particularly the September 2014 stalled hurricane/summer storm. There was a breach that had been there for a couple of years which had allowed some flows to come in. But the 2014 event widened the breach and blew it out, so there is a much different situation to deal with now. The lake is in the north side of Continental Ranch and was a barrow pit from the I-10 construction dating back to the 1960's. The town acquired the property from ADOT. Beginning in 2011, the town had a disk golf group move in there. They did a lot of cleanup and removed a lot of trash; their presence removed a lot of the undesirable activity which was occurring there. Physically, the lake is made up of two 40-acre parcels. About 50 acres of the pit area is subject to the ponding. The latest breach has caused effluent flows going into the pit, with a low flow area and a high flow area. The higher flows lead to the breach but not with enough volume to sustain the pit. As the weather gets warmer the pit will drain. We saw a lot more flows until January which shifted the effluent channel with intermittent flows coming in during certain times of the day. The town has a project with Pima County to continue the trails in the area which will require looking at mending the erosive forces. There are a few options (1) do nothing; (2) repair the breach; or (3) convert the breach into a recreation feature as a permanent lake. The thirt option will get us into the issue of water rights.

Ricardo Aguirre, consultant, spoke to those features. He was brought to the project to look at the opportunities for this amenity. These would be under the umbrella of social, financial and economic opportunities. He referenced a project outside of Albuquerque called Valle De Oro. US Fish and Wildlife created an initiative to get urban citizens involved in national wildlife refuge. This is the model he looked at for the Marana pond. Part of the project is to establish and preserve a natural habitat. Another potential opportunity is to create a wetland mitigation bank. That's the identification of a water resource that you set aside as an exchange that can be paid into this bank. An example is Yuma, which has an east and west wetland linked to the Colorado River. He also looked into this with a view to a 404 permit. Among the ecological values that could be gained is the opportunity of sequestering carbon. He explained the solutions from a bioengineering standpoint.

Mr. Davidson opened this up for discussion, including speakers from the audience. **Shannon Jones** addressed Council and stated she hopes the lake becomes a wetland and nature preserve. She spoke to a hydrologist who said there is no concern for flooding of homes. Her concern is dogs who are let off the leash at the lake. **Brian Jones** spoke as a Marana resident immediately adjacent to the pit. He talked about the value of the lake as a wildlife habitat. He initiated an online petition to maintain the lake as a wildlife habitat. Over 300 people signed the petition. **Brad DeSpain** spoke as to who owns the water and who has a right to the water. He does not believe Marana has the rights to the effluent at this time. He would like his letter to Council kept with the permanent record and for the town's legal counsel to look at ARS statutes 45-171, 145-73, 45-175. He is not opposed to the preserve, just a portion of the effluent that is being diverted and going into the lake. He would be happy to meet with Council on this subject. **David Wittrig** spoke. His property backs up to the pit. In 11 ½ years he has seen the flow come and go. The question is how to restore the resident quality of life because of the flooding at the pit due to stagnant water, mosquitoes and issues with wildlife coming down the streets. He would like affirmation that no potential flooding would exist and identify and mitigate environmental impact. The pit floods every year during the monsoons. **Andrew Core** in Continental Reserve

spoke regarding birding at the pit. The lake could be a destination for birders. There is a lot less dumping and shooting since the disk golf course went in.

D2 Ordinance No. 2015.007: Relating to Parks and Recreation; designating the Marana parcels generally located in the floodway on the west side of the Santa Cruz River north of Coachline Boulevard known as the El Rio Open Space Area as a Town preserve; providing that the preserve shall be subject to the Parks and Recreation Regulations set forth in Chapter 13-1 of the Marana Town Code; and declaring an emergency. Presented by **Jane Fairall**. ***Motion to approve by Council Member Ziegler, second by Vice Mayor Post. Passed 5-1 with Council Member Kai voting nay.***

Council Member Ziegler commented and stated that the Council should make sure we are not over-stepping anyone's water rights. **Vice Mayor Post's** concerns are those of the residents living most closely to the lake and their quality of life. **Council Member Kai** concurred with the Vice Mayor's comments as well as the water rights. **Mr. Cassidy** clarified that the emergency clause required a 75% affirmative vote. With one member excused and one member voting nay, the ordinance passed without the emergency clause.

D3 Relating to Public Works; A presentation on the Town's proposed 6-year Capital Improvement program to be included in the FY16 budget. Presented by **Keith Brann**, who noted that this item is highlighted in the Strategic Plan. He began with the 13 Transportation projects highlighted in the presentation, stating that Marana Main Street roundabout reconstruction due to settlement issues and bad cracking, and the Sandario Road sidewalk/path should be substantially completed by the end of the year. Two Parks projects – the Heritage Park splash pad and Park restroom should also be completed by the end of the year. Project design has been completed on the Tangerine/Downtown sewer conveyance system, the shared use path from El Rio to Avra Valley Road, Twin Peaks Road shared use path access and Camino Martin/Jeremy Place reconstruction. Next he reviewed the process for developing the fiscal years 2015-2021 CIP preliminary budget. Only year one of the six years is going to get programmed into the budget, so the program itself is flexible from year to year. The ranking criteria is based on several factors including any contractual obligation, making sure the project aligns with the town's goals, department priority, available outside funding, effects on operation and maintenance costs and the effect on town revenue. In some years, ranking is not necessary, and this year it was minimal. He then highlighted some of the year one projects which are being looked at to fold into the FY 16 budget. First is the Marana public safety facility with funding from the proposed ½ cent sales tax and some specific general fund reserves for site costs as well as some RICO funds. There have been discussions with Northwest Fire to co-locate their dispatch center, and they are willing to join in the cost of that. The funding is listed on the charter, but the intergovernmental agreement has not been completed. If that doesn't happen, then the costs shown would be scaled back. Phase 1 of the Tangerine Road I-10 to La Canada project, the RTA project which we are contractually obligated to do will go forward without having to bond for it. He continued reviewing the preliminary projects with their cost and revenue sources.

Mr. Brann then reviewed the Parks projects. **Council Member Ziegler** asked about the repairs needed at the Ora Mae Harn pool. **Mr. Davidson** noted that there have been investments in the pool each year. It is an old pool that was inherited from the County. The upgrade to bring it into

more modern standards is to make a zero-point slope so that you could walk right in, providing greater disability access to the pool; and also upgrade a number of the chemical and mechanical systems. So even if the bond doesn't happen, long term we will have to continue making improvements to the pool. If the bond package doesn't go through we will need to have a conversation about what to do in upcoming years.

Mr. Brann then reviewed the Airport Master Plan and Water/Wastewater six-year project plans. **Mr. Davidson** noted that the Airport is an enterprise fund and is subsidized every year by the town's general fund.

D4 Relating to Public Works; a presentation on the Town's proposed 6-year Pavement Preservation program to be included in the FY16 Budget. **Mr. Benavides** began his presentation by noting that the town maintains 511 miles of pavement. That is the distance between Marana and Malibu, California.

The goals of the program are to use a proactive maintenance philosophy, delay the rate of deterioration, reduce overall maintenance costs, improve payment conditions over time, increase safety and achieve higher customer satisfaction. He then provided a high level overall condition index (OCI) which is a grading system used to determine the type of treatment that will be applied. The town's current overall average OCI is 77 percent, which is fairly high.

Deterioration factors include weather, chemicals, general wear and time. He discussed the treatment types, and preservation efforts over time beginning with 2012-2014. During that period approximately 43 lane miles were completed. He then charted the future preservation plan beginning with 2015. Each year through 2021, the plan calls for approximately $1.4M to $1.5M for preserving between 41 to 75 lane miles.

Mr. Benavides noted that the department has been deficient in their communication efforts to the public in providing information about upcoming projects. He then outlined the proposed plan to remedy this starting with a road work schedule direct link on the town's website. Further public outreach efforts will be made through HOA newsletters, local media, the town website and applications, the Community Development department, radio announcement, social media on Facebook and Twitter and community meetings. He wants to focus on actually over-communicating even if it means going door to door. **Council Member Ziegler** asked where the money comes from if it is subject to available funding. Is the money plugged in as a fixed amount each year? **Mr. Davidson** responded that some of what is being laid out is just for the next year. Mr. Benavides' pavement preservation plan is directly linked to our Highway User Revenue Funds (HURF). To fully fund future years, we will have to look beyond the HURF dollars. We do have the construction transportation fund for major reconstructs and could potentially use some of that money for moderate road construction. Mr. Brann's presentation with the CIP covers a whole list of revenue sources. Those funds will also help to build some of those projects. **Council Member Ziegler** said that she would like an emphasis on fixing the roads in Continental Ranch given the age of those roads. **Council Member Comerford** said that the communication piece is important to understand why there might be a break in the road construction such as weather.

D5 Presentation: Relating to Finance; discussion and overview regarding the Public Safety Personnel Retirement System and efforts and options to improve the long-term sustainability of the plan. **Mr. Montague** noted that this is one of the four retirement systems the town participates in. In 2011 the Legislature made some changes to make the plans more stable over time. He reviewed how the local board and the state work together. The League of Arizona Cities and Towns assembled a task force to review all aspects of PSPRS with Scott McCarty, chair of that task force. He is also the finance director for the Town of Queen Creek.

Mr. McCarty talked about some of the concepts that are being pursued. This affects all police and fire employees regardless of municipality. He reviewed the system and what the task force has been doing since June 2014 when the task force was formed. There are 15 members who reflect the demographics of the system. Their charge was to look at all aspects of the system and make reform recommendations. There are 256 different employer plans as part of this one system. Marana only has one plan. There are about 32,000 active and retired employees in the system. What varies from town to town are the financial conditions of each plan. The whole system is presently $6.6B underfunded liabilities to assets. The employee contributions are constant at 11.65 percent. Within the system, Marana is running its own plan.

The task force approach was done in phases. Phase 1 was information and education and becoming knowledgeable about systems across the country. That led to Phase 2, which was to develop employer-recommended practices to improve individual plans. Under Phase 3, they looked for characteristics of a well-designed plan. From Phase 1, they walked away from six major observations. The most obvious is what's causing the deteriorating financial condition across the 256 plans. It goes beyond the great recession. It's not a matter of losing asset value; there are also systemic issues that need to be addressed. The second observation was that for the system to work it requires a structure of the state legislature, PSPRS, the local legislative body and the local board working together. The third observation was that employers are managing a pension plan. This is different than the non-public safety retirement system. He deferred on the fourth observation, numbers, which he got to later. The fifth observation is the public outreach piece – to get before elected officials, staff and the community to talk about what the plan is and engage the employer in running that plan. The sixth observation relates to one pending lawsuit and one that's already been decided when the legislature changed the system in 2011. As a result, several lawsuits were filed. Those suits are being upheld and the changes are being reset back to the way the system was prior to 2011. In the current state of the system, you can't make any changes to existing retirees' their level of benefits.

Mr. McCarty then moved into Phase 2, employer recommended practices. He noted that employers can improve their plan's financial condition without waiting for resolution of pending litigation or legislative changes by increasing the assets or decreasing the liabilities, which is very hard to do in practice. Seven recommended practices were noted. The one he focused on was to pay off unfunded liability or debt earlier. He then showed the town's numbers for the next fiscal year. As the employer, the town will be contributing about $1.2M. That's about $17K per employee. The percent funded is about 61 percent. From a contribution rate perspective, they are looking at the amortization cost and the unfunded liability. That's relatively affordable, about what is paid for non-public safety employees. In general, the rate is going from 19.39% percent to 24.80 %, a 28 % increase. In Marana there are 21 retirees. Relative to the number of

employees that ratio will get a 50 percent match, so that the percentages will go up, and the ratio needs to be watched closely. The debt is set to be paid off in 22 years. But the task force has recommendations to do that sooner. Over the next 22 years the town would be paying $13M in interest as a component of the annual contribution at an estimated annual interest rate of 7.85 percent. The concept is like a mortgage.

Phase 3 is to design a well-structured plan. The guiding principles are to make it adequate and affordable. It needs to be a meaningful amount, financially solvent, and transparent and accountable. He then reviewed where the task force is now which is to be sure their recommendations are legal and has a variable employee contribution rate so the non-public safety employees share that rate. The annual pension benefit increase to an existing retiree shouldn't be tied to the performance of the plan but tied to the consumer price index (CPI) and the plan's funded status as well as a thought to pooling assets and liabilities with all entities together.

Currently, the timeline is to prepare the draft yardstick to be shared with the League's executive Committee on May 15. From May to July, they will have them review and refine the draft yardstick, and then the final yardstick will be presented at the League's annual conference in Tucson.

Mayor Honea asked about lateral transfers from one agency to another, does their money travel with them? **Mr. McCarty** said that some of the money travels and some doesn't, so it's not 100% of a transfer. He also responded to other questions from Council including how the town's portion of $9.1M came about, referencing the Fields case which challenged the legislature's ability to change the way the annual pension was increased. He also noted that the goal of the reform proposals is to provide something for the next legislative session.

D6 Resolution No. 2015-027: Relating to Public Works; approving and authorizing the Mayor to execute an amendment to an intergovernmental agreement between the Arizona Department of Transportation and the Town of Marana relating to the I-10 / Twin Peaks Traffic Interchange; and superseding and replacing Marana Resolution No. 2014-090. **Mr. Brann** stated that this is a final cleanup to an agreement with ADOT as far as who is going to maintain what and who owns what. Because some of the segments around the Twin Peaks interchange are still county islands, ADOT wanted to make sure that they depicted that on the resolution. This is a key item for the town in that we're working with ADOT to get the right of way turned back to the town from the Twin Peaks interchange. Part of the agreement with ADOT is that when you build something you turn all of your rights over to them at the project footprint which we did. We are still trying to get the right of way back which caused some issues when the mall was trying to go in. They had to get ADOT permits for roads that are ultimately Marana roads, at which point ADOT came to the town and asked if we were good with what they were doing. It's a lot of back and forth. **Mr. Davidson** interjected about how this complicates things. This has held up our annexation for the bowtie area where we have been working with a number of individuals who want to get annexed into the town and try to get economic development going. All that is being held up because of this thing with the state. It has huge ramifications long-term. **Mr. Brann** noted that we do have a slot to be on the April ADOT agenda to get the right of way, so this is a key component to get us on that agenda.

Motion to approve by Council Member Kai, second by Vice Mayor Post. Passed unanimously 6-0.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT. ***Upon motion by Vice Mayor Post, second by Council Member Bowen, the meeting was adjourned at 8:17 p.m. Passed unanimously 6-0.***

I hereby certify that the foregoing are the true and correct minutes of the study session of the Marana Town Council meeting held on March 24, 2015. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

DRAFT

REGULAR COUNCIL MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 17, 2015 at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 7:04 p.m. **Town Clerk Bronson** called roll. All Council Members were present.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Led by **Mayor Honea.**

APPROVAL OF AGENDA. ***Motion to approve the agenda by Council Member McGorray, second by Council Member Kai. Passed unanimously.***

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities and the Town's

overhead projector/document reader. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

No speaker cards were presented.

PROCLAMATIONS

Proclamation: April 2015 as Fair Housing Month. **Mayor Honea** noted that the proclamation would not be read but would be made a part of the permanent record.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Comerford reported on the well-attended Founders' Day event on March 7 and thanked the Heritage Conservancy and town staff for their efforts. **Council Member McGorray** reported on a resident who bicycled from San Diego to Marana and is now on his way to the East Coast. **Mayor Honea** reported on several events including an introduction with Governor Ducey at a TREO function; the Chamber/Town Business Walks, the Marana Schools 2340 Foundation's Celebration of Excellence lunch at the Ritz Carlton; and a lunch with Supervisor Sharon Bronson.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

No report.

PRESENTATIONS

P 1 Presentation: Relating to Intergovernmental Relations; report from the Town's lobbyist, Triadvocates, regarding the 2015 session of the Arizona state legislature and related intergovernmental affairs (Anthony Hunter).

Introduced by **Gilbert Davidson**. **Ryan Harper** thanked Council for the opportunity to present their report. **Lauren King** with Triadvocates was also present and began with an overview by the numbers. Today is the 65th day of the session and expected to be one of the shortest sessions given that the budget has been passed. No bills have been vetoed which is not surprising since the Legislature has been intent on building a good relationship with the Governor. **Ryan Harper** then spoke. This year's budget is $9.1B, about a $200M decrease from last year. The state has a structural balance of a little over $250M. Governor Ducey wants a balanced budget by the end of 2017.

Mr. Harper continued his report on major changes in the budget this year and municipal impacts.

Lauren King reported on the Governor's key policy priorities and bills of interest, noting that the Governor did pass the bill to repeal Common Core. SB 1273, a bill of significance which will require by 2017 a new type of driver's license ID and a passport when you fly.

CONSENT AGENDA. ***Motion to approve by Council Member Ziegler, second by Council Member McGorray. Passed unanimously.***

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C 1 Resolution No. 2015-022: Relating to Community Development; authorizing the Chief of Police to apply for grant funding from the Governor's Office of Highway Safety for the purchase of equipment and the funding of overtime for the Marana Police Department for fiscal year 2015-2016 (Lisa Shafer)

C 2 Resolution No. 2015-023: Relating to Development; approving a final plat for Gladden Farms Blocks 14 & 15 Lots 1-70, Block A and Common Areas A-1, A-2 and B-1 - B-7 located approximately at the southeast corner of Tangerine Farms Road and Heritage Park Drive (Steven Vasquez)

C 3 Resolution No. 2015-024: Relating to Administration; approving and authorizing the Finance Director to execute an Inmate Work Contract between the Town of Marana, the Arizona Department of Corrections, and the Management & Training Corporation for inmate labor services (Jane Fairall)

C 4 Approval of February 10, 2015 and February 17, 2015 Study Session Minutes and approval of February 17, 2015 Regular Council Meeting Minutes (Jocelyn C. Bronson)

LIQUOR LICENSES

L 1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a new Series #12 Restaurant liquor license submitted by H. J. Lewkowitz on behalf of Chipotle Mexican Grill #2371, located at 5940 W. Arizona Pavilions Drive, Marana, Arizona 85743 (Jocelyn C. Bronson). **Ms. Bronson** reported that the license application was properly posted and reviewed by town staff. No protests were received, and staff recommended approval. ***Motion to approve by Council Member Bowen, second by Council Member McGorray. Passed unanimously.***

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A 1 Resolution No. 2015-025: Relating to Development; approving and authorizing the Mayor to execute the Agreement for Construction of Water Facilities for the Marana Center development project (formerly known as Marana Spectrum) (Frank Cassidy). **Mr. Cassidy** noted that this is the reservoir site up Twin Peaks Road. An 840K gallon reservoir is needed to build out the rest of the Marana Center project beyond the initial phase. This agreement facilitates how that is going to happen. We also need a little more capacity in the tank plus booster facilities to push the water to other potential town water service areas on Twin Peaks. Mr. Cassidy also indicated how the costs will be paid on an 84/16 split with the town paying the 16 percent. Since all of the booster capacity up the hill is for the town, the town pays 100 percent of that. Some of the other costs are split up appropriately. If the developer of the Marana Center sells another lot and needs the water service, Vintage Partners' development partners will do the work. The agreement also allows the town to step in if there's a great demand up the hill before the second development occurs at the Marana Center, but the reimbursement is a little more complicated. Council Member Ziegler asked about the funding. The total cost of the project is $1.7M, but the town's estimated cost is $525K; Vintage Partners is responsible for the remainder. However, Mr. Cassidy noted that Vintage Partners will be reimbursed through sales tax from the Center.

Motion to approve by Council Member McGorray, second by Council Member Kai. Passed unanimously.

A 2 Resolution No. 2015-026: Relating to Development; approving and authorizing the Mayor to execute the Leman Academy of Excellence Right-of-Way Abandonment Agreement (Frank Cassidy). **Mr. Cassidy** noted that the right-of-way that was just designated will basically be a no-man's land if no use happens or no road goes in. Staff felt that it made more sense for circulation purposes to trade the Mamie Kai right-of-way for the cost of a HAWK (High intensity Activated crosswalk) signal. There is a HAWK crossing that is going to be installed on Silverbell, and some portion of that is for the value of the school, but the school was hesitant to pay for the full cost since there is already a demand for crossing to get to the Park. So the value of the right-of-way will probably cover about half the cost of the HAWK, and that's about all this deal does. He also noted that some additional information needs to be inserted on the Leman Academy deed and their closing had not occurred when the Council materials were put together.

Motion to approve by Vice Mayor Post, second by Council Member Ziegler. Passed unanimously.

ITEMS FOR DISCUSSION/POSSIBLE ACTION

Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Gilbert Davidson)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E 1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

Council Member Bowen asked for an item regarding collaboration between the Town and the Marana Unified School District, which is addressed in the commerce section of the Strategic Plan II as a means of attracting businesses and improving the overall brand of the town. He would like the item to address how we can pursue a strong beneficial relationship between the schools and the town. **Mayor Honea** noted that the item would be placed on a future agenda.

ADJOURNMENT. ***Motion to adjourn at 7:37 p.m. by Council Member Bowen, second by Vice Mayor Post. Passed unanimously.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on March 17, 2015. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

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REGULAR COUNCIL MEETING
MINUTES
REVISED 4/1/2015
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 3, 2015 at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 7:01 p.m. **Town Clerk Bronson** called roll. **Council Member Ziegler** was excused; there was a quorum present.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Led by **Mayor Honea.**

APPROVAL OF AGENDA. ***Motion to approve by Council Member McGorray, second by Council Member Bowen. Passed unanimously 6-0.***

CALL TO THE PUBLIC. Ken Scoville spoke regarding heritage, preserved artifacts and his perspective on the Lazy K Bar Ranch site. He proposed the town consider purchasing the ranch buildings on the Lazy K Bar Ranch and 38 acres for preservation then use existing zoning for the remaining 100 acres for 70 homes.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS. Council Member McGorray reported on a SALARA (Southern Arizona Lodges and Resorts Association) meeting at La Paloma and noted that she brought back information for Council to look at regarding roads and transportation and who and how to pay for them. Brent Deraad, president and CEO of Visit Tucson, spoke on tourism and the possibility of getting together with the town of Marana and working to bring tourism here. **Council Member Comerford** spoke regarding a Chamber government meeting she attended last week. She noted that County Supervisor Ray Carroll was in attendance. Her issue was the proposed $.10 County gas tax increase. She warned the audience to not be fooled by the reports being circulated throughout the County about what will be done with the money. The only numbers she trusts are those presented by Finance Director, Erik Montague. There have been a lot of promises made by the County over the years for money that has been dedicated for certain projects which she is not convinced have been used for those purposes.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Gilbert Davidson reported that the January Council Executive Report is on the dais for their review.

PRESENTATIONS

P 1 Relating to Budget; presentation of independent auditor's report and final results of the Town's General Fund and certain other funds for the 2013-14 fiscal year. **Erik Montague** began by noting that in September preliminary results were reported to Council on the state of the general fund. Tonight's presentation is a follow-up to that with the final results. This will be the first time the final results have been formally presented. He presented a high level overview of the General Fund, Highway User Revenue Fund, Bed Tax Fund, Transportation Fund and Enterprise Funds. Next, he introduced **Starla Anderson**, Finance Manager, and then introduced **Marilyn Mays**, managing partner of Henry & Horne Auditors who reviewed the Independent Auditor's Report with Council. Ms. Mays stated that the report is in the CAFR and it is a clean report which shows that the town's financial statements are fairly presented in accordance with Generally Accepted Accounting Principles with no significant deficiencies or material weaknesses or instances of material non-compliance. Further, there are sufficient internal controls, no difficulties encountered while performing the audit, and no uncorrected misstatements or disagreements with management.

Ms. Mays did note that there will be an upcoming accounting change as a result of GASB (Government Accounting and Standards Board) 68. The Board has issued a pronouncement taking effect in the production of the next financial statements regarding how to account for the defined benefit pension plans. Currently, the requirement of the accounting standards is to disclose the information on those defined benefit plans. Starting this year, the assets or liabilities

FINAL

of those plans will go on the town's financials. Right now the pension plans are underfunded, so there will be a significant liability being presented on the town's financial statements next year. Next, she noted that the expenditure limitation report was filed in a timely manner, as was the single audit of the federal dollars. **Council Member Bowen** asked if the treatment by town employees was cordial and professional. **Ms. Mays** noted that it was. **Council Member Bowen** then asked about the pension funds which are still being managed by the state. Ms. Mays stated that these will ultimately be presented on the town's financials, although they are being disclosed. They are not on the state's ledger which is one of the reasons why GASB is asking whose books they are on. The state has its own financial reporting statements, and it shows up there. **Mr. Montague** added that under the current requirements, what we disclose or what our obligation is regarding the current contribution is to make the current percentage calculation based on payroll. Under the new GASB, the town will be required, and has always been obligated to provide the detail of the health of the plan including its percentage of funding, but what will change is the accrual of the actual liability for the un- or underfunded portion which could be significant depending upon the entity and the plan. **Council Member Bowen** asked if we have any power to change that if we show the liability on our books. Are we being given the permission to decide how much to fund it with? **Mr. Montague** stated that this would segue directly into the 2015-16 budget, because tied to that we've had some level of control relative to how we've dealt with the unfunded portion. He then gave an example using the public safety retirement system of paying that allows us to amortize over 20 years or identify strategies to spread the payment over less than 20 years to address the unfunded liability. We may not have access to the same tools for every system. He will spend more time on this in a future study session because this is one of the elements that is going to provide challenges as to how it will impact other operations of the town. **Council Member Kai** asked if Henry & Horne would be providing an opinion letter to the town. **Ms. Mays** indicated that the opinion letter is actually in the CAFR, and it is an unmodified, clean opinion, so it's already been issued.

CONSENT AGENDA. ***Motion to approve by Vice Mayor Post, second by Council Member McGorray. Passed unanimously 6-0.***

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C 1 Resolution No. 2015-014: Relating to Community Development; approving a contribution of $500 in support of Marana High Grad Night (Vickie Hathaway)

C 2 Resolution No. 2015-015: Relating to Real Property; approving and authorizing the Mayor to execute the Town of Marana Lease Agreement with Christopher & Stacy Sullivan DBA C&S Calves, for the lease of approximately 22.88 acres of Town-owned property abutting the north boundary of the Marana Wastewater Reclamation Facility (Frank Cassidy)

*C 3 Ordinance No. 2014.005: Relating to Finance; amending the Town of Marana comprehensive fee schedule; and designating an effective date (Erik Montague) (**REVISED 4/1/15 TO REFLECT THE CORRECT ORDINANCE NUMBER IS 2015.005)**

C 4 Approval of January 20, 2015 Regular Council Meeting Minutes (Jocelyn C. Bronson)

LIQUOR LICENSES

L 1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a special event liquor license application submitted by Claudio Jesus Martinez on behalf of the American Diabetes Association for a special event to be held on March 1, 2015. Presented by **Jocelyn Bronson**, who noted that the application was properly reviewed. Staff recommends approval***. Motion to approve by Vice Mayor Post, second by Council Member Bowen. Passed unanimously 6-0***.

L 2 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a Person Transfer of a series 9 Liquor Store liquor license submitted by Alpna Ajit Patel for Sandario Discount Market located at 13865 N. Sandario Road, Marana, Arizona 85653. Presented by **Jocelyn Bronson**, who noted that the application was properly reviewed and posted. Staff recommends approval***. Motion to approve by Council Member Bowen, second by Council Member Kai. Passed unanimously 6-0.***

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A 1 Ordinance No. 2015.006: Relating to Parks and Recreation; amending Marana Town Code Chapter 13-1 (Parks and Recreation Regulations); amending Section 13-1-2 (Intoxicants and disturbing the peace) by renaming it as "Spirituous liquor prohibited; permits; exception; definitions" and rewriting it in its entirety; amending Section 13-1-3 (Use and occupancy rules and regulations) regarding possession of glass containers; amending Section 13-1-4 (Violations and penalties); and designating an effective date. Presented by **Jane Fairall** who noted that this revision will make several changes to Title 13 of the Town Code related to Parks & Recreation and regulations in the Park. There are two main changes. The first is to give the Parks director discretion to issue a permit to allow consumption and possession of both beer and wine in the

REVISED

parks. The general rules remain the same. Under the current permitting process, only beer is allowed. The second main change regards the possession of glass containers in the parks. The general rules will stay the same; however, the revision to this ordinance would allow the Parks director to grant exemptions in certain situations where glass containers might be appropriate. Staff has been in discussions with a couple who want to have a wedding at the event center at the Heritage Park. This would allow them to have bottles of champagne or even glass candle holders. She continued, stating that currently there's no exception to the rule that you can't have alcohol unless you have a beer permit. Staff is proposing to add a section that would state that these provisions would not apply if someone obtained a liquor license related to an event at the parks. There was some concern expressed that someone could get a liquor license on our property, but the only type of license that a person could get at a park would be a special event liquor license such as the one being proposed for the Heritage Conservancy's Founders' Day event. Those come to Council and generally are not considered by the State Liquor Board unless the Town Council approves them. People can consume the alcohol under the constraints of the liquor license.

Motion to approve by Council Member Comerford, second by Council Member McGorray. Passed unanimously 6-0.

ITEMS FOR DISCUSSION/POSSIBLE ACTION

D 1 Relating to Utilities; update and discussion regarding progress on the design and construction of the Marana Water Reclamation Effluent Recharge Project and request for approval of the necessary funding to complete construction of the project. Presented by **John Kmiec**, who stated that the primary goal of the project is to optimize the use of effluent particularly in north Marana on the wastewater side by 2016. A secondary component is the potential to create a public amenity co-located with the effluent facility. It's a common theme throughout Arizona and other communities. Over the last several months, the services of HDR Incorporated were retained to help staff scope out a full master plan for the facility. Part of that master plan is to select and review appropriate recharge technology.

At this point, HDR has prepared the basis for the design. A two-phased approach was taken to get to the goal. The first phase of the design is to get 1.5M gallons per day of effluent into the ground as well as retaining the property available to be at full capacity at the north Marana plant, which is 3.5M gallons per day. Several recharge methods were reviewed including injection, shallow basin and deep basin. The method selected is the deep basin method which he went on to explain in more detail. Generally, this was based partly on the silt and sand geologic conditions of the 49 acres east of the treatment facility which was acquired with the treatment plant and partly to save on future energy costs associated with getting the water to the facility. The deep

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basin technique will allow for gravity feed from the plant to the basins without using any energy. He then went over the various elements of the design on a map which was before Council.

Mr. Kmiec then reviewed the permanent water resources before discussing the budget and schedule for construction. Initial construction was $1.3M, and current impact fees were designed around a $1.3M facility. Now that a deep basin technology has been selected, the revised construction estimate is $1.7M. This leaves a deficit of $400K needed to complete the facility to get 1.5M gallons per day in the recharge facility. The additional money can be used from the old water resource impact fee as we are still carrying a fund balance on that. Moving forward with permitting with ADWR and ADEQ - we are hoping to provide them with the applications in the next couple of weeks – our plan is to commission the recharge facility by the Spring/Summer of 2016 and start accruing those credits. **Council Member Bowen** asked how many acre feet are used in the north Marana area now that have to be credited back. **Mr. Kmiec** responded that the acre feet that would be stored at this facility would benefit all Marana water customers. We are currently receiving about 350 acre feet. The plant is doing about an acre foot a day. The whole Marana Water Utilities system is using between 2100 and 2300 acre feet a year –for all customers.

Motion by Council Member Comerford approve the necessary funding from the current and past renewable resource fees to complete the construction of the Marana Reclamation Effluent Recharge Project. Second by Vice Mayor Post. Passed unanimously 6-0.

D 2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies. **Mr. Davidson** indicated that there was no additional report other than what was placed at the Council dais – the League's Legislative Bulletin dated January 23, 2015. He will be happy to discuss any questions or concerns regarding any bill.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E 1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

Revised

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT. ***Motion to adjourn at 7:55 p.m. by Council Member Bowen, second by Vice Mayor Post. Passed unanimously 6-0.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on February 3, 2015. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

REVISED

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item L 1

To: Mayor and Council

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 7, 2015

Subject: Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a new Series #12 Restaurant liquor license application submitted by Christopher Mark Evenson Jr. on behalf of Chuy's Mesquite Broiler, located at 4499 W. Ina Road, Marana, Arizona 85742 (Jocelyn C. Bronson)

Discussion:

This application is for a new Series #12 Restaurant liquor license at Chuy's Mesquite Broiler located at 4499 W. Ina Road, Marana, Arizona 85742.

Pursuant to state law, the application was posted at the premises where the business is to be conducted. The posted notice provided that residents within a one mile radius from the premises may file written arguments in favor of or opposed to the issuance of the license with the Town Clerk's Office within 20 days of the posting. Any written arguments received by the Clerk's Office for or against the proposed liquor license are attached to this item and will be submitted to the Department of Liquor Licenses and Control (DLLC).

Town staff has reviewed this application to determine whether the applicant is in compliance with zoning, building and other legal requirements for the business. Additionally, the Marana Police Department has conducted a local background check.

The Town Council must enter an order recommending approval or disapproval of the application within 60 days after filing of the application. Pursuant to state statute, a license will only be issued after a satisfactory showing of the capability, qualifications and reliability of the applicant and "in all proceedings before the town council, the applicant bears the burden of showing that the public convenience requires and that the best interests of the community will be substantially served by the issuance of a license."

If the Council's recommendation is for disapproval, the order must include an attachment stating the specific reasons for the recommendation of disapproval and including a summary of the testimony or other evidence supporting the recommendation.

If the Council enters an order recommending approval of the application, or makes no recommendation, then no hearing before the Arizona state liquor board will take place, unless the director of the DLLC, the liquor board or a resident within a one mile radius from the premises requests a hearing. If the Council enters an order recommending disapproval of the application, or if the director, board or a resident within a one mile radius from the premises requests a hearing, then the state board will hold a hearing regarding the application.

At the hearing, the state board will consider all evidence and testimony in favor of or opposed to the granting of the license. The decision of the board to either grant or deny an application will normally take place within 105 days after the application has been filed, unless the director of the DLLC deems it necessary to extend the time period.

Staff Recommendation:

Staff recommends that an order recommending approval be submitted to the DLLC for this liquor license application.

Suggested Motion:

OPTION 1: I move to adopt and submit to the DLLC an order recommending approval of a new Series #12 Restaurant liquor license application submitted by Christopher Mark Evenson Jr. on behalf of Chuy's Mesquite Broiler, located at 4499 W. Ina Road, Marana, Arizona 85742.

OPTION 2: I move to adopt and submit to the DLLC an order recommending disapproval of a new Series #12 Restaurant liquor license application submitted by Christopher Mark Evenson Jr. on behalf of Chuy's Mesquite Broiler, located at 4499 W. Ina Road, Marana, Arizona 85742.

Attachments:
Application
Affidavit of Posting
Local Governing Body Recommendation
Description of License Type

'15 FEB 17 Liq. Lic. PM 4:19

RECEIVED
FEB 24 2015
Town of Marana
Clerk's office

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

APPLICATION FOR LIQUOR LICENSE

TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- ☐ MORE THAN ONE LICENSE
- ☒ INTERIM PERMIT *Complete Section 5*
- ☒ NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- ☐ PERSON TRANSFER (Bars & Liquor Stores ONLY) *Complete Sections 2, 3, 4, 11, 13, 15, 16*
- ☐ LOCATION TRANSFER (Bars and Liquor Stores ONLY) *Complete Sections 2, 3, 4, 12, 13, 15, 16*
- ☐ PROBATE/WILL ASSIGNMENT/DIVORCE DECREE *Complete Sections 2, 3, 4, 9, 13, 16* (fee not required)
- ☐ GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- ☐ J.T.W.R.O.S. *Complete Section 6*
- ☐ INDIVIDUAL *Complete Section 6*
- ☐ PARTNERSHIP *Complete Section 6*
- ☐ CORPORATION *Complete Section 7*
- ☒ LIMITED LIABILITY CO. *Complete Section 7*
- ☐ CLUB *Complete Section 8*
- ☐ GOVERNMENT *Complete Section 10*
- ☐ TRUST *Complete Section 6*
- ☐ OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 12104358

1. Type of License(s): # 12 - REST.
N/A
2. Total fees attached: $ 250.00

Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.

The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

P1071040

1. Owner/Agent's Name: (Mr.) Ms. EVENSON (Last) Jr. CHRISTOPHER (First) MARK (Middle)
(Insert one name ONLY to appear on license)
2. Corp./Partnership/L.L.C.: 4499 W. INA ROAD, LLC B1054000
(Exactly as it appears on Articles of Inc. or Articles of Org.)
3. Business Name: CHUY'S MESQUITE BROILER B1040958
(Exactly as it appears on the exterior of premises)
4. Principal Street Location 4499 W. INA RD. (Do not use PO Box Number) MARANA (City) PIMA (County) 85742 (Zip)
5. Business Phone: (520) 579-3395 Daytime Phone: (520) 331-3841 Email: CATDADDYTRADING442@YAHOO.COM
6. Is the business located within the incorporated limits of the above city or town? ☒YES ☐NO
7. Mailing Address: 4499 W. INA RD. (City) MARANA (State) AZ (Zip) 85742
8. Price paid for license only bar, beer and wine, or liquor store: Type N/A $ N/A Type N/A $ N/A

DEPARTMENT USE ONLY

Fees: 100.00 Application | 100.00 Interim Permit | 50.00 Site Inspection | _____ Finger Prints | $ 250.00 TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? ☒YES ☐ NO

Accepted by: BG Date: 2/17/15 Lic. # 12104358

1/7/2013

***Disabled individuals requiring special accommodation, please call (602) 542-9027.**

SECTION 5 Interim Permit:

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. 12103918
4. Is the license currently in use? ☐ YES ☒ NO If no, how long has it been out of use? N/A

ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, Mark Harold Enyeart, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER, MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

(Print full name)

X _____
(Signature)

My commission expires on: June 5, 2017

Notary Public State of Arizona
Pima County
Kevin A Kramber
My Commission Expires 06/05/2017

State of Arizona County of Pima

The foregoing instrument was acknowledged before me this 17th day of FEB., 2015
Day Month Year

(Signature of NOTARY PUBLIC)

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip

Partnership Name: (Only the first partner listed will appear on license) _____

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
☐ ☐						
☐ ☐						
☐ ☐						
☐ ☐						

)YRASSECENFIT

15 FEB 17 11:49 LIC. #4110

2. Is any person, other than the above, going to share in the profits/losses of the business? ☐ YES ☐ NO
If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#

REST

License 12103918

Issue Date: 1/12/2009

Expiration Date: 9/30/2015

Restaurant

Issued To:
MARK HAROLD EVENSON, Agent
VALLEY MANAGEMENT SERVICES LLC, Owner

Location:
CHUYS MESQUITE BROILER
4499 W INA RD
MARANA, AZ 85742

Mailing Address:

MARK HAROLD EVENSON
VALLEY MANAGEMENT SERVICES LLC
CHUYS MESQUITE BROILER
6031 N 40TH
PARADISE VALLEY, AZ 85253

'15 FEB 17 Liq. Lic. AM 4:19

EXP 9/30/2015

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

'15 FEB 17 Liq. Lic. PM 4:19

☐ CORPORATION ***Complete questions 1, 2, 3, 5, 6, 7, and 8.***

☒ L.L.C. ***Complete 1, 2, 4, 5, 6, 7, and 8.***

1. Name of Corporation/L.L.C.: 4499 W. Ina Road, LLC
   (Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 03/04/2014 State where Incorporated/Organized: Arizona
3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____
4. AZ L.L.C. File No: L-1909150-0 Date authorized to do business in AZ: 03/04/2014
5. Is Corp./L.L.C. Non-profit? ☐ YES ☒ NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
Evenson Jr.	Christopher	Mark	mgr/mem.	4499 W. Ina Rd.	Marana, AZ 85742

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
Evenson Jr.	Christopher	Mark	100	4499 W. Ina Rd.	Marana, AZ 85742

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
   (Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)
2. Is club non-profit? ☐ YES ☐ NO
3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

SECTION 9 Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:

1. Current Licensee's Name: _____ (Exactly as it appears on license) Last First Middle

2. Assignee's Name: _____ Last First Middle

3. License Type: _____ License Number: _____ Date of Last Renewal: _____

4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

SECTION 10 Government: (for cities, towns, or counties only)

1. Governmental Entity: _____

2. Person/designee: _____ _____ Last First Middle Contact Phone Number

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 11 Person to Person Transfer:

Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).

1. Current Licensee's Name: _____ Entity: _____ (Exactly as it appears on license) Last First Middle (Indiv., Agent, etc.)

2. Corporation/L.L.C. Name: _____ (Exactly as it appears on license)

3. Current Business Name: _____ (Exactly as it appears on license)

4. Physical Street Location of Business: Street _____

City, State, Zip _____

5. License Type: _____ License Number: _____

6. If more than one license to be transfered: License Type: _____ License Number: _____

7. Current Mailing Address: (Other than business) Street _____

City, State, Zip _____

8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? ☐ YES ☐ NO

9. Does the applicant intend to operate the business while this application is pending? ☐ YES ☐ NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, _____ (print full name), hereby authorize the department to process this application to transfer the privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, _____ (print full name), declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

_____ (Signature of CURRENT LICENSEE)

State of _____ County of _____

The foregoing instrument was acknowledged before me this

_____ Day _____ Month _____ Year

My commission expires on: _____

_____ (Signature of NOTARY PUBLIC)

'15 FEB 17 11:49 LIC. AM

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

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1. Current Business: (Exactly as it appears on license) Name _____
   Address _____
2. New Business: (Physical Street Location) Name _____
   Address _____
3. License Type: _____ License Number: _____
4. If more than one license to be transferred: License Type: _____ License Number: _____
5. What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizonal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

a) Restaurant license (§ 4-205.02)
b) Hotel/motel license (§ 4-205.01)
c) Government license (§ 4-205.03)
d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: _____ ft. Name of school _____
   Address _____
   City, State, Zip
2. Distance to nearest church: _____ ft. Name of church _____
   Address _____
   City, State, Zip
3. I am the: ☐ Lessee ☒ Sublessee ☐ Owner ☐ Purchaser (of premises)
4. If the premises is leased give lessors: Name CM LAND, LLC
   Address 8195 N. ORACLE RD. ST 101 ORO VALLEY, AZ 85704
   City, State, Zip
4a. Monthly rental/lease rate $ 11,500.00 What is the remaining length of the lease 7 yrs. 0 mos.
4b. What is the penalty if the lease is not fulfilled? $ 0 or other REPOSSESSION OF SPACE
   (give details - attach additional sheet if necessary)
5. What is the total **business** indebtedness for this license/location excluding the lease? $ 0 (CAPITAL CONTRIBUTION)
   Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip
N/A			N/A	N/A		

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? FULL SERVICE RESTAURANT

SECTION 13 - continued

7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?
☐ YES ☒ NO If yes, attach explanation.

8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? ☐ YES ☒ NO

9. Is the premises currently licensed with a liquor license? ☒ YES ☐ NO If yes, give license number and licensee's name:

License # 12103918 (exactly as it appears on license) Name MARK HAROLD EVENSON

SECTION 14 Restaurant or hotel/motel license applicants:

1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? ☒ YES ☐ NO
If yes, give the name of licensee, Agent or a company name:

EVENSON (Last) MARK (First) HAROLD (Middle) and license #: 12103918

2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.

3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.

4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this ☐ hotel/motel ☒ restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

applicant's signature

As stated in A.R.S § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

applicants initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

1. Check **ALL** boxes that apply to your business:

☒ Entrances/Exits ☒ Liquor storage areas Patio: ☒ Contiguous
☐ Service windows ☐ Drive-in windows ☐ Non Contiguous

2. Is your licensed premises currently closed due to construction, renovation, or redesign? ☐ YES ☒ NO
If yes, what is your estimated opening date? N/A
month/day/year

3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.

4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spiritous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).

5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows,or increase or decrease to the square footage after submitting this initial drawing.

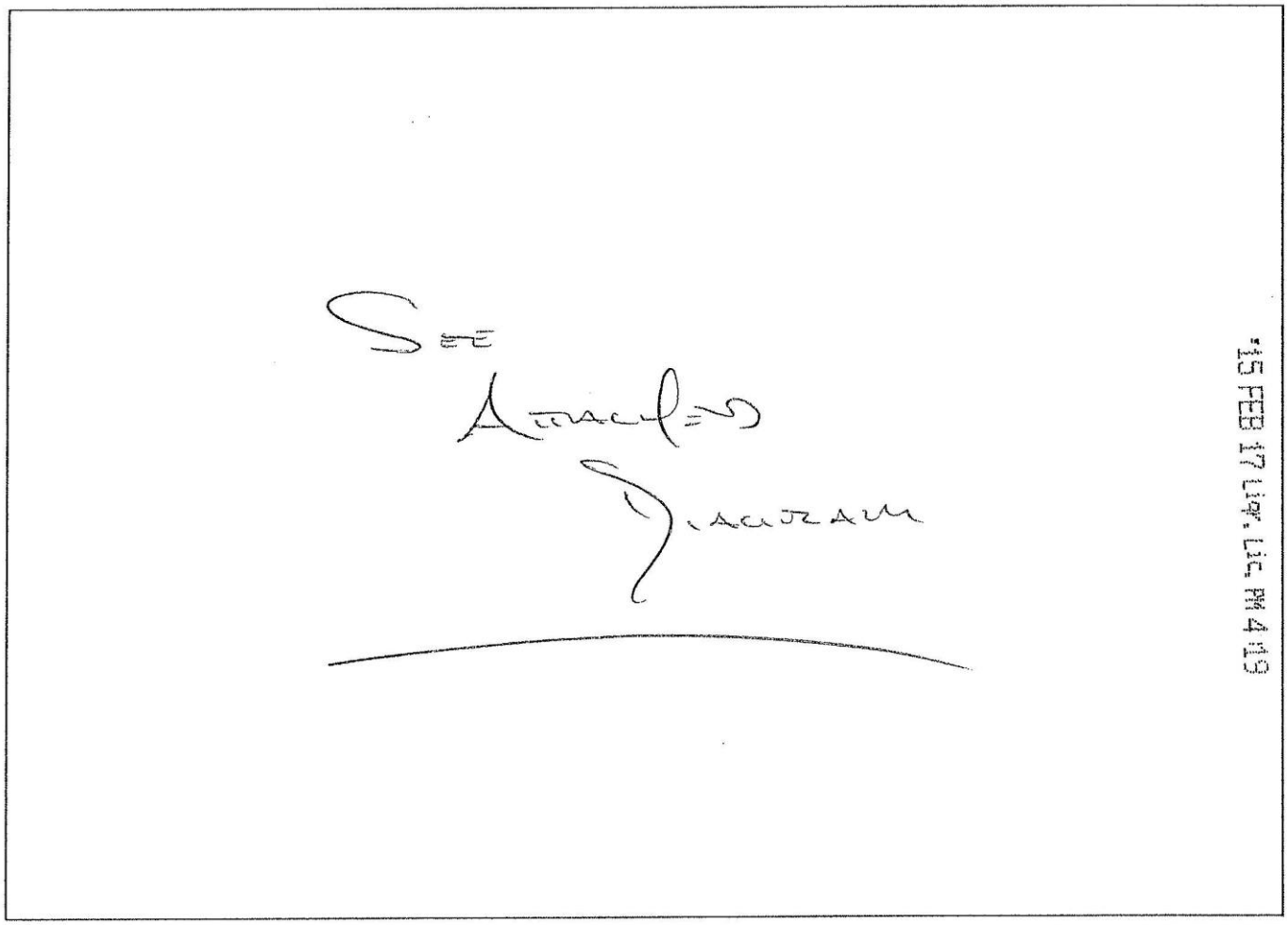
applicants initials

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SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.



SECTION 16 Signature Block

I, Christopher Mark Everson Sr; hereby declare that I am the OWNER/AGENT filing this
(print full name of applicant)

application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X _____
(signature of applicant listed in Section 4, Question 1)

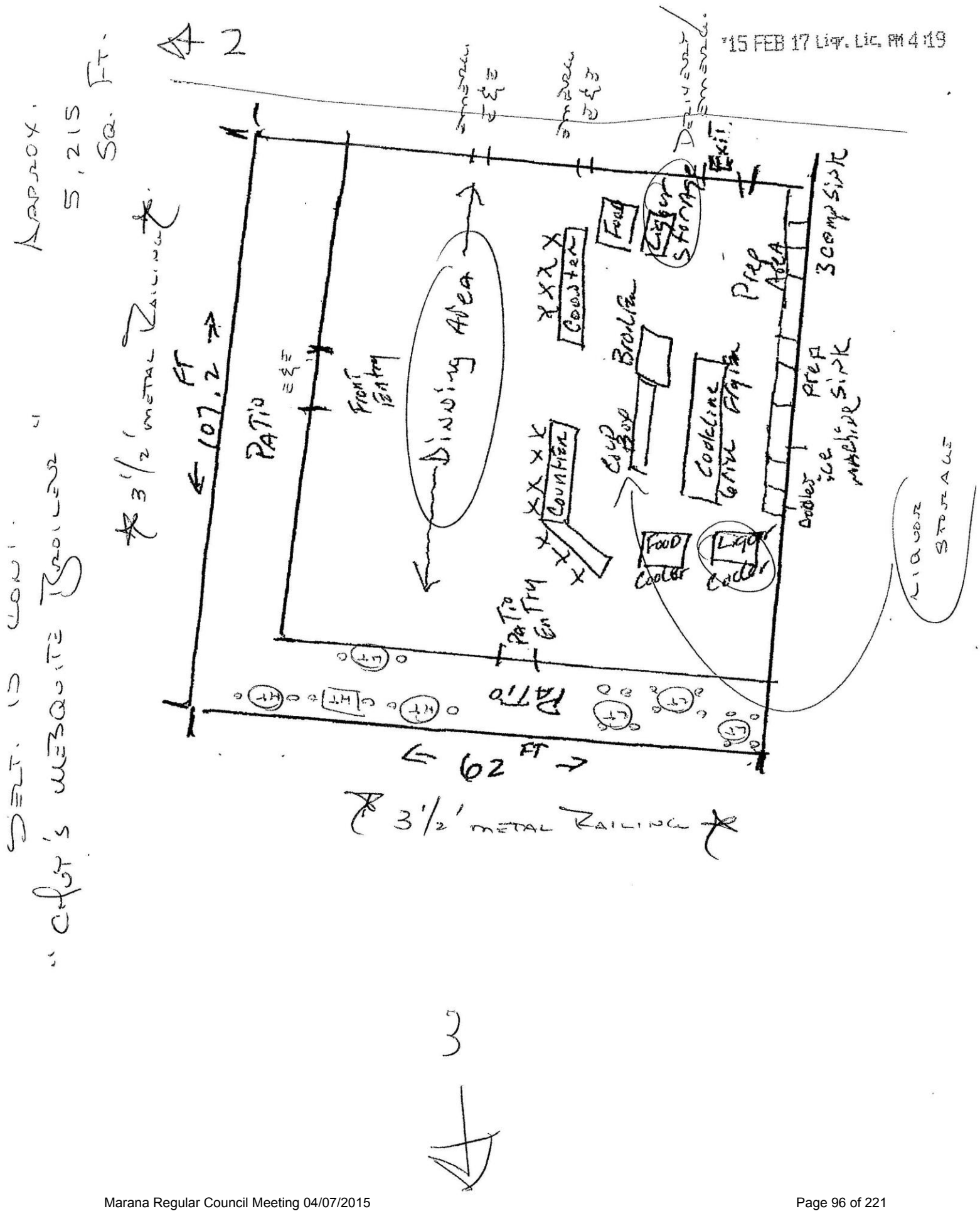
Notary Public State of Arizona
Pima County
Kevin A Kramber
My Commission Expires 06/05/2017

State of Arizona County of Pima

The foregoing instrument was acknowledged before me this
12TH Day of February Month, 2015 Year

My commission expires on : June 5, 2017
Day Month Year

_____
signature of NOTARY PUBLIC


#2
'15 FEB 17 Liq. Lic. PM 4:19
Approx. 5,215 Sq. Ft.
Set up could be Changed to Mesquite Square
3 1/2' metal Railing
107.2 FT
62 FT
3 1/2' metal Railing
Patio
Front Entry
Dining Area
Counter
Food Cooler
Liquor Cooler
Broiler
Cooking Equip
Cooking Equip
Prep Area
3 compartment sink
Prep Area
Coolers, ice machine, sink
Liquor Storage
Exit
Patio Entry
Liquor Storage
#3

Print Form

ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL

800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: February 25, 2015 Date of Posting Removal: 3/12/2015

Applicant Name: Evenson Jr. (Last) Christopher (First) Mark (Middle)

Business Address: 4499 W. Ina Road (Street) Marana (City) 85742 (Zip)

License #: 12104358

I hereby certify that pursuant to A.R.S. § 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

Elton E Burns Jr | Housing Spec. | 520 990 2496
Print Name of City/County Official | Title | Telephone #

Elton E Burns Jr | 3/25/2015
Signature | Date Signed

Return this affidavit with your recommendation (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents.

If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

Individuals requiring special accommodations please call (602) 542-9027

Lic0119 4/2009

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

Local Governing Body Recommendation
A.R.S. § 4-201(C)

1. City or Town of: Marana (circle one) Liquor License Application #: 12104358 (Arizona application #)
2. County of: Pima, Arizona. City/Town/County #: Marana
3. If licensed establishment will operate within an "entertainment district" as described in A.R.S. §4-207(D)(2), _____ (name of entertainment district), _____ (date of resolution to create the entertainment district), and a boundary map of entertainment district must be attached.
4. The Marana Town Council (governing body) at a regular (regular or special) meeting held on the 7th (day) of April (month), 2015 (year) considered the application of Chuy's Mesquite Broiler (name of applicant) for a license to sell spirituous liquor at the premises described in application 12104358 (Arizona liquor license application #), for the license series#: type Series #12 Restaurant (i.e.: series #10: beer & wine store) as provided by A.R.S. §4-201.

ORDER OF APPROVAL/DISAPPROVAL

IT IS THEREFORE ORDERED that the license APPLICATION OF Chuy's Mesquite Broiler (name of applicant) to sell spirituous liquor of the class and in the manner designated in the application, is hereby recommended for _____ (approval, disapproval, or no recommendation).

TRANSMISSION OF ORDER TO STATE

IT IS FURTHER ORDERED that a certified copy of this order be immediately transmitted to the State Department of Liquor, License Division, 800 W Washington, 5th Floor, Phoenix, Arizona.

Dated at Marana, Arizona (location) on 7th (day), April (month), 2015 (year).

Jocelyn C. Bronson
(printed name of city, town or county clerk)

_____
(signature of city, town or county clerk)

Series 6 Bar

The bar (series 6) liquor license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows the holder both on- & off-sale retail privileges. This license allows a bar retailer to sell and serve all types of spirituous liquors, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. A retailer with off-sale ("To Go") privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. A.R.S. § 4-206.01.F. states that after January 1, 2011, the off-sale privileges associated with a bar license shall be limited to no more than 30% of the total annual sales receipts of liquor by the licensee at that location. Payment must be made no later than the time of delivery. Off-sale ("To Go") package sales of spirituous liquor can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the ones provided for the bar. A hotel or motel with a Series 6 license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is by a key or magnetic card device and not furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m.

Series 7 Beer and Wine Bar

The beer and wine bar (series 7) liquor license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows the holder both on- & off-sale retail privileges. This license allows a beer and wine bar retailer to sell and serve beer and wine (no other spirituous liquors), primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. A retailer with off-sale ("To Go") privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. A.R.S. § 4-206.01.F. states that after January 1, 2011, the off-sale privileges associated with a bar license shall be limited to no more than 30% of the total annual sales receipts of liquor by the licensee at that location. Off-sale ("To Go") package sales can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the one provided for the bar. Payment must be made no later than the time of delivery.

Series 9 Liquor Store

The liquor store (series 9) license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows a spirituous liquor store retailer to sell all types of spirituous liquors, only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Series 9 (liquor store) licensees and applicants may apply for unlimited sampling privileges by completing the Sampling Privileges form.

Series 10 Beer and Wine Store

This non-transferable, off-sale retail privileges liquor license allows a retail store to sell beer and wine (no other spirituous liquors), only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Series 10 (beer and wine store) licensees and applicants may apply for unlimited sampling privileges by completing the Sampling Privileges form.

Series 11 Hotel/Motel

This non-transferable, on-sale retail privileges liquor license allows the holder of a hotel/motel license to sell and serve all types of spirituous liquor solely for consumption on the premises of a hotel or motel that has a restaurant where food is served on the premises. The restaurant on the licensed premises must derive at least forty percent (40%) of its gross revenue from the sale of food. The holder of this license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is provided by a key or magnetic card device and may not be furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m.

Series 12 Restaurant

This non-transferable, on-sale retail privileges liquor license allows the holder of a restaurant license to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food. Failure to meet the 40% food requirement may result in revocation of the license.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item L 2

To: Mayor and Council

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 7, 2015

Subject: Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a special event liquor license application submitted by Fr. Virgilio T. Tabo, Jr. on behalf of St. Christopher Catholic Church for Parish Fundraiser to be held on April 25, 2015 (Jocelyn C. Bronson)

Discussion:

This application is for a special event liquor license on behalf of St. Christopher Catholic Church for Parish Fundraiser to be held on April 25, 2015. The applicant has also obtained a special event permit from the town, pursuant to Chapter 10-6 of the Marana Town Code.

A special event liquor license is a temporary, non-transferable, on-sale retail privileges liquor license that allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold and only for the period authorized on the license. Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first. The qualified organization must receive at least twenty-five percent (25%) of the gross revenues of the special events.

Pursuant to state law, a person desiring a special event liquor license must request a special event application from the Department of Liquor Licenses and Control (DLLC). The applicant then must file the application with the town for events occurring within the town's limits. The town may then recommend approval or disapproval of the special event liquor license.

If the special event liquor license application is approved by the Town Council, and the event meets the requirements for granting the license, the director of the DLLC will issue a special event liquor license to the qualifying organization. If the application is disapproved by the Town

Council, the DLLC will normally not consider the application.

Staff Recommendation:

Staff recommends approval of this special event liquor license application.

Suggested Motion:

OPTION 1: I move to submit to the DLLC a recommendation of approval of the special event liquor license application submitted by Fr. Virgilio T. Tabo, Jr. on behalf of St. Christopher Catholic Church for Parish Fundraiser.

OPTION 2: I move to disapprove the special event liquor license application submitted by Fr. Virgilio T. Tabo, Jr. on behalf of St. Christopher Catholic Church for Parish Fundraiser.

Attachments: St. Christopher Catholic Church Parish Fundraiser

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor
Phoenix, Arizona 85007-2934
(602) 542-5141

RECEIVED
MAR 25 2015
Town of Marana
Clerk's Office

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = $25.00 per day for 1-10 day events only
A service fee of $25.00 will be charged for all dishonored checks (A.R.S.§ 44-6852)

NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
PLEASE ALLOW **10** BUSINESS DAYS FOR PROCESSING.

****Application must be approved by local government before submission to Department of Liquor Licenses and Control. (Section #20)**

DLLC USE ONLY
LICENSE #

1. Name of Organization: ST. CHRISTOPHER CATHOLIC CHURCH
2. Non-Profit/I.R.S. Tax Exempt Number: 86-0954915
3. The organization is a: (check one box only)
   - ☐ Charitable ☐ Fraternal (must have regular membership and in existence for over 5 years)
   - ☐ Civic ☒ Religious ☐ Political Party, Ballot Measure, or Campaign Committee
4. What is the purpose of this event? ☒ on-site consumption ☐ off-site consumption (auction) ☐ both
   PARISH FUNDRAISER
5. Location of the event: 12101 W. MOORE RD. MARANA PIMA 85653
   Address of physical location (Not P.O. Box) | City | County | Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. **Applicant**: Tabo, JR. FR. VIRGILIO T. [redacted]
   Last | First | Middle | Date of Birth
7. Applicant's Mailing Address: 12101 W. MOORE Rd. MARANA AZ. 85653
   Street | City | State | Zip
8. Phone Numbers: (520) 682-3035 ( ) (520) 858-5034
   Site Owner # | Applicant's Business # | Applicant's Home #
9. Date(s) & Hours of Event: (see A.R.S. 4-244(15) and (17) for legal hours of service)

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	April 25, 2015	SATURDAY	2 PM	10 PM
Day 2:				
Day 3:				
Day 4:				
Day 5:				
Day 6:				
Day 7:				
Day 8:				
Day 9:				
Day 10:				

***Disabled individuals requiring special accommodations, please call (602) 542-9027**

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
☐ YES ☒ NO (attach explanation if yes)

11. This organization has been issued a special event license for 1 days this year, including this event (not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? ☐ YES ☒ NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL EVENT LIQUOR SALES.

Name ST. CHRISTOPHER CHURCH 100% Percentage

Address 12101 W. Moore Rd. MARANA, AZ. 85653

Name _____ _____ Percentage

Address _____

(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

_____ # Police ☒ ~~Fencing~~ error KMT
_____ # Security personnel ☒ Barriers

ON ALREADY ENCLOSED OUTSIDE PORCH – BARRIER AT ENTRANCE (ONLY 1 ENTRANCE)

16. Is there an existing liquor license at the location where the special event is being held? ☐ YES ☒ NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? ☐ YES ☐ NO
(ATTACH COPY OF AGREEMENT)

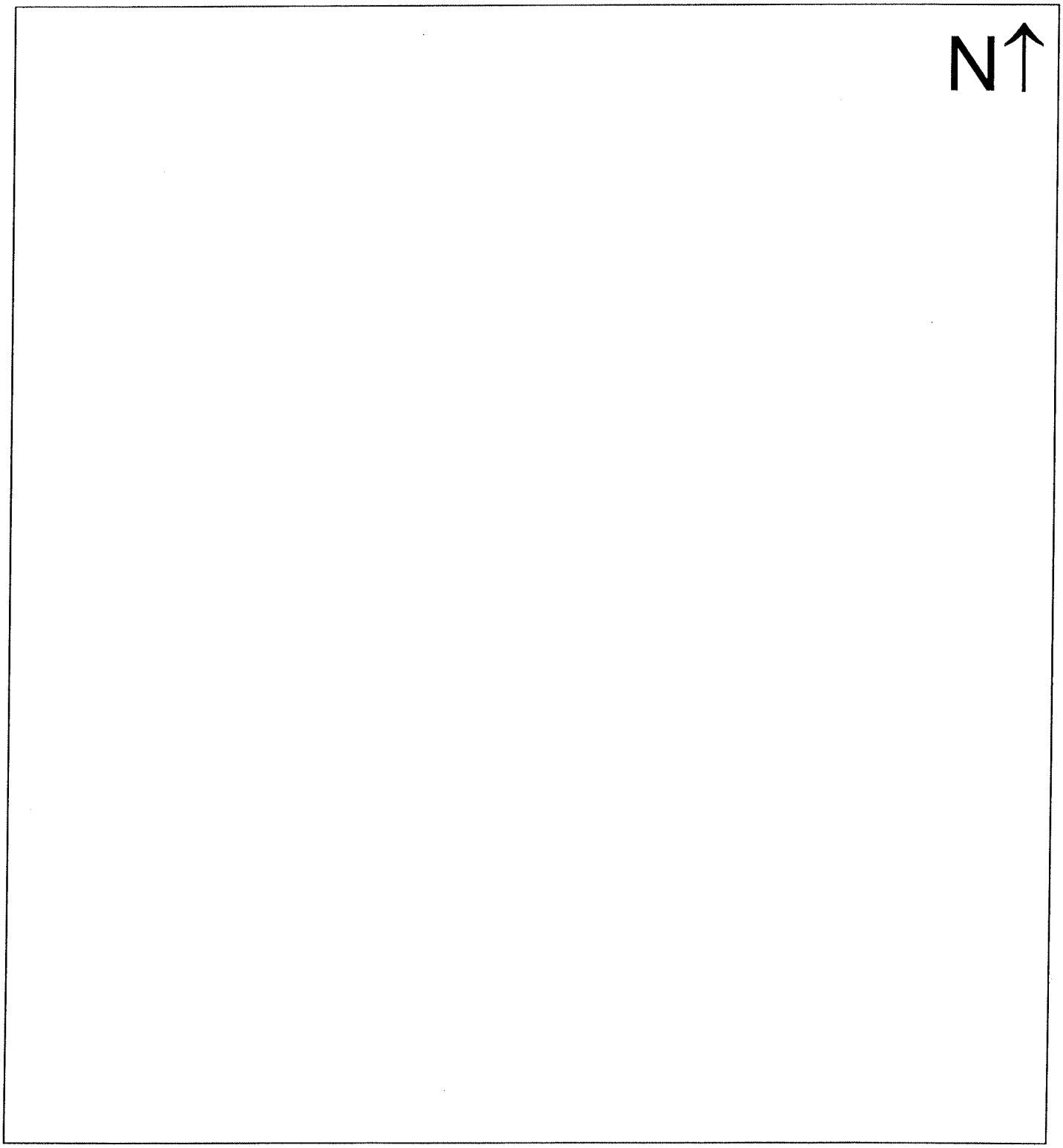
_____ Name of Business ( ) _____ Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.


W Moore Rd
W Swanson St
N Steele Dr
N Hendricks Dr
N White Ave
N Whitney Ln
N Apopka Dr
W Formosa Ln
N Tangerine Farms Rd
Parking
Event
Parking

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, Fr. Virgilio T. Tabo, Jr. declare that I am an **Officer/Director/Chairperson** appointing the
(Print full name)
applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X _____ Pastor March 24, 2015 529 682-3035
(Signature) (Title/Position) (Date) (Phone #)

State of Arizona County of Pima

BRENDA FAHRMEYER
Notary Public - State of Arizona
PIMA COUNTY
My Commission Expires
November 30, 2017

The foregoing instrument was acknowledged before me this
25 March 2015
Day Month Year

My Commission expires on: Nov 30, 17 _____
(Date) (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, Fr. VIRGILIO T. TABO, JR. declare that I am the APPLICANT filing this application as
(Print full name)
listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X _____ State of Arizona County of Pima
(Signature)

BRENDA FAHRMEYER
Notary Public - State of Arizona
PIMA COUNTY
My Commission Expires
November 30, 2017

The foregoing instrument was acknowledged before me this
25 March 2015
Day Month Year

My Commission expires on: Nov 30, 17 _____
(Date) (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County *MUST* recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ _____ hereby recommend this special event application
(Government Official) (Title)

on behalf of _____ _____ _____
(City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

_____

_____ _____
(Employee) (Date)

☐ APPROVED ☐ DISAPPROVED BY: _____

_____
(Title) (Date)

SERIES: **15 SPECIAL EVENT LICENSE (Temporary)**

Non-transferable

On-sale retail privileges

PURPOSE:

Allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold, and only for the period authorized on the license. This is a temporary license.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

The applicant for a special event license must request a special event application from the Department and file the application with the governing body of the city or town, or Board of Supervisors of an unincorporated area of a county (where the special event is to take place) for approval or disapproval. Some local governing bodies may require approximately 60 days prior notice.

If the application is approved by the local authority, and the event meets the requirements for granting the license, the Director will issue a special event license to the qualifying organization.

Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

The qualified organization must receive at least twenty-five percent (25 %) of the gross revenues of the special event liquor sales.

A person selling spirituous liquor under a special event license must purchase the spirituous liquor from the holder of a license authorized to sell off-sale; *except that,* in the case of a non-profit organization which has obtained a special event license for the purpose of charitable fund raising activities, a person may receive the spirituous liquor from a wholesaler as a donation.

AVERAGE APPROVAL TIME: **One (1) to seven (7) days.**

PERIOD OF ISSUANCE:

Issued for no more than a cumulative total of ten (10) days in a calendar year. A special event may be held for more than one (1) day, but it must be held on consecutive days and at the same location or additional licenses will be required.

FEES: **$25.00 per day.**

ARIZONA STATUTES AND REGULATIONS:

ARS 4-203.02, 4-244, 4-261; Rule R19-1-228, R19-1-235, R19-1-309.

Disabled individuals requiring special accommodations please call (602) 542-9027

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A 1

To: Mayor and Council

From: Brian Varney, Planner II

Date: April 7, 2015

Strategic Plan Focus Area:
Commerce, Community

Subject:

PUBLIC HEARING: Ordinance No. 2015.008: Relating to Development; approving a rezoning of approximately 30.6 acres of land located south of Cortaro Farms Road and east of Sandy Desert Trail from R-16 (single-family residential) to R-6 (single-family residential); and approving a minor amendment to the General Plan amending the land use category from Low-Density Residential (LDR) to Medium Density Residential (MDR) (Brian Varney)

Discussion:

Summary of Application

The Planning Center is requesting approval to rezone approximately 30.6 acres of land from R-16 (single-family residential, minimum lot size of 16,000 square feet) to R-6 (single-family residential, minimum lot size of 6,000 square feet). The requested rezoning includes an application to amend the Town of Marana General Plan to change the existing land use plan category from Low-Density Residential (LDR) to Medium-Density Residential (MDR) constituting a minor amendment to the General Plan.

The property contained within the rezoning area is a portion of a 319-acre land area annexed into the Town of Marana as the 'Camino de Oeste Annexation' approved by the Town Council in March of 2004. In April of 2004, 104.6 acres of the annexation area was rezoned creating the development area now known as Willow Ridge. The rezoning established three zoning designations within the 104.6 acres: R-6 (single-family residential, minimum lot size of 6,000 square feet); R-16 (single-family residential, minimum lot size of 16,000 square feet); and, NC (Neighborhood Commercial). A block plat for Willow Ridge was approved by the Town Council in September of 2005. Plats for Willow Ridge Commons and Willow Ridge Custom Lots were approved in March of 2006 and August of 2007, respectively. Willow Ridge Custom Lots is the platted development subject to the current rezoning application.

Marana General Plan
The rezoning area is designated with a land use plan category of Low-Density Residential (LDR) in the Marana General Plan. The LDR category is characterized by single-family detached homes on relatively large lots in a density range of 0.5 to 2.0 residences per acre where the retention of a semi-rural, open character is desired. Limited neighborhood commercial development may be allowed within this classification. The applicant requests a minor amendment to the General Plan to Medium Density Residential (MDR), which supports a density range of 2.1 - 8.0 residences per acre and is characterized by single-family detached and attached homes on moderately sized lots. The proposed density for Willow Ridge Rezone II is 2.3 residences per acre (RAC).

Land Use
The conceptual development plan proposes a single-family residential development consisting of 69 lots, roadways, drainage, and utility infrastructure, as well as nearly 15 acres of open space. The plan proposes approximately 15.84 acres (51.7%) of the rezoning area to be developed as residential lots and related infrastructure, 12.30 acres (40.2%) as natural undisturbed open space (NUOS), and 2.48 acres (8.1%) as disturbed open space. The NUOS area will largely consist of the natural drainageways that traverse the rezoning area from northeast to the southwest. The disturbed open space will consist primarily of treated slopes and on-site detention areas revegetated to the greatest extent possible. The proposed density does not require the provision of active open space or recreation area; however, a large amount of passive open space is provided within the project.

The topography of the site is characterized by moderately undulating terrain with a calculated average cross slope of 13.9 percent. There are no restricted peaks or ridges within the rezoning area. Grading will be restricted to lots, roadways, and necessary ancillary grading for improvements. Impacts to the existing drainage patterns will be mitigated by avoiding or minimizing disturbance to existing drainageways with minimal encroachments primarily for roadway crossings and detention areas. Town staff will evaluate all on-site and off-site drainage for this project in greater detail during the platting process and will require a complete drainage study to be included with the submittal of a preliminary plat. If approved, the rezoning will be followed by preliminary and final subdivision plats, native plant and landscape plans, and subdivision improvement plans. Pursuant to a condition of the current zoning, all lots within 300 feet of Cortaro Farms Road will be restricted to single-story homes.

Access and Circulation
Primary access to the rezoning area is proposed at two locations off of Sandy Desert Trail. A roadway north of the primary drainage channel will serve ingress/egress to a small cluster of 6 lots. The remaining 63 lots will be served by a roadway south of the primary drainage channel. In accordance with the Town of Marana Subdivision Street Standards Manual, a single permanent access will be provided for each of these development areas, and an emergency access will be provided for the larger development area via Cortaro Farms Road. All interior streets are proposed to be public and will be constructed to the Town's 46-foot local street section standard. A traffic impact analysis was approved for the greater Willow Ridge development, and accommodated the currently proposed density; therefore, the Town will not require an additional traffic study for this proposed development.

Utilities
The rezoning area is located within the Town of Marana water service area and water supply is

assured; however, water is currently not provided to the site. The developer will be responsible for the design and construction of all on-site and off-site water infrastructure, including the construction of an onsite booster pumping station, required to serve potable water and fire protection to the development. A water service agreement, as well as plans for the water distribution system will be required prior to development.

Sewer will be provided to future development within the rezoning area by Pima County. The Pima County Regional Wastewater Reclamation Department has indicated that flows from this project can be accommodated in an existing 8-inch public sewer line located within the Sandy Desert Trail alignment just west of the rezoning area.

Tucson Electric Power and Southwest Gas currently serve Willow Ridge and will provide service to future development in the rezoning area.

Citizen Participation
The applicants held a neighborhood meeting on December 4, 2014 at the Holiday Inn Express on Cracker Barrel Road. All property owners within 300 feet of the rezoning area, as well as all neighborhood associations in the vicinity were invited to the meeting. The meeting was attended by four of the invitees. The predominant concerns expressed by those in attendance included: increased traffic on Sandy Desert Trail and the potential impact on the safety of school children and property values; potential for permanent access onto Cortaro Farms Road; and, inclusion of the property adjacent to the north into the rezoning area.

Public Notification
The public hearing was legally noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Recommended Findings of Fact
1. The property is currently zoned R-16 (single-family residential, minimum lot size of 16,000 square feet). The proposed change in zoning from R-16 to R-6 (single-family residential, minimum lot size of 6,000 square feet) will require a minor amendment to the Marana General Plan from the existing land use plan category of Low-Density Residential (LDR) to Medium-Density Residential (MDR).
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.
3. The proposed rezoning, with the acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis
Review criteria:
1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:
With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:
With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of R-6 (single-family residential) zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan Medium-Density Residential (MDR) land use category.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:
Based upon the requirements and conditions, the proposed rezoning does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends approval of PCZ1408-001, Willow Ridge Rezone II, and GPA1408-001, General Plan minor amendment, based upon the recommended findings and subject to the conditions set forth in the draft ordinance included with these agenda materials.

Planning Commission Recommendation
The Planning Commission heard the request for the proposed rezoning and general plan amendment at a public hearing held on February 25, 2015. By a vote of 7-0, the Commission voted in favor of recommendation to the Town Council approval of the rezoning and general plan amendment.

Suggested Motion:

Staff recommends that the Town Council move on one of the following options:

OPTION 1: I move to adopt Ordinance 2015.008, as presented by staff.

OPTION 2: I move to adopt Ordinance 2015.008 as presented by staff, subject to the following modifications (add as necessary).

Attachments: Ordinance 2015.008
Exhibit 'A' to Ordinance - Legal Description
Location Map
General Plan Amendment Application
Rezoning Application

Rezoning site analysis document

Planning Commission minutes 2-25-2015

MARANA ORDINANCE NO. 2015.008

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 30.6 ACRES OF LAND LOCATED SOUTH OF CORTARO FARMS ROAD AND EAST OF SANDY DESERT TRAIL FROM R-16 (SINGLE-FAMILY RESIDENTIAL) TO R-6 (SINGLE-FAMILY RESIDENTIAL); AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN AMENDING THE LAND USE CATEGORY FROM LOW-DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

WHEREAS Fidelity National Title Trust 60411 and its beneficiaries (collectively the "Property Owners") own 30.6 acres of land located south of Cortaro Farms Road and east of Sandy Desert Trail in Section 25, Township 12 South, Range 12 East, described on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized The Planning Center to submit an application to rezone the Rezoning Area from R-16 (single-family residential) to R-6 (single-family residential) ("this Rezoning"), and amend the 2010 Marana General Plan from Low-Density Residential (LDR) to Medium Density Residential (MDR) for the Rezoning Area; and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on February 25, 2015, and voted 7 to 0 to recommend that the Town Council approve this Rezoning, subject to the recommended conditions, as well as revised conditions and site plan; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning on April 7, 2015 and determined that the requested rezoning and general plan amendment should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from R-16 to R-6.

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan designation of the Rezoning Area from Low-Density Residential (LDR) to Medium-Density Residential (MDR).

Section 3. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owners and their successors in interest (all of whom are collectively included in the term "Property Owners" in the following conditions):

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the tentative development plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by the Marana Utilities Department (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
8. The maximum number of residential lots within the Rezoning Area shall not exceed 69.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.

10. The Property Owners shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
11. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. No two-story construction shall be permitted within 300 feet of Cortaro Farms Road, as delineated on the Conceptual Development Plan in the Willow Ridge Rezone II site analysis.
14. A Native Plant Program (NPP) in accordance with Title 17 of the Marana Land Development Code must be submitted by the Property Owners and approved by the Town of Marana during the review of a subdivision plat for any portion of the Rezoning Area.
15. All saguaro spears with a height of 14 feet or less meeting the transplanting criteria of Title 17 shall be preserved in place or salvaged and transplanted on-site where practicable. Saguaros that cannot be transplanted on-site shall be transported to and transplanted off-site at locations to be determined by the Town of Marana, the Coalition for Sonoran Desert Protection, and the Property Owners.
16. A minimum of 75 percent of the 20-30 foot ironwood trees meeting the transplanting criteria of Title 17 of the Marana Land Development Code shall be preserved in place or salvaged and transplanted on-site where practicable. Ironwoods that cannot be transplanted on-site shall be transported and transplanted off-site at locations to be determined by the Town of Marana, the Coalition for Sonoran Desert Protection, and the Property Owners.
17. The Property Owners shall identify on the required vegetation inventory Palo Verde trees over 15 feet in height.
18. Prior to grading of the site, the Property Owners shall notify and invite appropriate non-profit organizations (e.g., Tucson Audubon Society, Tucson Cactus and Succulent Society) to salvage remaining vegetation on-site.

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of April, 2015.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lots 1 through 35, inclusive and Common Areas A, B, C and D, of WILLOW RIDGE CUSTOM LOTS, a subdivision of Pima County, Arizona, according to the map of record in the Office of the Pima County Recorder in Book 63 of Maps and Plats at Page 5.

EXCEPT all coal and other minerals as reserved in the Patent from the United States of America.

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AMERICAN LAND TITLE ASSOCIATION



N
W E
S

400m
1000ft

111° 05' 05.843" 32° 27' 00.615" Scale 1:13,714

PCZ1408-001: Willow Ridge Rezone II; R-16 SFR to R-6 SFR

This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.

MARANA

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☑ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	Platted into 35 lots, Bk 63, Page 5			General Plan Designation (To be confirmed by staff)	LDR
Gross Area (Acre/SF)	30.4			Current Zoning (To be confirmed by staff)	R-16
Development / Project Name	Willow Ridge Rezone			Proposed GP Designation	MDR
Project Location	Cortaro Farms Road, east of Sandy Desert Trail				
Description of Project*	Single Family Residential -69 lots				
Property Owner	Fidelity National Title TR 60411, Attn: Heater Investments, Inc				
Street Address	2275 West Magee Road, Suite 112				
City Tucson	State Az	Zip Code 85742	Phone #	Fax #	E-Mail Address
Contact Person	Joe & Sandra Heater			Phone Number / E-mail 742-6750/ sandraheater@gmail.com	
Applicant	The Planning Center				
Street Address	110 South Church, Suite 6320				
City Tucson	State Az	Zip Code 85701	Phone # 623-6146	Fax # 622-1950	E-Mail Address klee@azplanningcenter.com
Contact Person	Kelly Lee, Project Manager			Phone Number / E-mail 623-6146/klee@azplanningcenter.com	
Agent/Representative					
Street Address					
City	State	Zip Code	Phone #	Fax #	E-Mail Address
Contact Person				Town of Marana Business License No.	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Kelly Lee, The Planning Center — Print Name of Applicant/Agent

Kelly Lee — Signature

8.29.14 — Date

CaseLog# N/A

Date Received 8-29-14

Signature CBilon

CRW# GPA 1408-001

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☑ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	Platted into 35 lots, Bk 63, Page 5			General Plan Designation (To be confirmed by staff)	LDR
Gross Area (Acre/SF)	30.6			Current Zoning (To be confirmed by staff)	R-16
Development / Project Name	Willow Ridge Rezone			Proposed Zoning	R-6
Project Location	Cortaro Farms Road, east of Sandy Desert Trail				
Description of Project*	Single Family Residential				
Property Owner	Fidelity National Title TR 60411, Attn: Heater Investments, Inc				
Street Address	2275 West Magee Road, Suite 112				
City Tucson	State Az	Zip Code 85742	Phone #	Fax #	E-Mail Address
Contact Person	Joe & Sandra Heater			Phone Number / E-mail 742-6750/ sandraheater@gmail.com	
Applicant	The Planning Center				
Street Address	110 South Church, Suite 6320				
City Tucson	State Az	Zip Code 85701	Phone # 623-6146	Fax # 622-1950	E-Mail Address klee@azplanningcenter.com
Contact Person	Kelly Lee, Project Manager			Phone Number / E-mail 623-6146/klee@azplanningcenter.com	
Agent/Representative					
Street Address					
City	State	Zip Code	Phone #	Fax #	E-Mail Address
Contact Person				Town of Marana Business License No.	

3. AUTHORIZATION OF PROPERTY OWNER

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Kelly Lee, The Planning Center — Print Name of Applicant/Agent

Kelly Lee — Signature

8.29.14 — Date

CaseLog# N/A Date Received 8-29-14 Signature CBilow

CRW# PC21408-001

Willow Ridge Rezone II, R-16 to R-6

Cortaro Farms and Sandy Desert Trail

Town of Marana

March / April 2015



Case Number: PCZ-1408-001

THE PLANNING CENTER
a division of TPC Group, Inc
tucson az 85701

Willow Ridge Rezone II

Cortaro Road & Sandy Desert Trail
Marana, Arizona

Marana Case Number PCZ-1408-001
Request: Rezone from:
Single Family Residential R-16 to Single Family Residential R-6

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Fidelity National Title and Trust 60411
Heater Investments, Inc.
7400 North Oracle Road, Suite 321
Tucson, Arizona 85704
Telephone: (520) 742-6750

Prepared by:

The Planning Center
110 South Church Avenue, Suite 6320
Tucson, Arizona 85701
Telephone: (520) 623-6146

With assistance from:

Perry Engineering
505 West Wetmore Road
Tucson, Arizona 85705
Telephone: (520) 820-4355

March/April 2015
PCZ-1408-001

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Willow Ridge Rezone II, R-16 to R-6

Cortaro Farms and Sandy Desert Trail

Town of Marana

Part I: Introduction



THE PLANNING CENTER
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Introduction

The subject property is a 30-acre site located south of Cortaro Road, bordered on the west by Sandy Desert Trail. The purpose of this analysis is to identify factors directly or indirectly influencing a rezoning of this property from R-16 (Single Family Residential) to R-6 (Single Family Residential).

History of the site indicates the site was part of larger annexation including a total of 104 acres, Ordinance No. 2004.05 adopted on March 16, 2004. As part of this annexation, the developer signed a Development Agreement with the Town of Marana, Docket 12292, Page 6664. The Pima County SR (Suburban Ranch) and SH (Suburban Homestead) zoning translated to Town of Marana R-144 and R-36 during the annexation. The 104-acre property was subsequently rezoned to R-16, R-6 and NC under Ordinance 2004.07. The 30-acre subject site was rezoned to R-16 and subsequently a subdivision plat was approved for 35 lots known as Willow Ridge Custom Lots, Book 63, Page 5.

The inventory and analysis provided in this document includes topographic and hydrologic analyses, site visits, responses from the appropriate governmental agencies, and background data. The Conceptual Development Plan provided in this document responds to the site's opportunities and constraints, while addressing sound engineering and planning principles and best practices.

Willow Ridge Rezone II, R-16 to R-6

Cortaro Farms and Sandy Desert Trail

Town of Marana

Part II: Inventory and Analysis



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A. EXISTING LAND USES

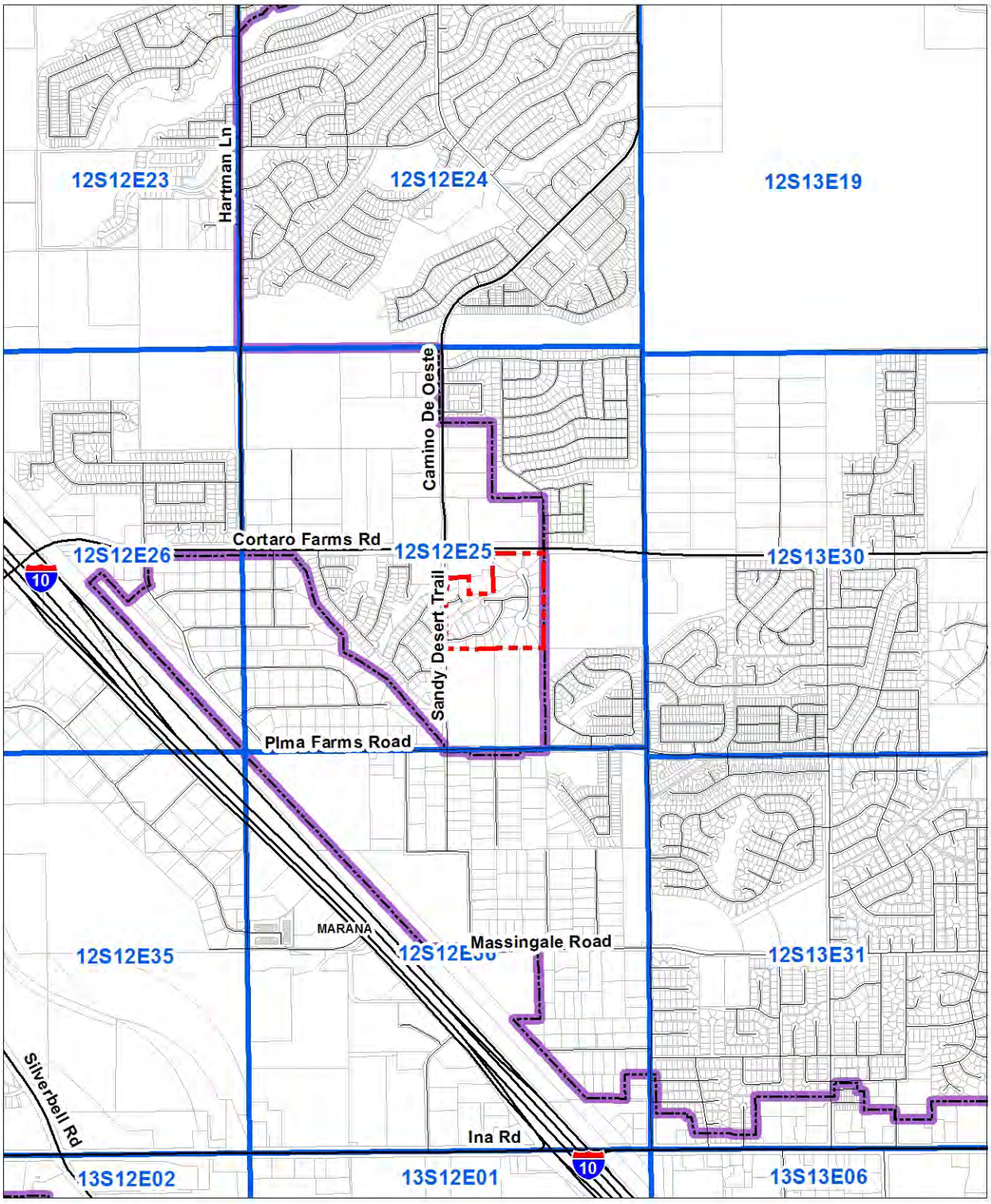
1. Description of Site Location in Regional Context

   The 30-acre project site is located in the Town of Marana within Township 12S, Range 12E, Section 25. Cortaro Road bounds the site to the north, and Sandy Desert Trail bounds the site to the west (see Exhibit II.A.1). The project site is located on the border of Town of Marana/Unincorporated Pima County on the east and has been previously platted as Willow Ridge Custom Lots, Book 63, Page 5 and consists of 42 separate parcels, which includes 35 single family residential lots and common areas.

2. Description of Existing Land Uses

   The site is vacant with one concrete building pad, a unpaved driveway to the existing adjacent residence and three curbs cuts and associated drainage improvements along the western boundary adjacent to Sandy Desert Trail (see Exhibit II.A.2: Existing Land Uses).

Exhibit II.A.1: Location and Vicinity Map



LEGEND

- Site Boundary
- Township, Range & Section
- Jurisdictional Boundaries

NOTES:

Project Site is located at:
Township 12S, Range 12E, and Section 25
Site Acreage: Approx. 30 AC

NORTH 0' 1200' 2400'

FILE NAME:HII-01_location_6x8.mxd
SOURCE: Pima County GIS, 2014

Exhibit II.A.2: Existing Land Use



LEGEND

Site Boundary

0' 100' 200'

FILE NAME: HII_aerial_location.mxd
SOURCE: Pima County GIS, 2014

3. Surrounding Property within One-Quarter of a Mile

a. Existing Zoning

Project Site:	Town of Marana R-16 (Residential)
North:	Town of Marana NC (Neighborhood Commercial), R-16 (Residential & R-144 (Single Family Residential) & Pima County CR-4 (Mixed Dwelling Type Zone)
South:	Town of Marana R-144 (Residential) & R-36 (Residential), CR-5 (Multiple Residence Zone) & CR-4 (Mixed Dwelling Type Zone) and Pima County SH (Suburban Ranch)
East:	Pima County SR (Suburban Ranch)
West:	Town of Marana R-6 (Residential), NC (Neighborhood Commercial)

(See Exhibit II.A.3.a: Existing Zoning)

b. General Plan Land Use

Project Site:	Town of Marana - Low Density Residential
North:	Town of Marana - Commercial, Low Density Residential
South:	Town of Marana - Low Density Residential
East:	Pima County – LIU -0.3 (Low Intensity Urban)
West:	Town of Marana - Medium Density Residential, Commercial, Low Density Residential

(See Exhibit II.A.3.b: General Plan Land Use)

c. Existing Land Use

Project Site:	Vacant
North:	Single Family Residential, Fire Station, Church, Single Family Residential, School
South:	Church, Vacant, Single Family Residential
East:	Vacant
West:	Single Family Residential (Willow Ridge Commons Subdivision), Mobile Homes

(See Exhibit II.A.3.c: Existing Land Uses, Regional Development and Wells)

d. Number of Stories of Existing Structures

The majority of the existing structures within a one-quarter mile radius of the project site are one and two-story.

Exhibit II.A.3.a: Existing Zoning

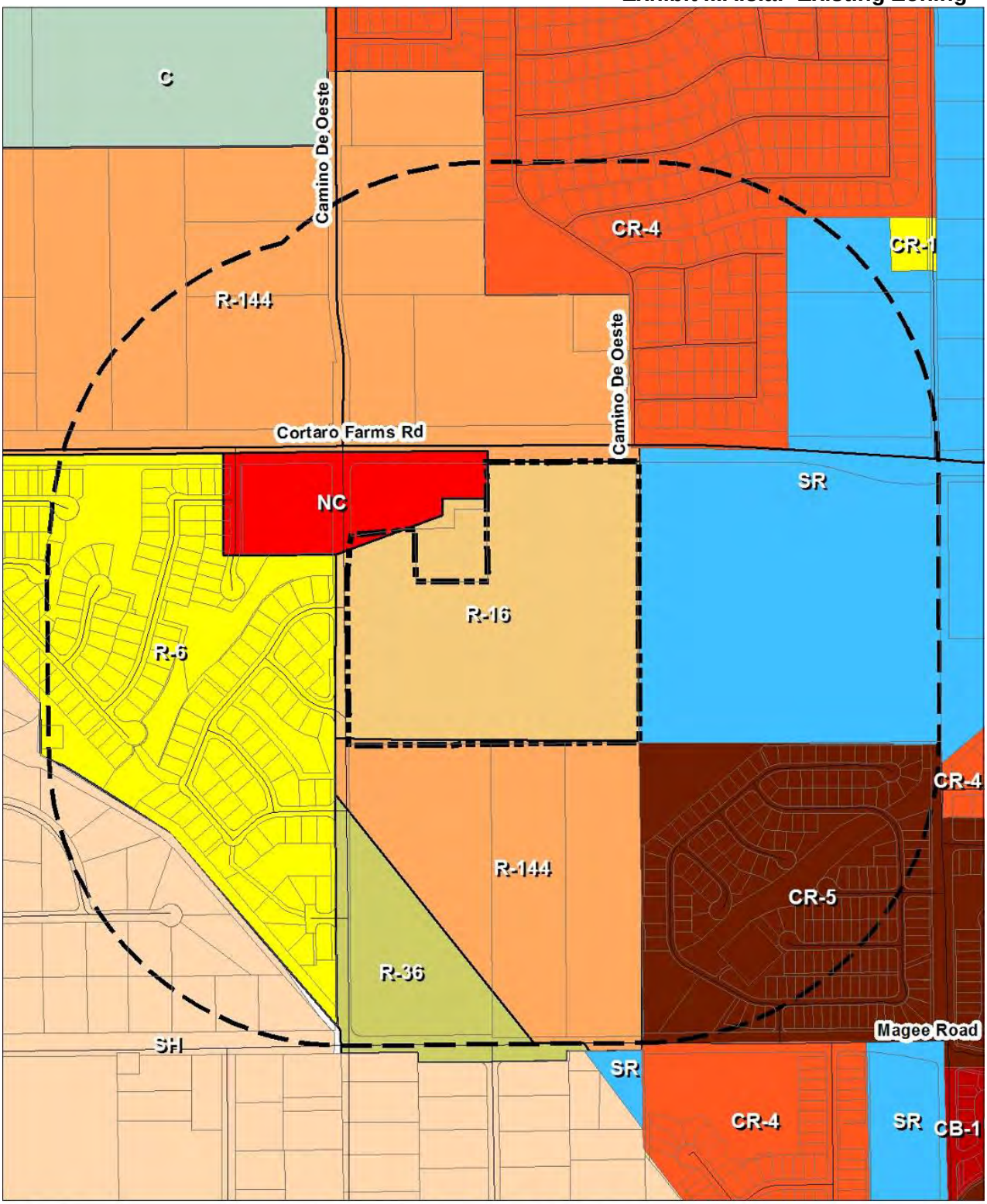


Exhibit II.A.3. b: General Plan Land Use

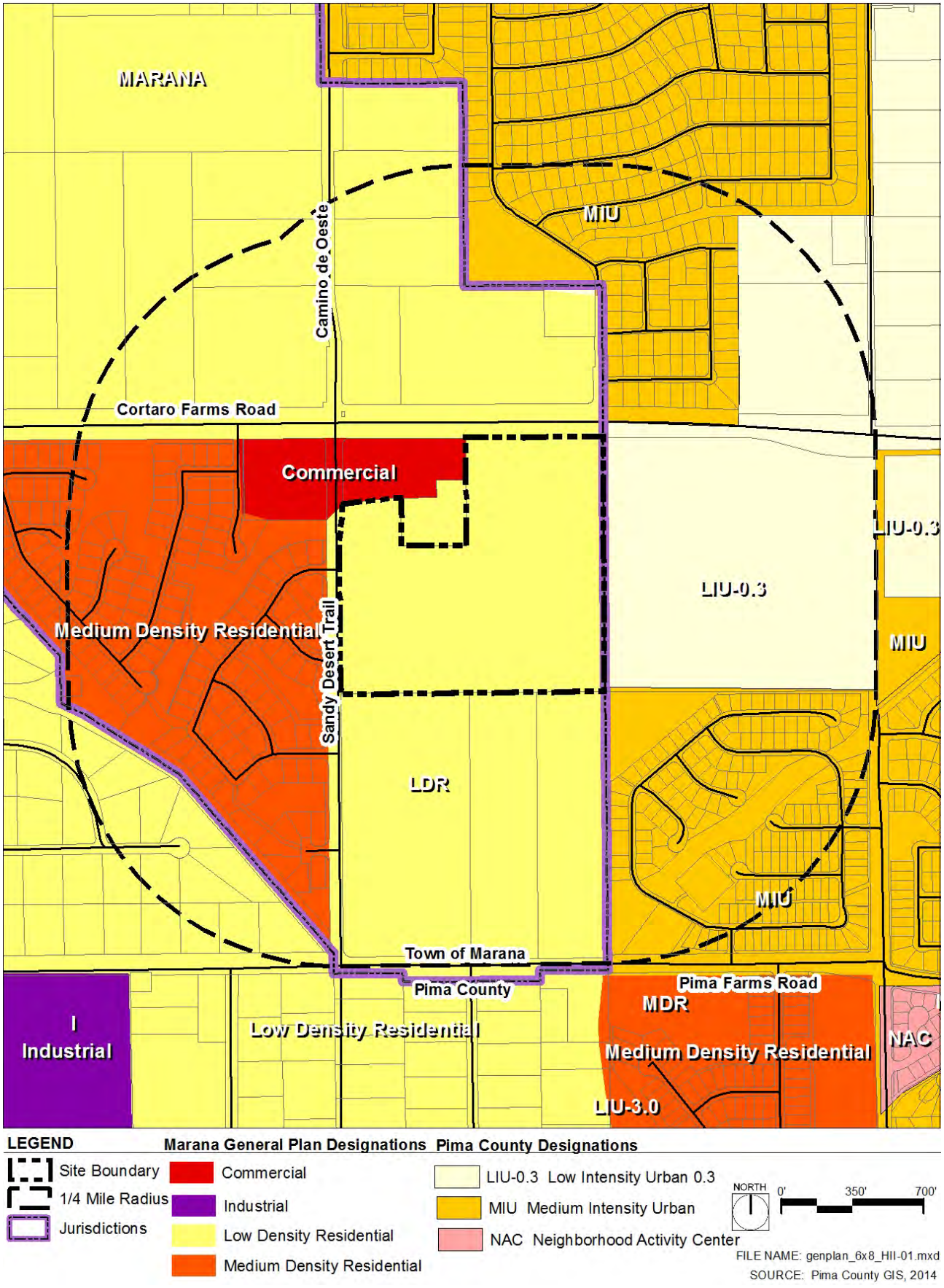
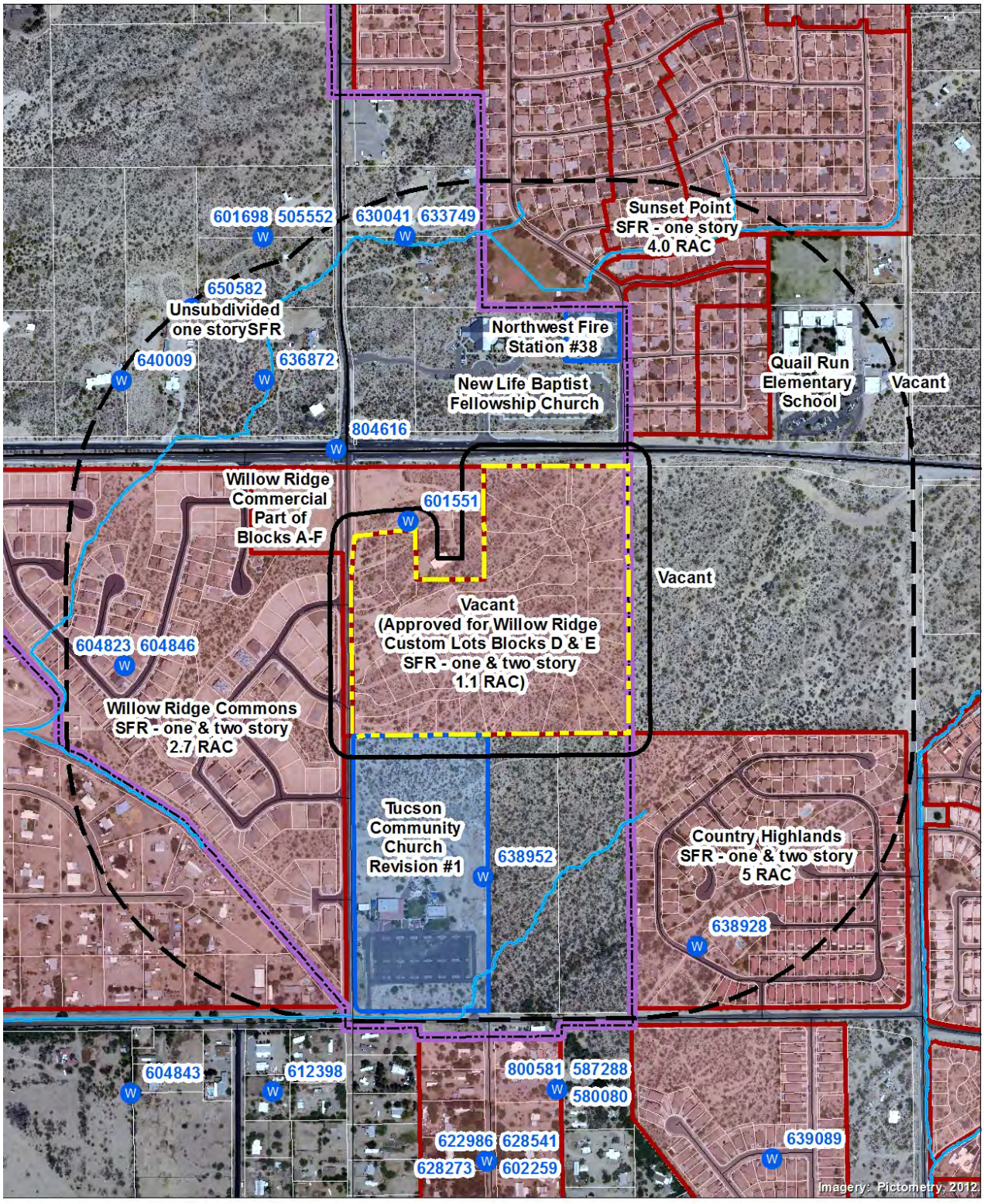


Exhibit II.A.3.c: Existing Land Uses, Regional Development and Wells



e. Pending Rezonings

There are no pending rezonings within one-quarter mile of the site.

f. Conditionally-Approved Zonings

The Willow Ridge Commercial, Blocks A-F has been conditionally approved in 2005.

g. Subdivision/Development Plans Approved

The Willow Ridge Commons is located directly west of the project site (see Exhibit II.A.3.c).

h. Architectural Styles Used in Adjacent Projects

The majority of the buildings within one-quarter mile of the project site are existing homes that include single-family detached and multi-family residential units with southwest and ranch architectural styles.

4. Location of Wells

There are no wells located on the project site; however, there is one well located within 100 feet of the project boundary (See Exhibit II.A.3.c.)

B. TOPOGRAPHY

1. Topographical Characteristics

The site slopes from the northeast corner at 2,276 feet to the southwest corner at 2,204 feet. The low areas are typically found within the wash areas and the high points are located along Cortaro Farms Road and in between wash areas.

a. Hillside Conservation Areas

The site contains no hillside conservation areas or restricted peaks or ridges.

b. Rock Outcrops

There are no rock outcroppings located on the project site.

c. Slopes of 15% or Greater

Exhibit II.B displays slopes 15 to 25 percent and 25 or greater located on the site.

d. Other Significant Topographic Features

The site does not contain any other significant topographic features.

2. Pre-Development Cross-Slope

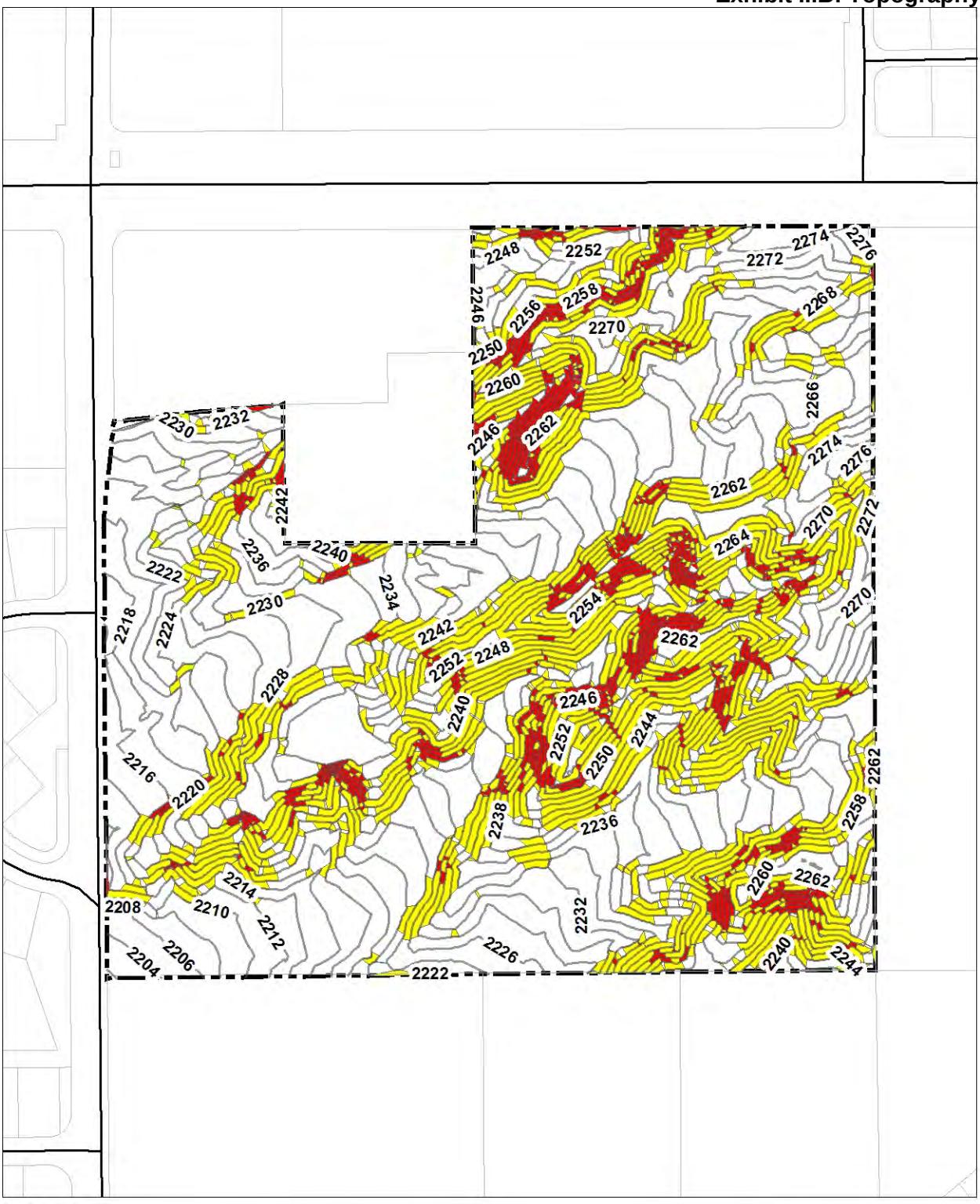
The pre-development average cross slope was calculated using topography from Pima County Geographical Information Services (2014) with two foot intervals. The average cross slope is 13.9 percent.

Average cross slope = [I x L x 0.0023] / A

Where:

I = contour interval (2 feet)
L = total length of contours 92,245 feet
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres 30.4

Exhibit II.B: Topography



C. HYDROLOGY

All drainage related information contained herein should be considered preliminary in nature. This information is subject to change, and will be updated and substantiated with appropriate engineering calculations as part of a full drainage report to be submitted for review and acceptance by the Town of Marana.

1. Information Regarding Off-Site Watersheds

   Both off-site and on-site watersheds have been delineated on the *Exhibit II.C: Off-Site Watersheds*. Those designated as off-site watersheds have been labeled as Drainage Areas (DAs) 1, 2, 3, and 4. The remaining drainage areas, DAs 5, 6, 7, 8, 9 and 10 are the drainage areas that exit the subject property. DA 1 and DA 2 contribute flows that exit through DA 7, DA 3 contributes flows that exit through DA 8, and DA 4 contributes flows that exit through DA 9. The entirety of each defined drainage area lies in a critical basin associated with the Tortolita Alluvial Fan.

2. Off-Site Natural or Man-Made Features

   There are no significant off-site features that affect the site, nor are there any features on the site that could affect the site or downstream properties. The off-site watersheds upstream of the site, are currently undeveloped.

3. Acreage of Upstream Off-Site Watersheds (100-Year Discharges Greater than 100 cfs)

   There are no upstream off-site watersheds with 100-year discharges greater than 100 cfs (nor greater than 50 cfs). However, all specific acreages can be found on the *Exhibit II.C*.

4. On-Site Hydrology

   a. 100-Year Floodplain Greater Than or Equal to 50 cfs

   The watercourses featuring peak flows determined to be greater than 50 cfs have been modeled using the U.S. Army Corps of Engineers Water Surface Profile Model HEC-RAS, in order to estimate the jurisdictional 100-year floodplains. These models will be presented in the forthcoming drainage report. There are two watercourses that have peak flows greater than 50 cfs, which lie within Drainage Area 7 (DA 7) and Drainage Area 9 (DA 9). The erosion hazard setbacks (EHS) were also determined using the guidance contained in Title 21.05.10D. The EHS for both DA 7 and DA 9, per the table contained therein, is 25 feet measured from the edge of the floodplain, as channel banks are not especially well defined over much of the subject area. This setback could be reduced to as little as 15 feet with an engineering analysis completed by an Arizona Registered Civil Engineer. The EHS is shown on the exhibit as 15 feet, with the intent to include such an analysis as part of the forthcoming drainage report.

   b. Areas of Sheet Flooding with Average Depth

   There are no areas of sheet flooding within the site. Each drainage area contributes to watercourses that are contained by topography with significant enough relief to be labeled as non-sheet flow.

c. Federally Mapped Floodways and Floodplains

There are no federally mapped floodways nor floodplains on the site. However, the larger watercourses through the site have been previously studied to determine Section 404 jurisdictional limits. The 404 limits that have been accepted by the U.S. Army Corps of Engineers have been included on *Exhibit II.C*.

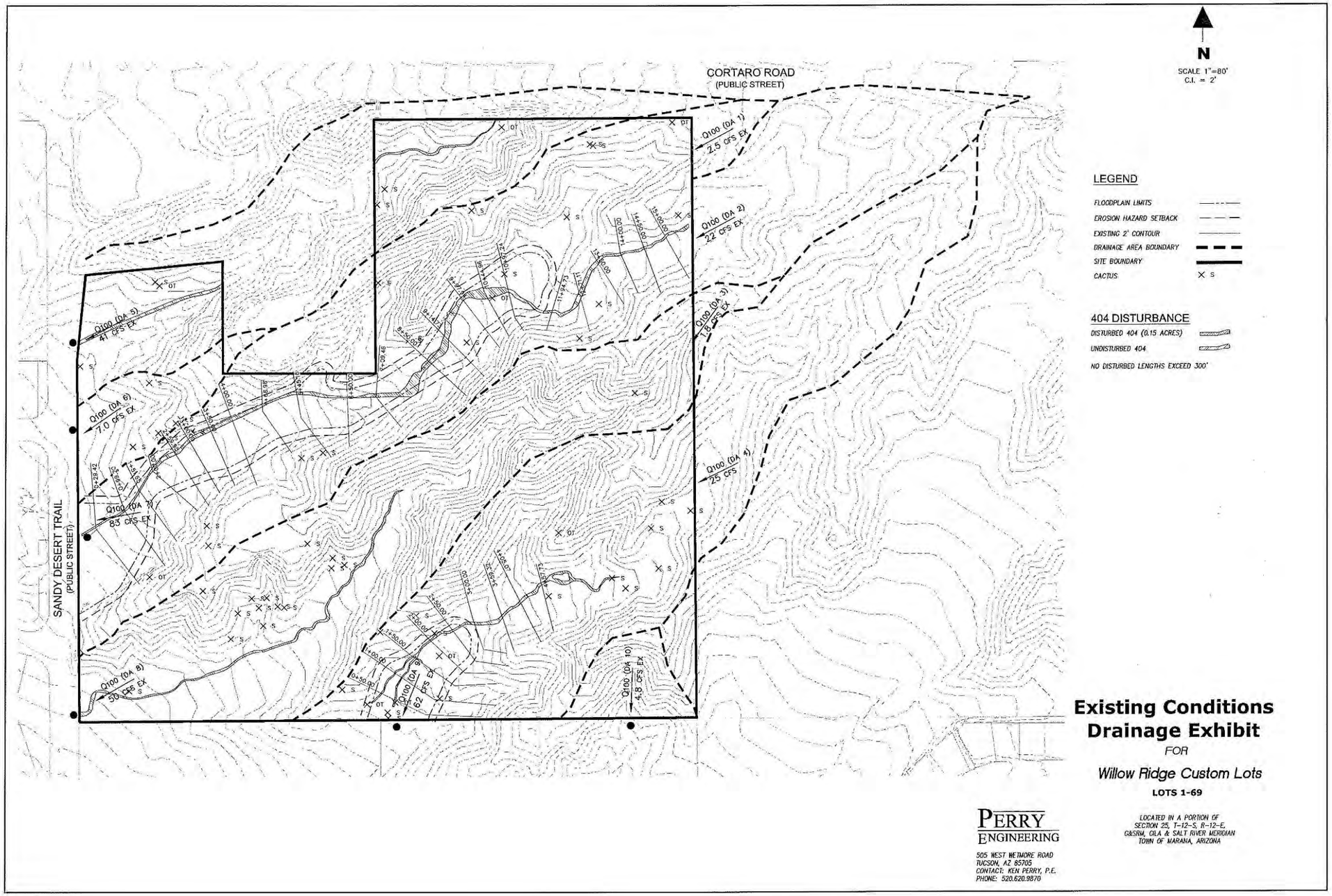
d. 100 year Peak Discharges exceeding 50 cfs

Determination of the 100-year peak discharges (Q100) within the vicinity of the subject parcel involved the use of the PC-Hydro software, Version 5.4.3, and user's manual, provided by the Pima County Regional Flood Control District. Each 100-year peak discharge can be viewed on the *Exhibit II.C*.

5. Existing Drainage Conditions along Downstream Property Boundary

The existing watercourses exit the site across the south and west boundaries. Drainage Areas 6, 7, and 8 exit through the west boundary, while drainage areas 9 and 10 exit through the south boundary. Each of these watercourses are confined by topography within the parcel boundaries.

Exhibit II.C: Off-Site Watersheds



D. VEGETATION

1. Vegetative Communities and Associations On-Site

The project site contains native vegetation that is typical of that found in the Arizona Sonoran Desert. The property occurs within the Arizona Upland subdivision of the Sonoran Desert scrub biotic community (Brown *and Lowe 19801) (See Exhibit II.D.1: Vegetative Communities*.)

a. Arizona Upland Subdivision, Sonoran Desertscrub Series:

A Site Resource Inventory was completed in accordance with Town of Marana requirements (*See Exhibit II.D.1.a*). Existing upland vegetation across the property is diverse in vegetation species composition and structure. Dominant species on the property include foothills palo verde (Parkinsonia microphylla), velvet mesquite (Prosopis velutina), creosotebush (Larrea tridentata), triangle-leaf bursage (Ambrosia deltoidea), white thorn acacia (Acacia constricta), barrel cacti (Ferocactus wislizenii), saguaro (Carnegiea gigantea), cholla species (Opuntia sp.), prickly pear species (Opuntia sp.) and a variety of other small cacti. A few ironwoods (Olneya tesota) were identified on the property (*See Exhibit II.J: Composite Map*).

The health of undisturbed upland vegetation on the site is fair with the exception of some saguaro specimens. The saguaro age structure is healthy. Many of the upland trees are exhibiting some signs of stress due to mistletoe infestation.

Table II.D.1 presents a list of plants observed during a July 2014 site visit. Also observed, but not listed, were various bunch grasses and forbs.

Table II.D.1: Species list of plant species observed on site

SCIENTIFIC NAME	COMMON NAME
Acacia greggii	Catclaw acacia
Acacia constricta	White thorn acacia
Ambrosia deltoidea	Triangle-leaf bursage
Ambrosia abrosioides	Canyon Ragweed
Carnegiea gigantea	Saguaro cactus
Celtis pallida	Desert Hackberry
Echinocereus sp.	Hedgehog cactus
Ferocactus wislizenii	Barrel cactus
Fouquieria splendens	Ocotillo
Larrea tridentata	Creosotebush
Mammillaria microcarpa	Pincushion cactus
Opuntia engelmannii	Prickly pear cactus
Opuntia spp.	Cholla Species

[1] Brown, D.E., and C. Lowe, 1980. Biotic communities – Southwestern United States and Northwestern Mexico. Map. University of Utah Press. Salt Lake City, Utah.

Parkinsonia microphylla	Foothills palo verde
Prosopis velutina	Velvet mesquite
Olneya Tesota	Ironwood

2. Significant Cacti/Groups of Trees and Federally-Listed Threatened or Endangered Species

   The Arizona Game and Fish Department's (AGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The HDMS includes records for numerous other species that do not have Endangered Species Act (ESA) protection (special-status species), and of lands of environmental concern, such as critical habitat for species with ESA protection and wildlife linkage corridors. The HDMS does not include records for any plant species with ESA protection. The summary page from the HDMS review has been included as *Exhibit: II.E.1: AGFD Online Review Tool*.

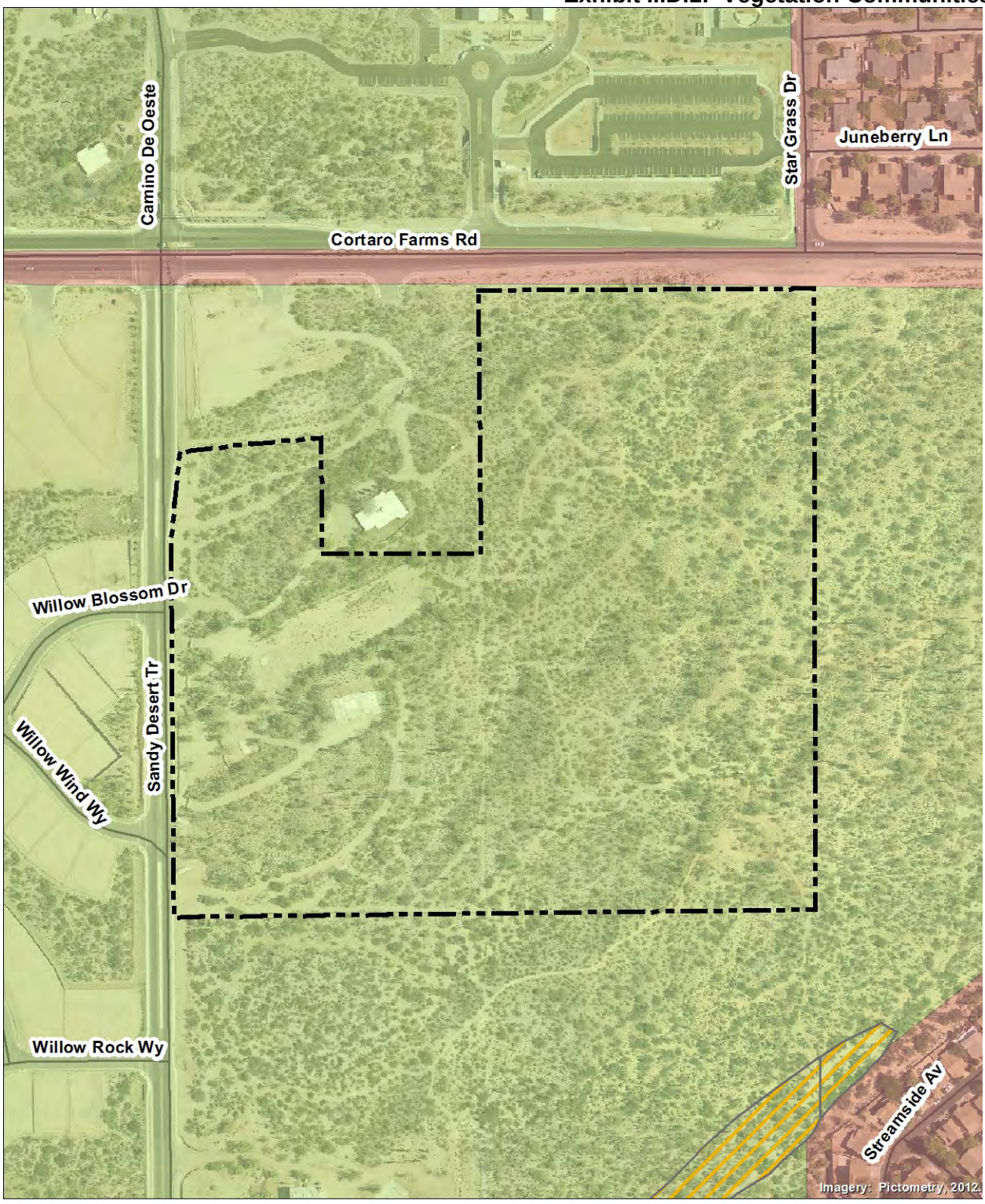
   The HDMS does identify one special-status species within 3 miles of the property; the Tumamoc Globeberry or Tumamoca macdougali. The species are designated salvage restricted (SR), and sensitive (S) under the Arizona Native Plant Law.

   Marana's Draft Habitat Conservation Plan (HCP) does not include any plant species to consider.

3. Densities of Vegetation

   The project site features moderately dense vegetation across the property, except along sandy bottom washes and graded areas of the site, where the site features very low plant density. There are no unusually large numbers of mature specimens or unusual densities of plant species in relation to the site conditions (soil, slope, orientation, water availability). *Exhibit II.E.3: Vegetation Densities*, illustrates the vegetative densities found on the property.

Exhibit II.D.1: Vegetation Communities



LEGEND

Vegetation

- Site Boundary
- 2' Elevation Contours
- Sonoran Desert Scrub
- Agriculture/Developed/ Bare Ground
- Xeroriparian Class C

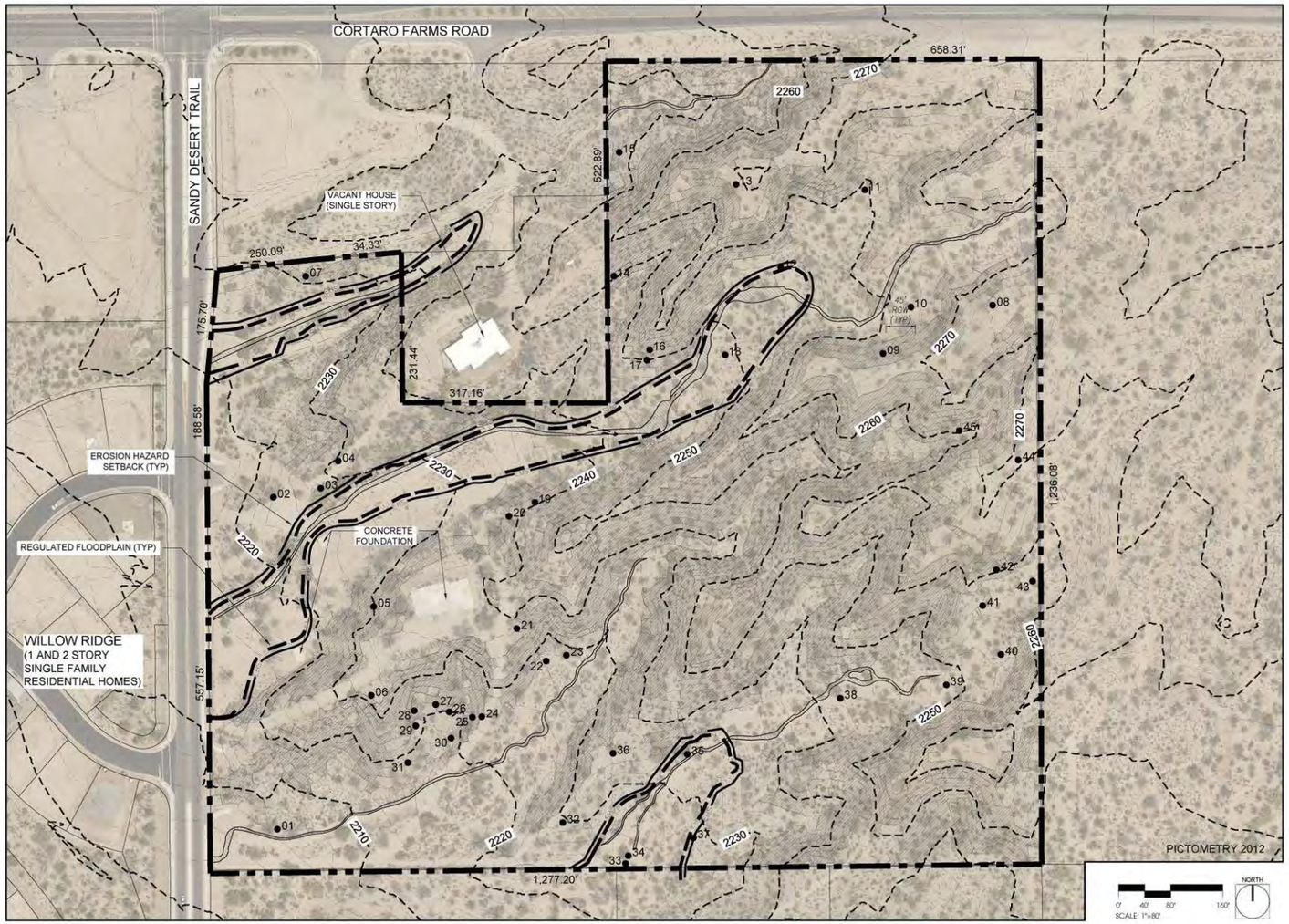
NORTH

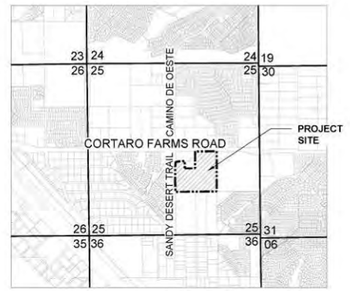
0' 150' 300'

FILE NAME:HII_01_topo_6x8.mxd
SOURCE: Pima County GIS, 2014

Exhibit II.D.1.a: Site Resource Inventory

SITE RESOURCE INVENTORY
WILLOW RIDGE





SECTION 25, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SRB&M TOWN OF MARANA, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

Notes

- This aerial photo is less than two years old.
- This site has no unique rock outcroppings.
- Much of the site includes slopes greater than 15%.
- The majority of the site is undisturbed. The site exhibits substantial topographical variation.
- Portions of the site are designated 100-year Regulatory Flood Limits (FEMA).
- No mapped wildlife corridors exist for this site.
- There are no mapped washes for this site.
- The site features saguaros (Carnegia gigantea), ironwood trees (Olneya tesota), mesquite trees (Prosopis velutina), foothills palo verde trees (Parkinsonia microphylla), creosote (Larrea tridentata), barrel cactus (Ferocactus wislizeni), and various cholla species (Cylindropuntia); however, the only significant vegetation on site include specimen saguaros. The significant saguaros are identified on the map.

Legend

- SITE BOUNDARY
- PARCELS
- ELEVATION CONTOURS (2')
- ELEVATION CONTOURS (10')
- REGULATED FLOOD PLAIN (100 YEAR)
- EROSION HAZARD SETBACK
- SANDY BOTTOM
- 01 SIGNIFICANT SAGUAROS
- STEEP HILLSIDE SLOPES (>15%)

APPROVAL SIGNATURES: DATE

PROJECTS USE BY AUTOCAD WORKING DRAWINGS ARE (STAKE) 30A 9/9/2014 10:50:04 AM JSEAGRAW
PLEASE OPT-IN THE PAPERSPACE TAB. PLOT WITH HIDDEN LINES REMOVED TO THE CENTER. PLEASE DO NOT INSERT ITS FRAME PLAN SHOULD NOT INSERT ITS FRAME PLAN SHOULD NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION AND PERMISSION FROM THE PLANNING CENTER
THESE DRAWINGS OR PORTIONS THEREOF, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE PLANNING CENTER. THE USE OF THESE DRAWINGS OR PORTIONS THEREOF IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS IS RETAINED BY THE ARCHITECT AND THE COMMON LAW AUTHOR'S AND OTHER RESERVED RIGHTS.

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110 s church ste 6320 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

PROJECT: HII-01
DATE: 06.20.14
DRAWN BY: DAB
CHECKED BY: TSJ

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

ENGINEER:
PERRY ENGINEERING
505 W WETMORE RD
TUCSON, AZ 85705
TEL: 520-820-4355

OWNER/DEVELOPER:
HEATER REALTY
2275 W MAGEE RD, STE 112
TUCSON, AZ 85742
TEL: 520-742-6750

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

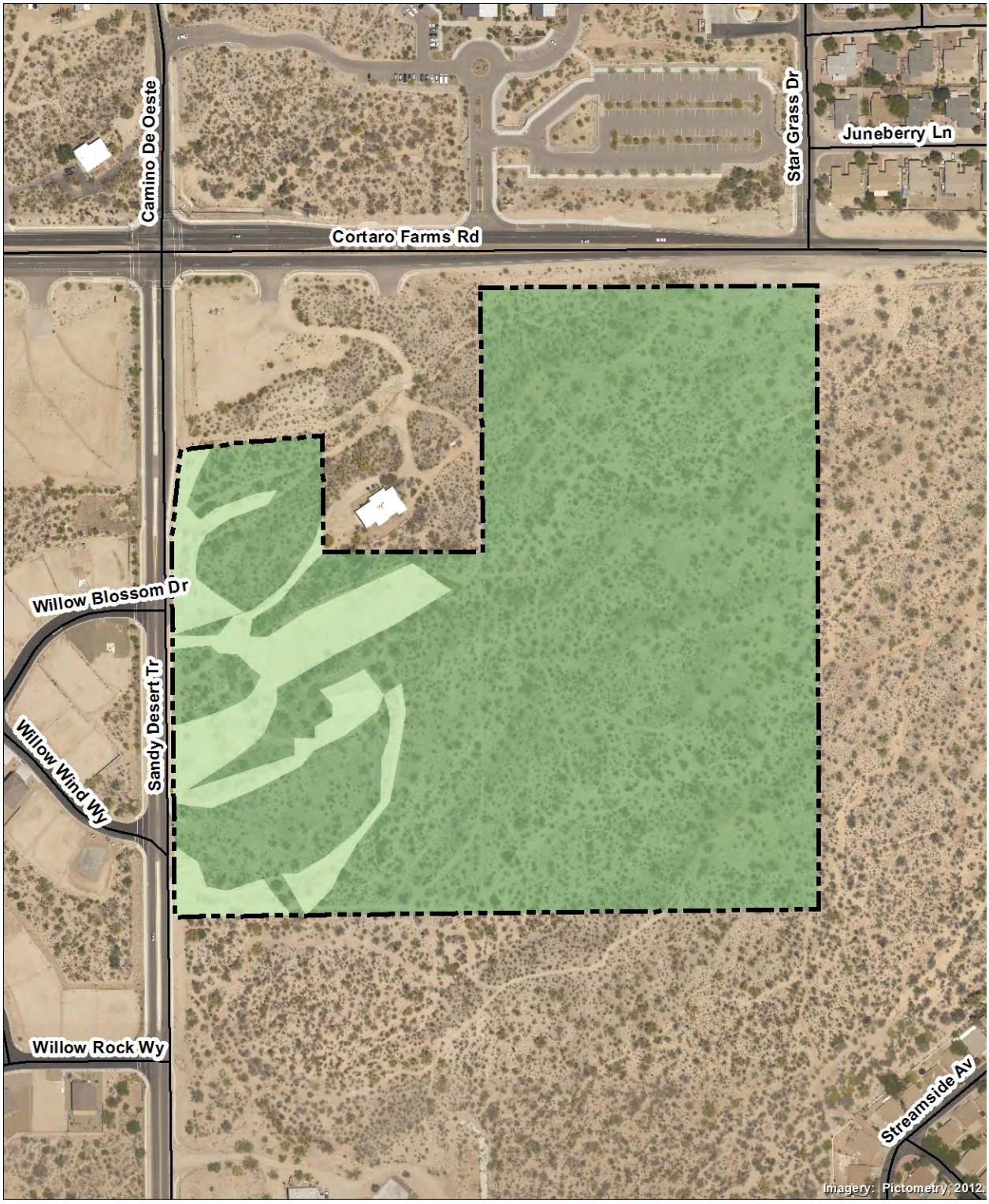
PROFESSIONAL LANDSCAPE DESIGNER CERTIFICATION NOT FOR CONSTRUCTION OR RECORDATION EXPIRES 09/30/15

WILLOW RIDGE
SITE RESOURCE INVENTORY

PARCEL WITHIN THE XXX QUARTER OF SECTION XX, TOWNSHIP XX X, RANGE XX X, GSB & M. TOWN OF MARANA, ARIZONA

CASE NO: ####
REFERENCE: ####
COVER
1 OF 1

Exhibit II.D.3: Vegetation Densities



LEGEND

Site Boundary

Vegetation

Very Low Density Vegetation

Moderate Density Vegetation

NORTH

0' 150' 300'

FILE NAME:HII_01_topo_6x8.mxd
SOURCE: Pima County GIS, 2014

E. WILDLIFE

1. Letter from Habitat Specialist

   According to the Arizona Game and Fish Heritage Data Management System (HDMS) On-line Environmental Review Tool, there are no state-listed threatened or endangered species or high densities of any specific species present within a three-mile radius of the project site. The AGFD did not indicate any high densities of a given species population, nor did it identify any riparian ecosystems (See Exhibit II.E.1: AZGFD On-Line Review Tool).

Exhibit II.E.1: AZGFD On-Line Review Tool

Arizona's On-line Environmental Review Tool
Search ID: 20140723024006
Project Name: HII-01
Date: 7/23/2014 11:54:45 AM

Project Location



Project Name: HII-01
Submitted By: Tim Craven
On behalf of: CONSULTING
Project Search ID: 20140723024006
Date: 7/23/2014 11:54:40 AM
Project Category: Development Within Municipalities (Urban Growth),Residential subdivision and associated infrastructure,New construction
Project Coordinates (UTM Zone 12-NAD 83): 493485.040, 3580048.166 meter
Project Area: 30.533 acres
Project Perimeter: 1648.216 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1727
Quadrangle Name: JAYNES
Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
Dendrocygna bicolor	Fulvous Whistling-Duck	SC			
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Myotis velifer	Cave Myotis	SC		S	
Opuntia versicolor	Stag-horn Cholla				SR
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR

Page 1 of 7 APPLICATION INITIALS: _____

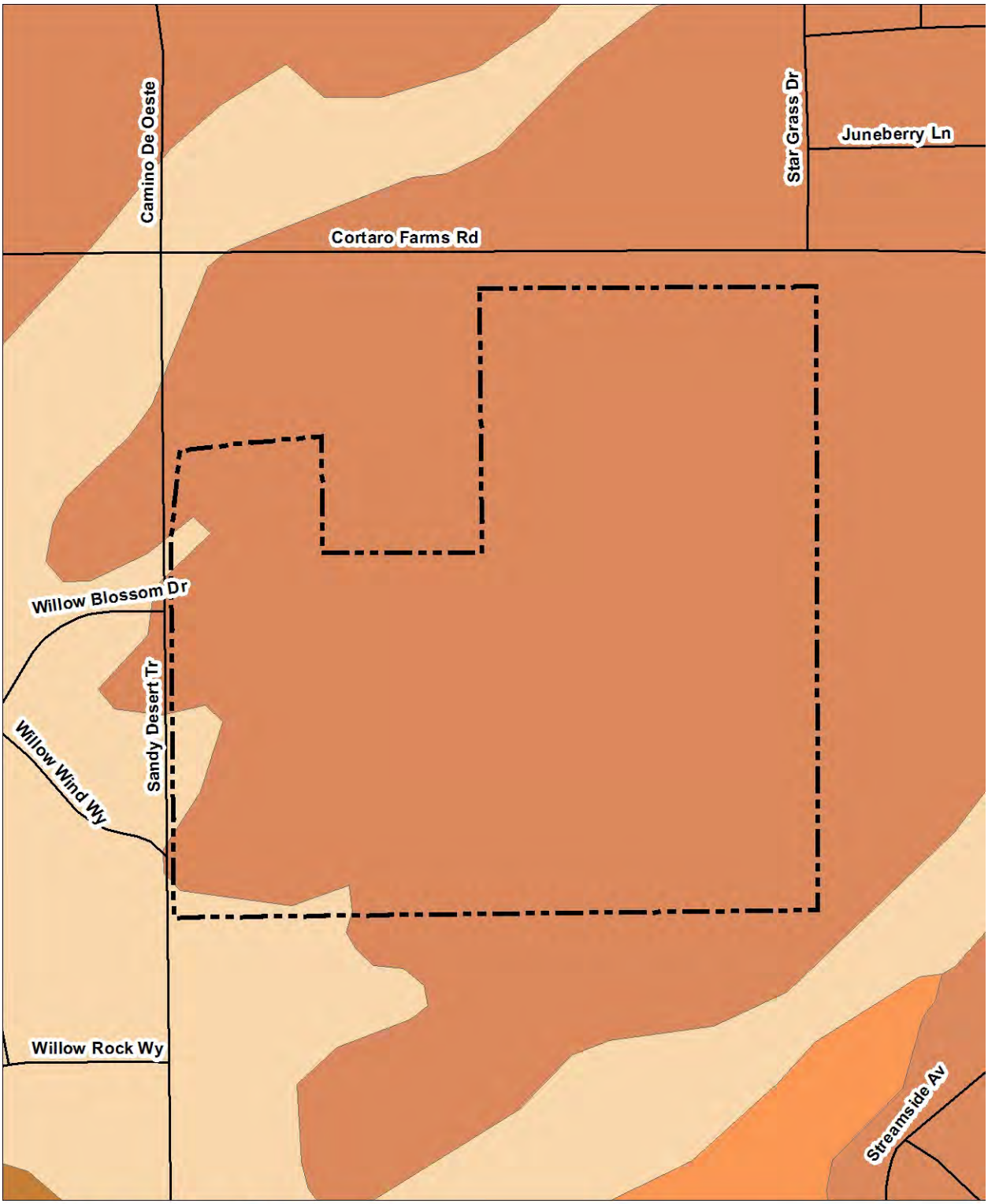
F. GEOTECHNICAL CONDITIONS

In accordance with the United States Department of Agriculture Soil Conservation Service, the site consists of two soil conditions: Palos Verdes Complex and Anthony Gravelly Sandy Loam (see Exhibit II.F: Soils Map).

- The Palos Verdes series consists of well-drained gravelly sandy clay loams. These soils are formed in alluvium deposited in old valley slopes that are now terraces. Elevation ranges from 2000 to 2500 feet. Permeability is moderately slow.

- The Anthony series consists of well drained sandy loams to gravelly sandy loams or loams. These soils found in mixed materials that was deposited on floodplains and alluvial fans by rivers and streams. The elevation ranges from 1900 to 3000 feet. Permeability is moderately rapid.

Exhibit II.F: Soils Map



G. VIEWSHEDS

1. Viewsheds Onto and Across the Site

   Various photographs were taken of views from and across the project site, as shown in Exhibit II.G.1.b: Site Photos. Exhibit II.G.1.a: Photo Key Map indicates the locations and direction from which the photos were taken.

   The significant views and vistas beyond adjacent properties are of the Tortolita Mountains to the north, Catalina Mountains to the east and the Tucson Mountains to the south and west. Since most of the site drops in elevation substantially from Cortaro Farms Road, the majority of the proposed homesites will have minimal impact to surrounding viewsheds.

Exhibit II.G.1.a: Photo Key Map

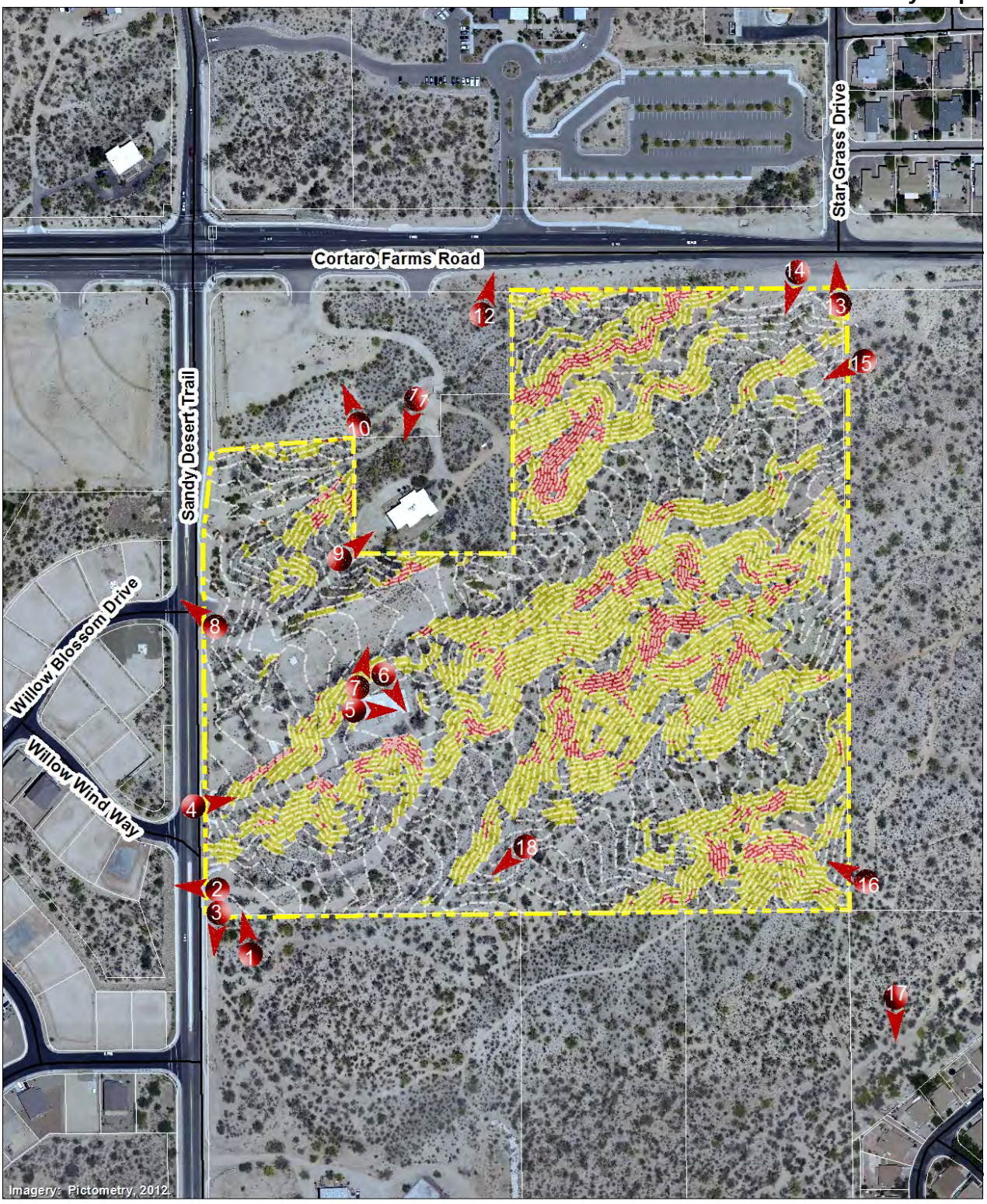


Exhibit II.G.1.b: Site Photos



Photo 1: Looking south from the southwest corner of the site along Sandy Desert Trail.



Photo 2: Looking west from the southwestern corner of the site.



Photo 3: Looking southwest from the southwest corner of the site.



Photo 4: Looking east along the west boundary from Sandy Desert Trail.

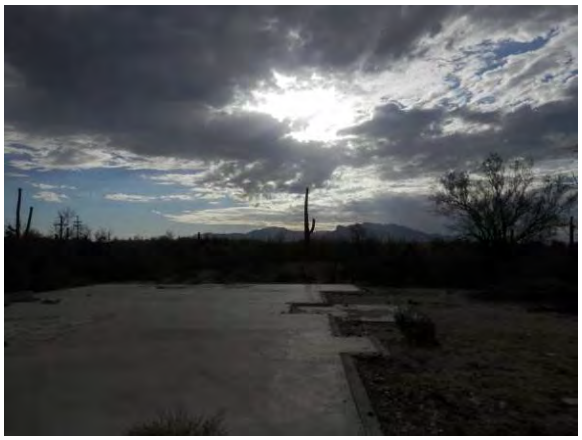


Photo 5: Looking east near the middle of the site from a concrete pad.



Photo 6: Looking southwest near the middle of the site from a concrete pad.

Exhibit II.G.1.b: Site Photos continued



Photo 7: View from near the middle of the site looking north.



Photo 8: View from Sandy Desert Trail looking northwest.



Photo 9: View looking east toward the existing home north of the subject property.



Photo 10: View looking northwest from the north property boundary toward the Sandy Desert Trail/Cortaro Road intersection.



Photo 11: View looking southwest from the north property boundary.



Photo 12: View looking north across Cortaro Road toward the existing church entry.

Exhibit II.G.1.b: Site Photos continued



Photo13: View looking north from the northeast corner of the site.



Photo 14: View looking south from northwest corner of the site.



Photo 15: View looking southwest across the site from the east boundary of the site.



Photo 16: View looking northwest across the site from the southeast corner of the site.



Photo 17: View looking south from an off-site location south of the subject property.

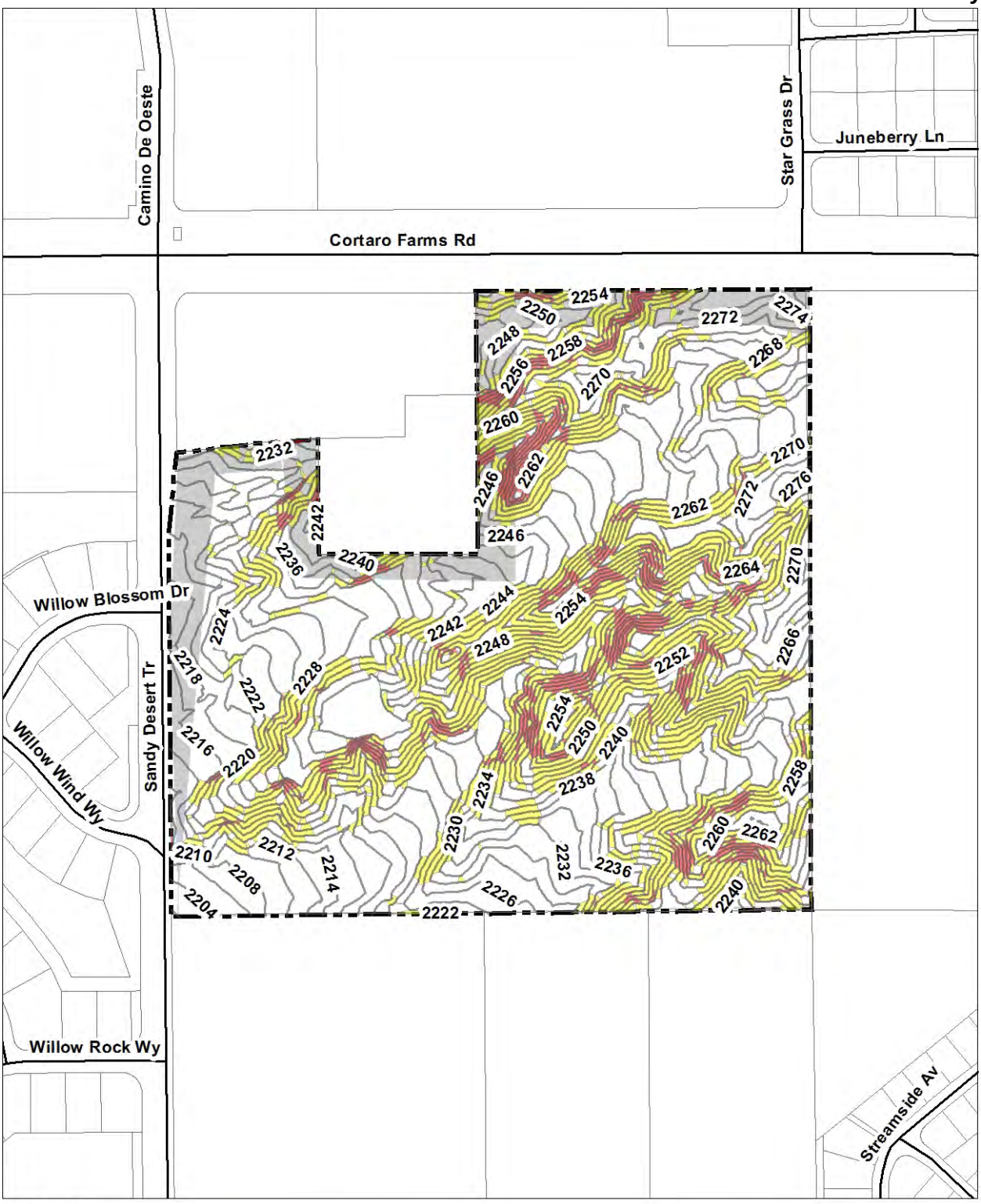


Photo 18: View from the southwest property boundary looking south.

2. Areas of High Visibility from Nearby Off-Site Locations:

   As illustrated in Exhibit II.G.2, visibility onto the site from public right-of-ways along the north and west boundaries have high-visibility along these edges of the property. The interior portions of the property are obstructed by changes in elevation and low to medium-density vegetation. In addition, since most of the site drops in elevation substantially from Cortaro Farms Road, the major of the property is considered low visibility.

Exhibit II.G.2: Visibility



H. TRAFFIC

1. Existing and Proposed Off-site Streets

   The site is located near the intersection of Cortaro Farms Road and Sandy Desert Trail in the Town of Marana (See Exhibit II.H: Traffic.) The site is bounded by Cortaro Farms Road to the north, and Sandy Desert Trail to the west. There are no proposed off-site streets for this application.

   Additionally, Interstate 10 is located slightly less than one mile west of the project site. This portion of Interstate 10 is divided and consists of three lanes in each direction, and includes a frontage road that consists of two lanes in each direction.

2. Existing Rights-of-Way

   A roadway inventory of all major arterials within one-mile of the subject property was conducted to obtain the following information:

   - Existing and Proposed Right-of-Way;
   - Whether or not said widths conform to minimum requirements;
   - Ownership;
   - Whether or not rights-of-way jog or are continuous;
   - Number of travel lanes and theoretical capacity and design speed for existing roads;
   - Present average daily traffic for existing streets; and
   - Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

   (See Table II.H.2: Roadway Inventory)

Table II.H.2: Roadway Inventory

	Cortaro Farms Road	Camino De Oeste/Sandy Desert Trail	Hartman Lane
Major Routes Classification	Arterial	Minor Collector	Minor Collector
Existing R.O.W. (Feet)	100-200	75-100 45-90	150
Future R.O.W. (Feet)	150	150 90	90
Current Number of Lanes (proposed)	2-4	2	2
Speed Limit	40	35	35
Ownership	Marana/Pima County	Pima County	Marana
ADT (Source, Year)	21,000 (PAG, 2012)	4,000 (PAG, 2010)	7,000 (PAG, 2010)
Capacity (Florida Dept. of Transportation, 2002)	15,600 – 32,900	15,600	15,600
Conforms to Width Standards	No	No	Yes
Surface Conditions	Paved	Paved/Dirt	Paved

3. Roadway Improvements

   There is one project listed in the adopted 2040 Pima Association of Governments Regional Transportation Plan (PAG RTP) within the project area: Cortaro Farms Road widening from Camino de Oeste alignment to Thornydale Road. This improvement includes widening from 2-lanes to 4-lanes in the early period estimated between 2010 and 2020. *(See Exhibit II.H.3 Traffic)*

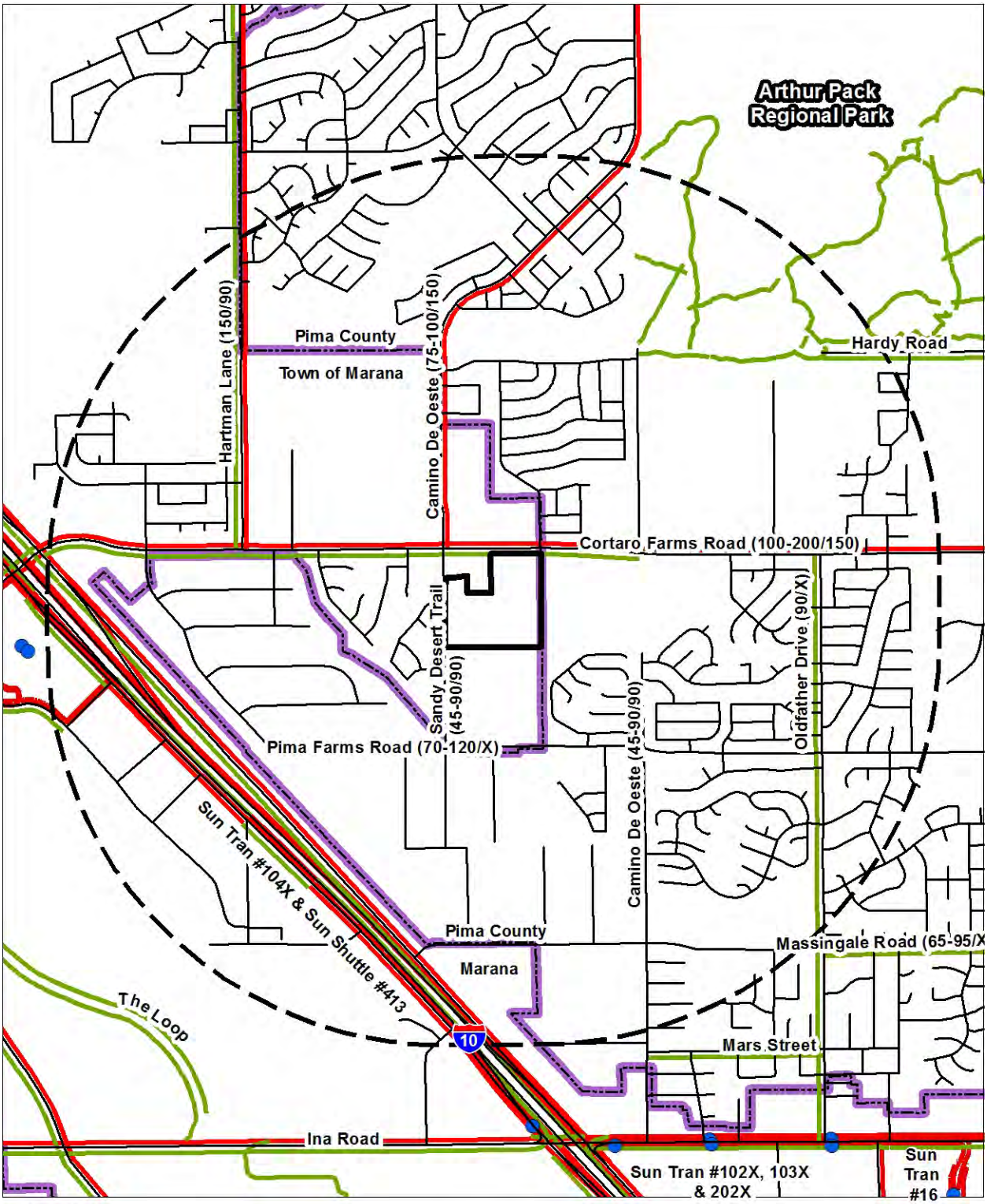
4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

   Cortaro Farms Road at Hartman Lane, Cortaro Farms Road at Sandy Desert Trail/ Camino De Oeste, Cortaro Farms Road at Oldfather Drive, and Cortaro at Interstate 10 will be used by vehicles generated by the project.

5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools

   Five of the project area roads within one mile of the project site are designated on the Tucson Bike Map as bike routes. Cortaro Farms Road, Hardy Road and Oldfather Drive have bike routes with a striped shoulder and connect to bike routes on Hartman Lane, and Interstate 10 Frontage Road, as well as bicycle routes (trails) within Arthur Pack Regional Park. There are no sidewalks adjacent to the project area.

Exhibit II.H: Traffic



I. RECREATION AND TRAILS

1. Parks

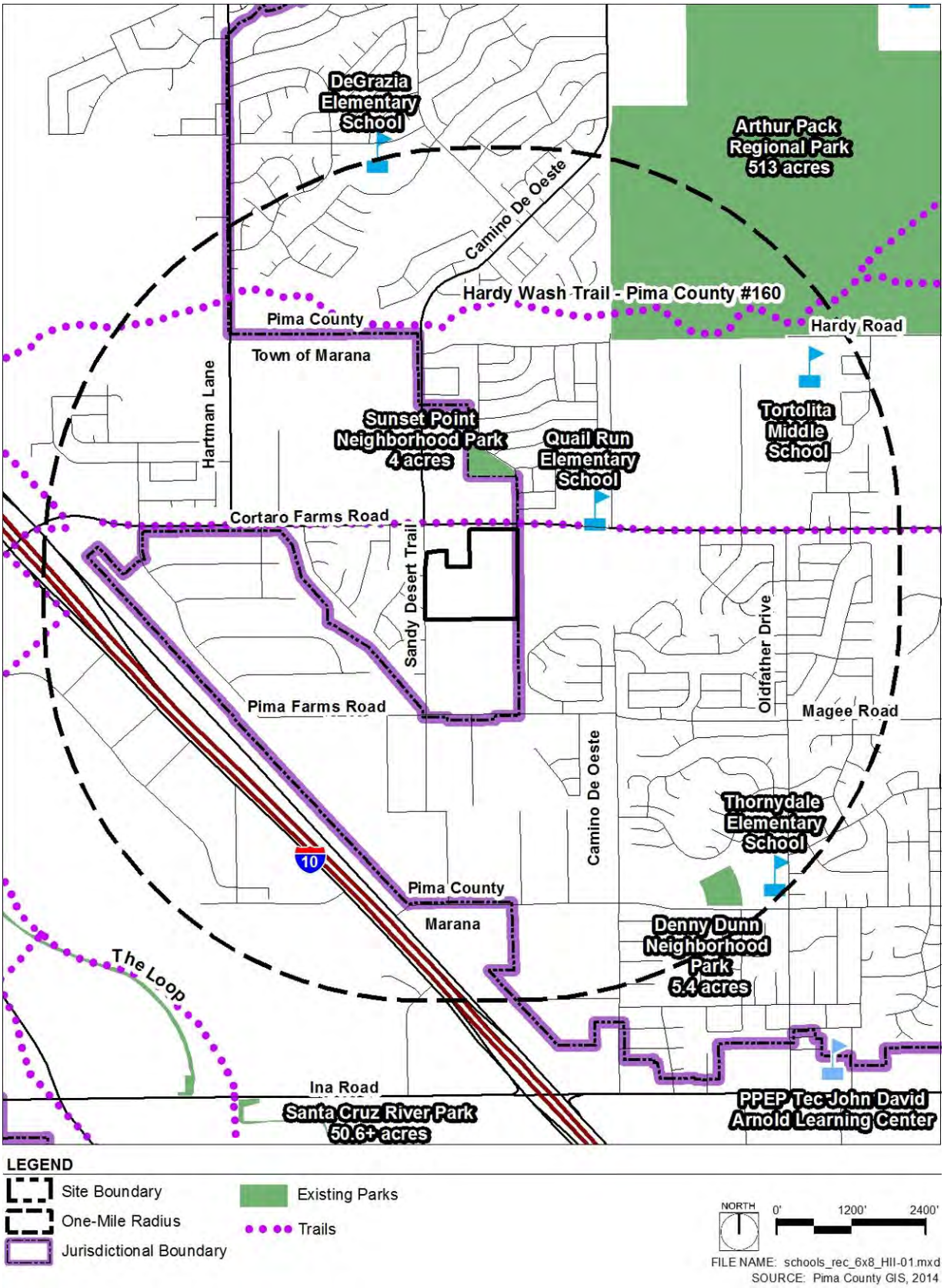
As shown on Exhibit II.I Recreation and Trails, there are three existing parks, Arthur Pack Regional Park, Sunset Point Neighborhood Park and Denny Dunn Neighborhood Park, within one mile of the project site.

- Arthur Pack Regional Park, located at Thornydale Road and Hardy Road, features multi-purpose ball fields, batting cages, basketball courts, playgrounds with and without shade structures, picnic areas, ramadas, restrooms, grills and hiking trails. Additionally, Arthur Pack is home to the Crooked Tree Golf Course.
- Sunset Point Neighborhood Park, located northwest of the site on Star Grass Drive, has a baseball field, playground, picnic area and restrooms.
- Denny Dunn Neighborhood Park, located west of Oldfather Drive along Massingale Road, includes two baseball fields, two soccer fields, a basketball court, playground, picnic area and restrooms.

2. Trails

As shown on Exhibit II.I Recreation and Trails, and according to the Pima Regional Trail System Master Plan, there is one existing trail and one proposed trail within one-mile of the project site. The Hardy Wash Trail (Pima County Trail #160) is an existing east-west trail, generally parallel to and north of Hardy Road. The trail features road ROW and cross country portions as well as a second branch from Arthur Pack Regional Park northeast to Lambert Lane. The proposed Cortaro Farms Road Path, six and nine-tenths miles long, connects the Silverbell Road Path to the La Cañada Drive Trail. It intersects the Santa Cruz and Cañada Del Oro river parks.

Exhibit II.I: Recreation and Trails



J. CULTURAL, ARCHAEOLOGICAL AND HISTORIC RESOURCES

1. General Locations of On-site Resources

   As shown on Exhibit II.J: Arizona State Museum Letter, the site has not been surveyed for cultural resources. Nineteen archaeology sites are recorded within a one-mile radius of the site; none of which are located on the subject property.

2. Information from Archaeologist

   At this time, there is no further archaeology information. The Arizona State Museum recommends that the Property be inspected for cultural resources by a qualified archaeological professional prior to any ground disturbing construction.

K. COMPOSITE MAP

Thorough site analysis and research of the subject property's existing conditions have revealed few physical constraints that might impede development on this site. Information on the site's topography, hydrology, vegetation and visibility has been compiled to create a McHarg Composite Map, displayed as *Exhibit II.K: Composite Map*.

Exhibit II.J: Arizona State Museum Letter

Arizona State Museum
THE UNIVERSITY OF ARIZONA

1013 E. UNIVERSITY BLVD.
TUCSON, AZ 85721

ARCHAEOLOGICAL SITE RECORDS SEARCH

This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.

Request Received: 7/115/2014 **Search Completed:** 8/8/2014

Requester Name : Kelly Lee
Company: The Planning Center
Address: 110 S. Church Ave., Suite 6320
City, State, Zip Code: Tucson, AZ 85701
Phone/FAX/or E-mail: (520) 623-6146

Project Name and/or Number:
Willow Ridge

Project Description:
Rezoning

Project Area Location:
Southeast corner of Camino de Oeste and W. Cortaro Farms Rd.

Legal Description: T12S R12E S25

Search Results:
According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), 210 previous survey projects were conducted within a one-mile radius of the area of potential effect (APE) between 1948 and 2013; a large portion of the APE was surveyed in 1981. Nineteen archaeological sites are present within a 1-mile radius of the project area, none of which fall within the project area.

Sites in Project Area:
None are recorded within the APE.

Recommendations:
The project area has not been subjected to an archaeological survey since 1981 and there is a possibility for unidentified historic properties in the area. Therefore, the ASM recommends a qualified archaeological contractor be consulted before any ground disturbance begins. A list of qualified contractors is maintained on the ASM website at the following address: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml.

Pursuant to *Arizona Revised Statutes* §41-865 *et seq.*, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

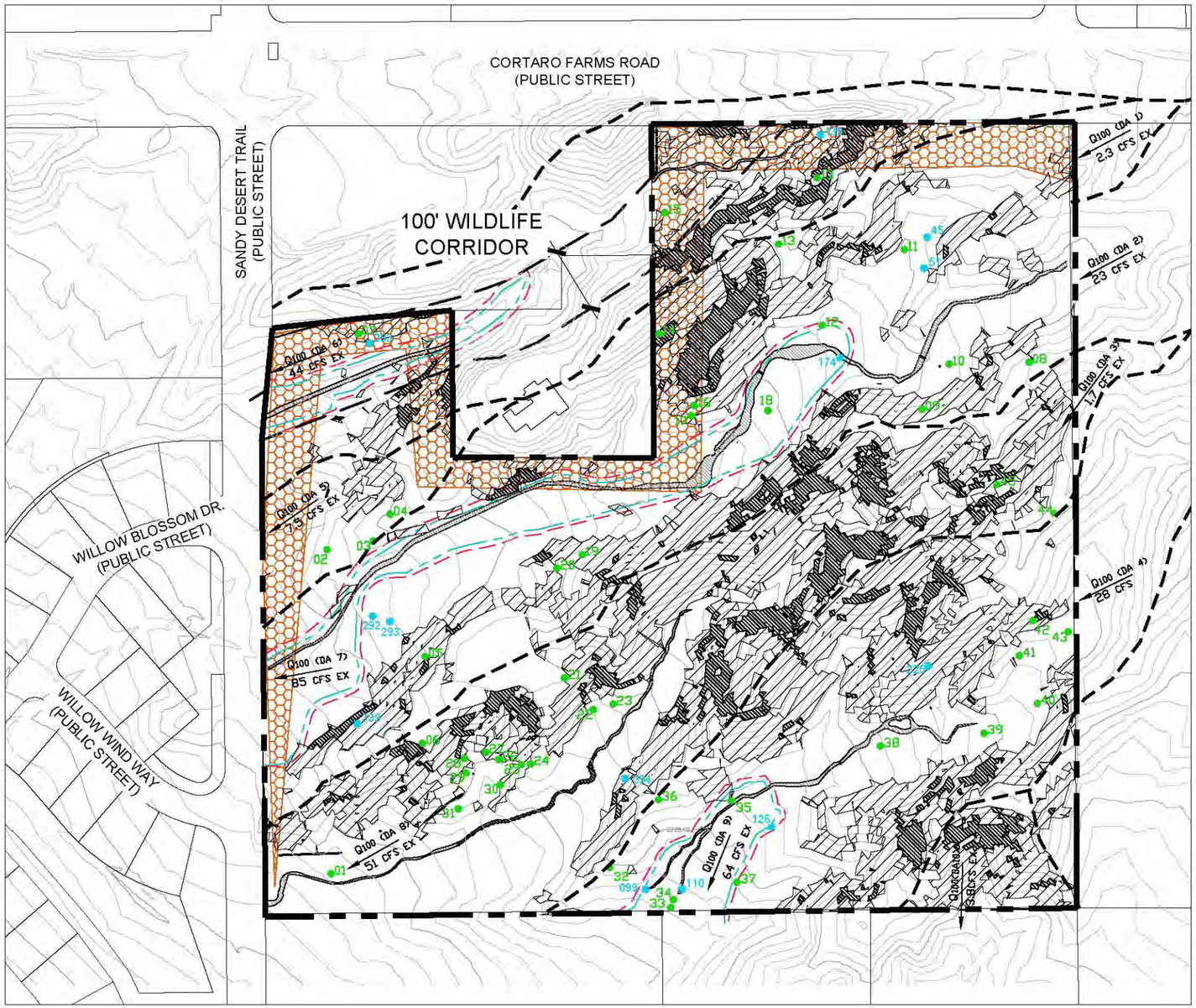
If you have any questions about the results of this records search, please contact me.

Sincerely,

Shannon Twilling, M.A.

Shannon D. Twilling, M.A.
Research Specialist
Archaeological Records Office
Arizona State Museum
(520) 621-1271
twilling@email.arizona.edu

Exhibit II.K: Composite Map



Willow Ridge Rezone II, R-16 to R-6

Cortaro Farms and Sandy Desert Trail

Town of Marana

Part III: Land Use Proposal



THE PLANNING CENTER
a division of TPC Group, Inc
110 s church ste 6320 tucson az 85701

A. PROJECT OVERVIEW

This is a request to rezone the 30-acre site from R-16 to R-6 for a proposed 69 single family residential lots. Details of the project include a proposed residential density of 2.3 RAC, and an average lot size of 6,500 square feet. As shown on *Exhibit III.B: Conceptual Development Plan* , the concept includes a mix of 55 to 60-foot wide by 110 to 120-foot long lots with the ability to construct one & two-story homesites. Approximately 48.3% of the site will remain as open space. All open space and common areas will be owned and maintained by the homeowners associations. The site is also subject to the Marana Town Code, Title 08.06 Residential Design Standards.

History of the project site indicates the site was part of a larger 104-acre rezoning, referred to as Willow Ridge, Marana Ordinance No. 2004.07. The Willow Ridge rezone consisted of three development areas, 60 acres for R-6 single family residential development, 34 acres for R-16 single family residential development and 9 acres for NC Neighborhood Commercial. The R-6 portion has been constructed while the remaining R-16 custom homes parcel and NC parcel remain vacant. Several builders have been interested in the R-16 property; however, due to the expenses related to construction the site is no longer feasible for a custom home subdivision.

At the time the original Willow Ridge rezoning was adopted, the Conceptual Development Plan was designed to protect pygmy owl habitat. The most recent activity for this subdivision plat was in 2007 and it reflected (35) +/-16,000 square foot lots with 58% disturbance at 1.14 residences per acre (RAC). Since the pygmy owl is no longer listed as endangered, the open space requirements are no longer relevant for their protection. The Willow Ridge II proposed subdivision design as shown on *Exhibit III.B: Conceptual Development Plan* includes approximately 48.3% open space for 69 lots at an estimated residential density of 2.3 RAC. This amount of open space is ample enough to preserve the natural drainage ways and wildlife connectivity that was preserved within the original plat, but is more reflective of the more recently approved projects in the vicinity.

The property owner's vision for this site is to create a quality residential product that is compatible with the adjacent Willow Ridge development. This vision includes maintaining open space, natural buffers and preserving the natural vegetation to the extent feasible. The main wash running through the middle of the site will provide for a wildlife corridor between the vacant adjacent property to the east and the open space areas to the west within Willow Ridge Commons. The lots adjoining this natural feature will take advantage of the natural viewsheds, native vegetation and wildlife habitat. The proposed Willow Ridge Rezone II will provide densities appropriate to surrounding single family residential subdivisions ranging in density from 2.7 RAC to 6 RAC and is conveniently located along an existing arterial roadway on the north and collector roadway to the west.

BENEFITS TO THE COMMUNITY

The following is a list of developer goals that will benefit the community. The conceptual development plan will:

- Provide additional housing opportunities compatible with the existing Willow Ridge subdivision. Willow Ridge is a subdivision that is desirable to young families due to its location near existing school sites, church sites and recreational opportunities.
- Preserve and feature the natural beauty of the site, including the washes, and native vegetation.
- Maximize the spectacular views of the Tucson Mountains, Tortolita Mountains and Santa Catalina Mountains to the west, north, and east, as well as city views to the south from all lots throughout the proposed community.
- Provide buffering for existing residents adjacent to the property through the provision of natural open space adjacent to these areas.
- Provide meaningful open space that allows for wildlife movement across the site while preserving a large portion of the remaining native vegetation.

TOWN OF MARANA GENERAL PLAN

The proposed Specific Plan will conform to the Town of Marana General Plan and the recommendations set forth by regulatory agencies involved in permitting. Willow Ridge II is located within the Planning Area boundary of the Town's General Plan within the Southern Area – Infill Opportunities' growth area. The Southern growth area contains several master planned communities and residential subdivisions. Commercial facilities to serve these areas are located along the major transportation corridors. This area is primarily an infill area that will see minimal growth and will focus on the completion of planned developments, such as Willow Ridge.

The Marana General Plan designates the land within the proposed rezoning area as Low Density Residential (LDR). The Low Density Residential designation is typically characterized by single-family detached homes on relatively large lots with a density range of 0.5 to 2.0 residences per acre. A minor amendment to the general plan is requested in order to allow for a total of 69 lots on 30 acres for a density of 2.3 residents per acre. This concept plan follows the initial goals of the Willow Ridge Custom Lot subdivision that approved clustered homes in order to preserve the more sensitive areas of the site, including native vegetation within the wash corridors.

Project Conformance: Willow Ridge II is designed to follow the growth area goals of low-density residential development and open space preservation. The land set aside, including the wash and riparian areas, are the most environmentally sensitive areas of the site. As a result, the site plan sets aside larger common areas and larger setbacks than adjacent unsubdivided residential land uses.

The Willow Ridge II Rezone is consistent with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: Adopt sustainable development as a unifying goal to secure Marana's future

- General Plan Policy: Preserve and protect our natural resources in order to promote a sustainable community.

- General Plan Action: Preserve the Sonoran Desert character by evaluating appropriate site disturbance standards and preserving native plants.

Project Conformance: Willow Ridge II leaves a considerable amount of the site undisturbed, preserving nearly 48.3% of the native vegetation on-site and minimizing the impact on washes. Similar to the Willow Ridge commons subdivision to the east, Willow Ridge II will utilize cluster development to avoid environmentally sensitive areas and provide open space amenities to residents.

General Plan Goal, Land Use and Growth Element: Provide opportunities for diverse developments that maximize the benefits to the community

- General Plan Policy: Promote new development that is compatible with existing land uses.
- General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
- General Plan Action: Develop guidelines for enhancing new development and mitigating potential impacts on existing neighborhoods.
- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
- General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.

Project Conformance: Willow Ridge II is located within the infill area of the Southern limits of the General Plan. The land use designation on the property is Low Density Residential, 0.5-2.0 residences per acre (RAC). The proposed density is approximately 2.3 residences per acre; therefore, a minor amendment will be requested to Medium Density Residential. Willow Ridge II will feature high-quality design and development that is compatible with what exists in the area and will provide newer housing opportunities in proximity to neighborhood services, including schools, churches and the Southern Activity Center near I-10 and Cortaro Farms Road. According to the 2010 General Plan Land Use Designation Map, the vast majority of land surrounding the site is either Low Density Residential, Medium Density Residential or Commercial.

TOWN OF MARANA STRATEGIC PLAN



The Willow Ridge Rezone supports the five areas of the Marana Strategic Plan:

Commerce –The strategic plan supports commerce and business and the economic development of the South Marana Activity Center. Since, the site is located within the vicinity of the South Marana Activity Center, it will support it as a neighborhood

commercial center and the residential development will provide construction jobs as well as revenue to the Town through construction sales tax and development services fees.

Community – This new single family residential development will ensure that future development, land use, and projects protect and showcase the Sonoran desert. Since it is an urban infill site, it will also utilize the existing infrastructure, reduce car trips and encourage pedestrian activity.

Progress/Innovation –Energy efficient construction techniques and water conservation will be encouraged as a part of the subdivision plat. The conceptual plan features water harvesting, low-water use vegetation, and promotes sustainable building practices.

Heritage – The conceptual development plan for this site will ensure the preservation and uniqueness of the more environmentally sensitive areas of the site, such as the wash area that consists of a higher density of native vegetation.

Recreation – The development plan proposes open space set aside for the existing wash running through the site. The wash will be utilized as a symbol of the Sonoran Desert and the design of the site will take advantage of this natural feature. The proposed plan will also fill the gaps in pedestrian connectivity along Cortaro Farms Road. A sidewalk will be constructed along this site's frontage. Two native earth trails will be designated along the main wash corridor.

B. CONCEPTUAL DEVELOPMENT PLAN

Refer to *Exhibit III.B: Conceptual Development Plan* (CDP) for an illustration of the project proposal. (A folded full-size drawing of this exhibit is included at the end of this submittal package.)

C. EXISTING LAND USES

1. Zoning Boundaries

   The project site encompasses 30 acres and is currently vacant. The project proposal consists of rezoning the site from R-16 (Residential) to R-6 (Residential) in order to permit the anticipated development. *Exhibit III.C: Zoning Boundaries* illustrates the proposed rezoning boundary and adjacent land uses.

2. Impact on Existing Land Uses

   Willow Ridge II is located on a major arterial, Cortaro Farms Road, approximately one mile east of Interstate 10. The project site is located in the vicinity of land uses similar to the intensity and land use proposed. The existing Willow Ridge Commons located directly west is developed at approximately 2.7 RAC. The single family residential uses to the northeast and southeast are developed at densities between 4 and 5 RAC. Other land uses adjacent to the site include churches to the north and south and the two southern corners at Sandy Desert Trail and Cortaro Farms Road are proposed for commercial development. The land to the east of the site is vacant, but proposed for future commercial uses. The proposed development will have minimal impact on existing land uses on- and off-site given the following:

- Ample setbacks, screening, open space, undisturbed natural open space and vegetative buffering is proposed where appropriate between the project site and adjacent properties to mitigate any negative impacts on visibility, privacy and noise.
- Building height limitation is proposed (per the Town of Marana residential design standards) to restrict the development to 50% two-story development. This will help mitigate views from adjacent properties of the Tucson Mountains to the southwest and Tortolita Mountains to the northeast. The undulating topography, screening and vegetation will also help mitigate any adjacent off-site views.
- No two-story construction shall be provided within 300 feet of Cortaro Farms Road on the north and along the westerly property line as delineated in the site analysis and Conceptual Development Plan. Proposed grading limits shall be minimized to preserve as much connective high resource value habitat as possible.

Exhibit III.B: Conceptual Development Plan



NOTES

- PROPOSED ZONING: R-6
- SITE ACREAGE: 30.6 ACRES
- AVERAGE LOT SIZE: 6,500 SF (6,000 SF MIN)
-NUMBER OF LOTS: 69
- PROPOSED DENSITY: 2.3 RAC
- BUILDING HEIGHTS: MAX. 30' HEIGHT
-OPEN SPACE: 14.7 ACRES (48%)
-TYPICAL LOT SIZE: 55' TO 65' WIDTH BY 110' TO 120' LENGTH

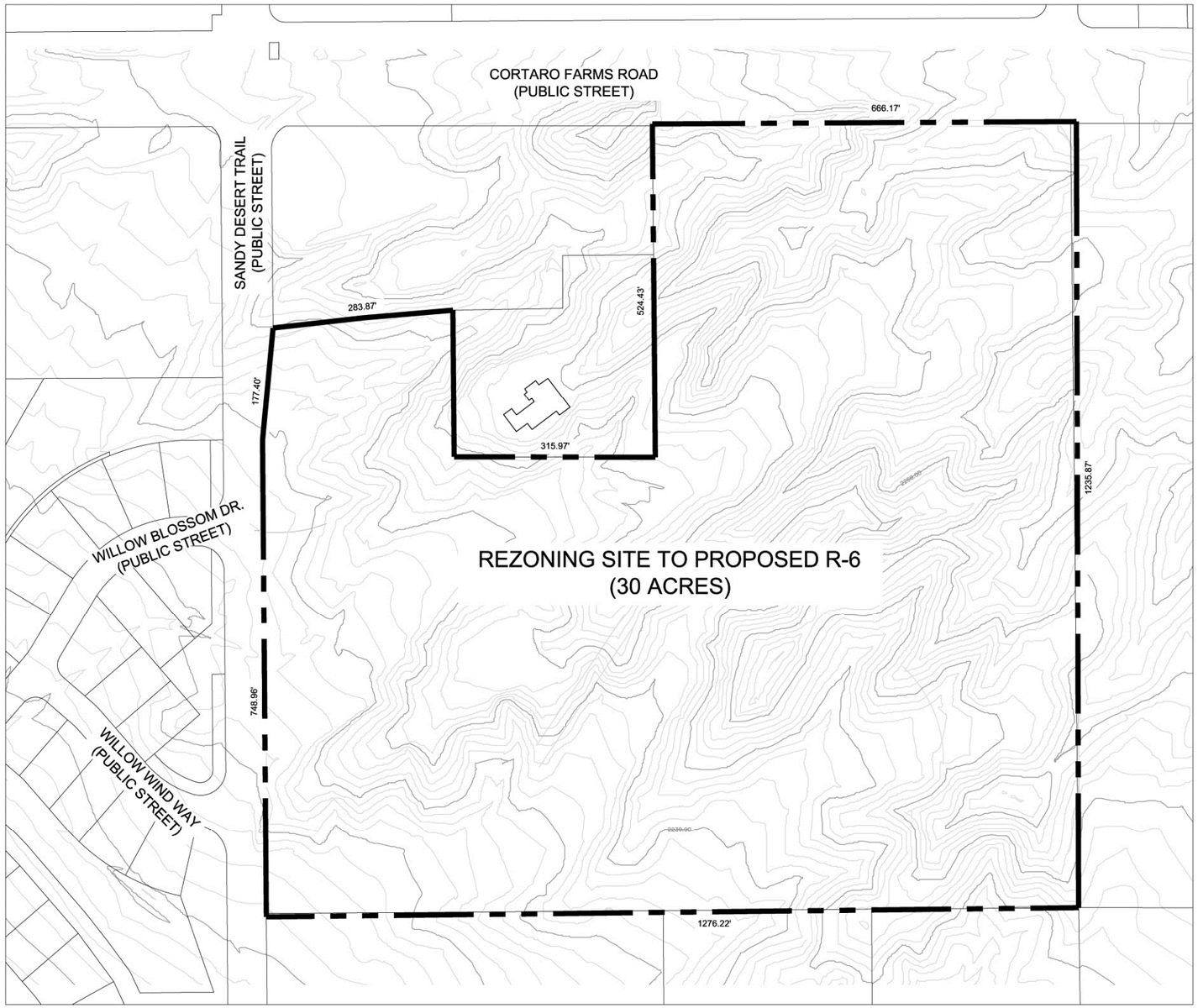
LEGEND

- SITE BOUNDARY
- PARCELS
- LIMITS OF DISTURBANCE
- ELEVATION CONTOURS (2')
- ELEVATION CONTOURS (10')
- REGULATED FLOOD PLAIN (100 YEAR)
- EROSION HAZARD SETBACK
- 404
- LANDSCAPE BUFFER: EXISTING NATURAL VEGETATION, 20' WIDTH
- LANDSCAPE BUFFER: REVEGETATE TO MATCH DENSITY AND SPECIES OF EXISTING NATURAL VEGETATION, WIDTH VARIES
- 01 SIGNIFICANT SAGUAROS
- 283 IRONWOOD TREES (20' TO 30' HT., PER NPPP)
- NOTE: BUILDINGS LIMITED 1 STORY IN HEIGHT.
- RIPRAP

NORTH 0' 100' 200'

FILE NAME: HII-01_CDP-F.DWG/8.5x15_CDP

Exhibit III.C: Zoning Boundaries



Legend

- REZONING BOUNDARY TO PROPOSED R-6
- PARCELS
- ELEVATION CONTOURS (2' INTERVALS)

D. TOPOGRAPHY

1. CDP Response to Existing Topographic Characteristics

There are no restricted peaks or ridges on the site, nor are there any rock outcrops. The project in existing condition was found to possess an Average Cross Slope (ACS) of 13.9%. Because the ACS is less than 15%, grading is allowed per the proposed R-6 zoning. Approximately 48.3% of the project is proposed to be mass graded in those areas on the CDP designated to be disturbed for residential lots and roadways. The remaining approximately 51.7% of the overall site area will be designated as open space and natural undisturbed open space for the benefit of residents, natural vegetation, and for the maintenance of wildlife corridors.

There are two categories for considered for open space: natural undisturbed open space (NUOS) and open space. Open space areas include the hatched areas adjacent to lots that will consist of hand-placed riprap and drainage improvements including detention/retention basins. These open space areas may be disturbed, and therefore, revegetation will be required. All other open space areas (outside of the grading limits and areas proposed for drainage improvements) are considered natural undisturbed open space areas or NUOS and will remain undisturbed (*See Exhibit Table III.D.1: Disturbance Ratios and III.D.1: Grading Plan*).

Table III.D.1: Disturbance Ratios

Use	Disturbance Area/Open Space Areas (acres)	Percentage (+/-)
Proposed Residential lots & Right-of-Ways	15.8*	51.7%
Natural Undisturbed Open Space (NUOS)	12.3*	40.2%
Open Space	2.4*	8.1%
Total	30.6	100%
	*All disturbance/open space ratios are approximate.	

The 404 permit previously issued for this project allowed a total disturbance of the 404 areas of up to 0.5 acre under nationwide permit number 39. The proposed disturbance of 404 areas is about 0.15 acre. The total length of 404 disturbance areas is approximately 300 feet. No areas of proposed 404 disturbance will exceed 300 feet.

2. Encroachment onto Slopes 15 Percent or Greater

   There are locations of 15% slopes proposed for disturbance. In order to maintain uniform consolidation and clustering of the disturbed areas containing the lots and roadways while maximizing the contiguous natural area and maintaining the wildlife corridors through the site, it was not possible to avoid limited encroachment into the 15% slopes.

3. New Average Cross-Slope

   New cross-slope calculations are not required as the existing ACS was found to be less than 15%. There are considerable areas to remain natural on the site as designated on the CDP. All slopes will be maintained at a 2:1 or 3:1 ratio (*See Exhibit III.D.1: Grading Plan*).

Exhibit III.D.1: Grading Plan



Willow Ridge - Areas	Square Feet	Acres	Percentage
Total Parcel Area Calc (Cooper)	1,333,925	30.62	
Lots and ROW Disturbance	690,000	15.84	51.7%
Open Space Disturbed	108,000	2.48	8.1%
Total Disturbed Area	798,000	18.32	59.8%
Natural Undisturbed Open Space	535,925	12.30	40.2%
Total Open Space	643,925	14.78	48.3%

E. HYDROLOGY

1. CDP Response to Existing Hydrological Characteristics

Exhibit III.E: Post-Development Hydrology recognizes the results of the hydrologic and floodplain analyses. *Exhibit III.E* shows that the proposed buildings will be outside of the 100-year flood limit line, and only a few within the erosion hazard setback line. The plan allows for detention / retention basins to be built in in order to mitigate the increase in stormwater runoff associated with the proposed development. Such basins are proposed to be located at the downstream ends of those drainage areas requiring mitigation.

2. Encroachment/Modification of Drainage Patterns

All proposed lots within the project site are shown outside of the 100-year floodplain limits. Therefore, essentially no floodplain encroachment is intended. Drainage patterns and flow paths within the site will be altered where necessary through site grading in order to convey flows safely within the site (around lots or under roadways). No offsite flows will enter the proposed roadways. Only flows generated on the proposed streets themselves, and the adjacent residential lots will conveyed on the streets.

The existing conditions drainage areas have been modified to reflect the physical layout and grading of the proposed development such that a number of sub-basins to the onsite drainage areas have been added. Drainage areas 2A, 7A, 8A, 8B, 9A, 9B, and 9C have been added at key locations around the project site. The nature of the watersheds above each of these new concentration points is typically very much developed or undeveloped, with watershed parameters reflecting such conditions. These new watersheds, and their runoff parameters, will be presented in the forthcoming drainage report.

The proposed lots and roadways within the site will be graded such that they allow flows generated onsite, and in the developed areas of the site, to be released into the existing drainage patterns, and flows generated in onsite open space areas, and offsite areas, to pass through the site, via some site modifications to the existing flow paths. Such flow paths are depicted by the flow arrows included on the Developed Conditions Drainage *Exhibit III.E: Post Development Hydrology*.

3. Potential Drainage Impact to Off-Site Land Uses

The CDP does not anticipate any drainage impacts to off-site land use, neither upstream nor downstream. Although drainage area boundaries are proposed to be modified within the site, the watercourses in the developed condition enter and exit the site in the same locations as in the existing conditions.

4. Engineering and Design Features

   Preliminary 100-year peak flows for both the existing and developed conditions have been determined using the Pima County Hydrology Procedures PC-Hydro. The selection of the various watershed parameters were guided by the PC-Hydro manual dated March 2007. Each calculated 100-year peak discharge value can be found on the Developed Conditions Drainage Exhibit, although these are subject to change in the forthcoming drainage report.

   The site lies within a designated critical basin, and therefore detention and retention will be required. Drainage Areas 6, 7, 8, and 9 are expected to require detention/retention mitigation. Anticipated volumes for the areas to feature detention/retention are being developed, and will be presented in the forthcoming drainage report. Because the project is within a designated critical basin, there will be a goal of a 15% reduction of outflows from the site from existing conditions. Because the project is within a designated critical basin, there will be a goal of a 15% reduction of outflows from the site from existing conditions. Riprap armored berms with concrete or grouted rock rip rap spillways are not being proposed in order to create detention/retention areas. In these basins areas where the vegetation is no longer natural and will be graded, revegetation will be required.

5. CDP Conformance with Area Plan, Basin Management Plans and Town Policies

   This project meets the requirements for drainage in the Town of Marana. The runoff conveyance structures and features will be sized to pass and convey 100-year stormwater flows. This project, and its associated drainage features, should not be adversely impacted, nor cause any adverse impacts on nearby properties.

Exhibit III.E: Post-Development Hydrology

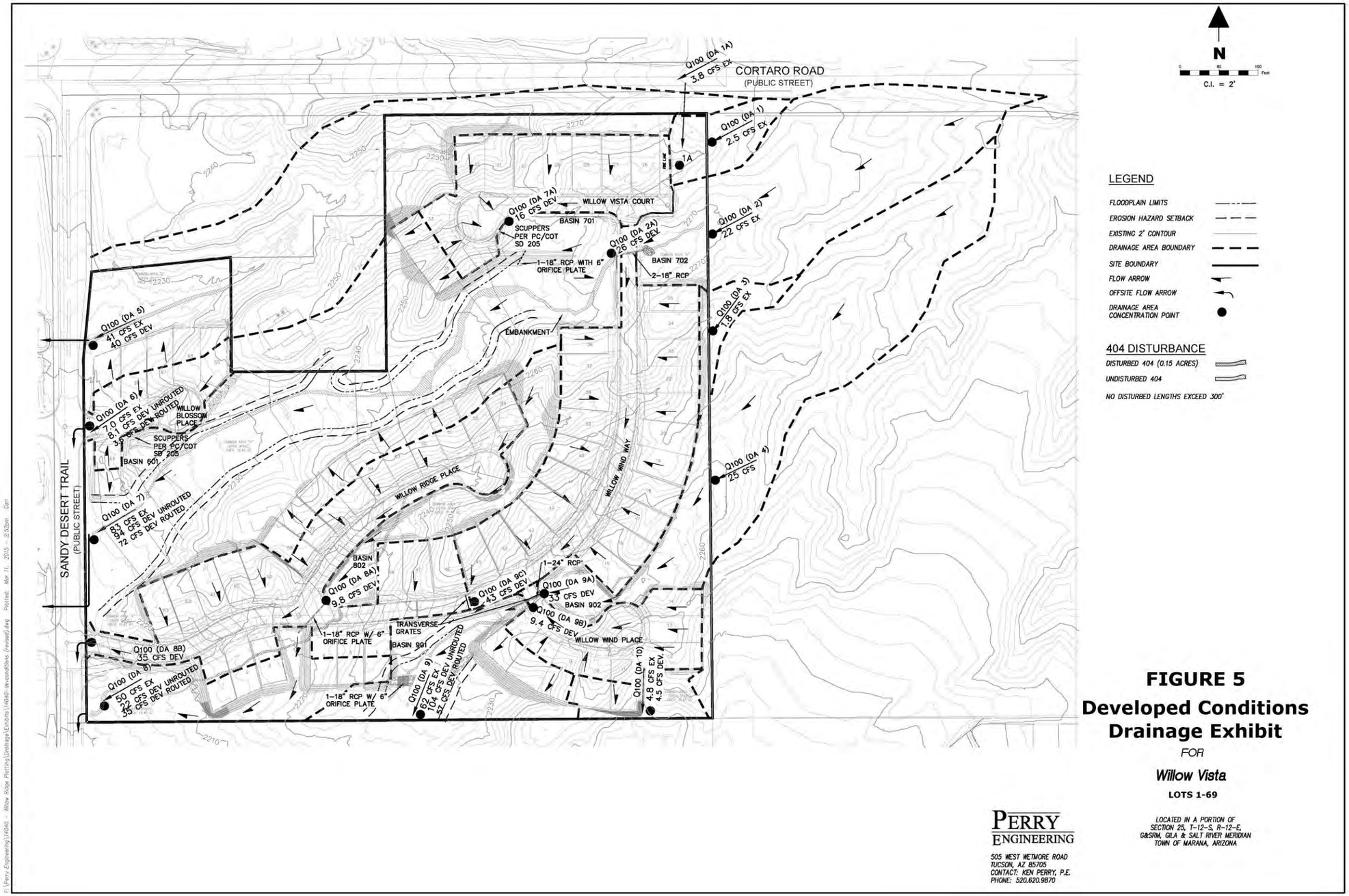


FIGURE 5
Developed Conditions Drainage Exhibit

FOR

Willow Vista

LOTS 1-69

LOCATED IN A PORTION OF SECTION 25, T-12-S, R-12-E, G&SRM, GILA & SALT RIVER MERIDIAN TOWN OF MARANA, ARIZONA

PERRY ENGINEERING
505 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

F. VEGETATION

1. CDP Response to Existing Vegetative Characteristics

The majority of on-site vegetation consists of Sonoran Desert Scrub. The CDP provides for approximately 16 acres or 51.7% disturbance and approximately 14 acres or 48.3% as open space. Vegetation will be retained in several areas with the greatest vegetation density preserved as part of the property's open space. These areas include an open space corridor and within the natural buffers around the perimeter of the project. A site resource inventory has been submitted (*see Exhibit II.D.2 Site Resource Inventory*). This inventory identifies all significant vegetation, including the saguaros and ironwoods onto the CDP.

2. CDP Response to the Native Plant Ordinance and Habitat Disturbance

A Native Plant Program (NPP) in accordance with Title 17 of the Marana Land Development Code must be submitted and approved by the Town of Marana during the review of a subdivision plat for the property. The existing viable vegetation that exists on-site will either be preserved in place or transplanted on-site when feasible into designated open space areas or natural bufferyards requiring re-vegetation. Plants not subject to the specific conditions below that cannot be preserved in place or salvaged for use in common areas of the project will be made available to appropriate nonprofits (e.g. Tucson Audubon Society, Tucson Cactus and Succulent Society). Specific conditions of rezoning include:

- All saguaro spears at a height of 14 feet or less meeting the transplanting criteria of Title 17 shall be preserved in place or salvaged and transplanted on-site where practicable. Saguaros that cannot be transplanted on-site shall be transported to and transplanted off site at locations to be determined by the Town of Marana, the Coalition for Sonoran Desert Protection and the property owner/developer.
- A minimum of 75 percent of the 20-30-foot ironwood trees meeting the transplanting criteria of Title 17 shall be preserved in place or salvaged and transplanted on-site where practicable. Ironwoods that cannot be transplanted on site shall be transported to and transplanted off site at locations to be determined by the Town of Marana, the Coalition for Sonoran Desert Protection, and the property owner/developer.
- Palo verde trees over 15 in height will be identified on the required vegetation inventory.

3. Techniques Used to Mitigate Sound, Visibility, Lighting and Traffic

The majority of the perimeter of the site will consist of 20-foot natural landscape bufferyards as was approved within the original subdivision plat (*Exhibit III.F.3: Landscape Bufferyards*.) Some areas where grading will occur in proximity to the site boundary, the landscape bufferyard will be revegetated with a minimum 6 to 10-foot landscape buffer. In areas where the vegetation is no longer natural and has been previously graded, revegetation will be required. These areas will be enhanced with native plant materials from the site where necessary.

A masonry screening wall is proposed along the perimeter of each rear lot line. A decorative masonry wall is required when adjacent to all rights-of-way and common areas. The decorative masonry wall will consist of material variations, but not limited to, the integration of split-faced block or other distinguished material, as well as color variations, vertical and horizontal articulation, etc. the final design of the screening walls will be determined during the subdivision platting phase of the project.

4. Cross-section Illustrations of Proposed Buffers to be Used Adjacent to Existing Development

   Exhibit III.F.4 illustrates the proposed buffers along the perimeter of the property.

Exhibit III.F.3: Landscape Bufferyard Plan

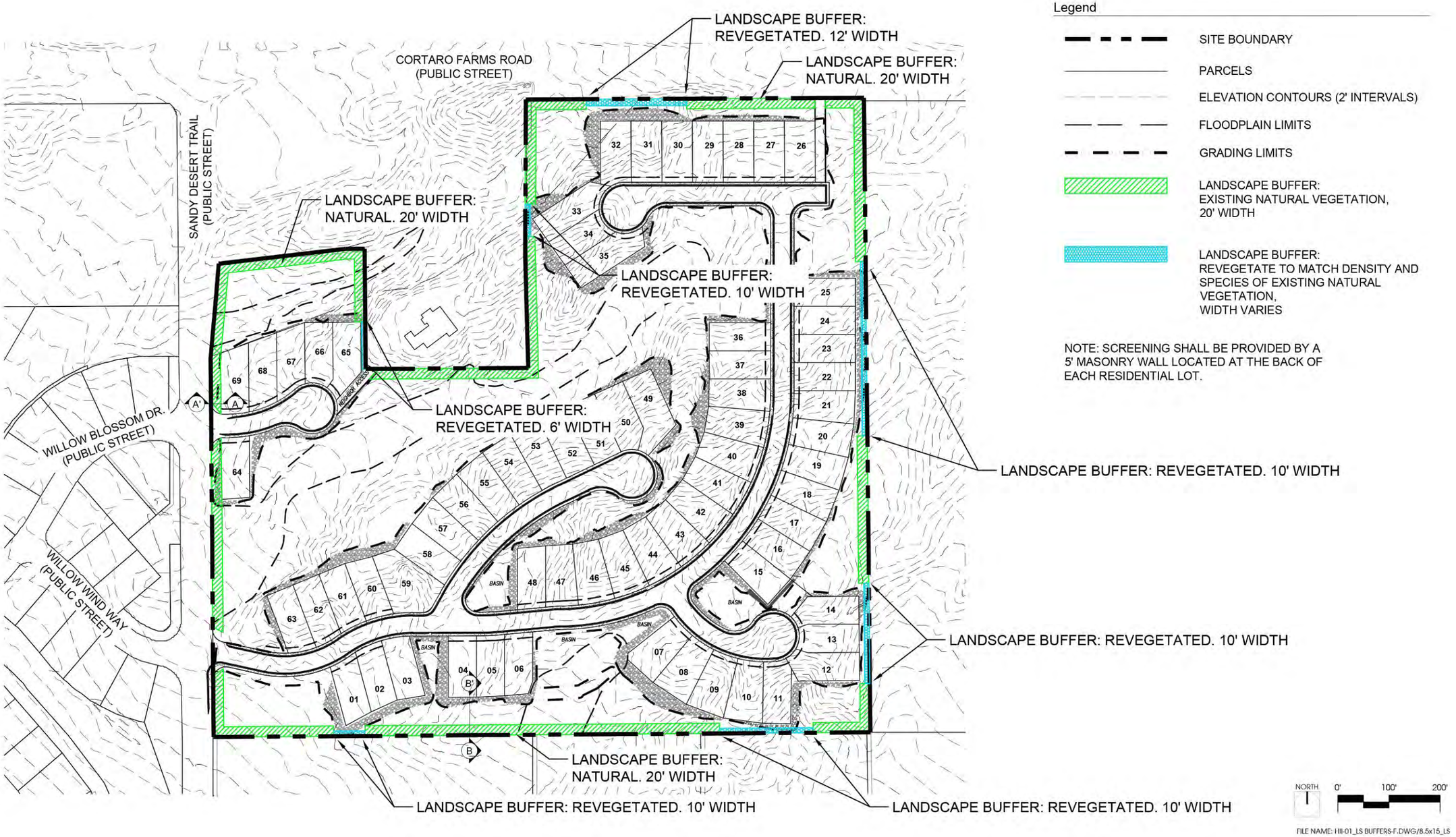
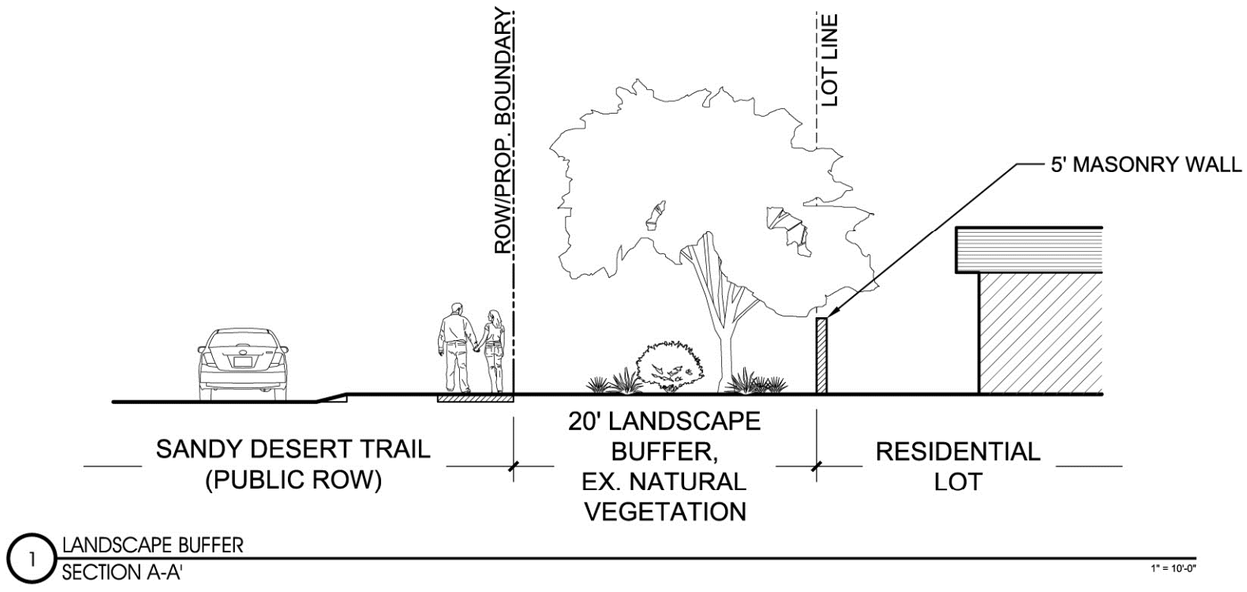
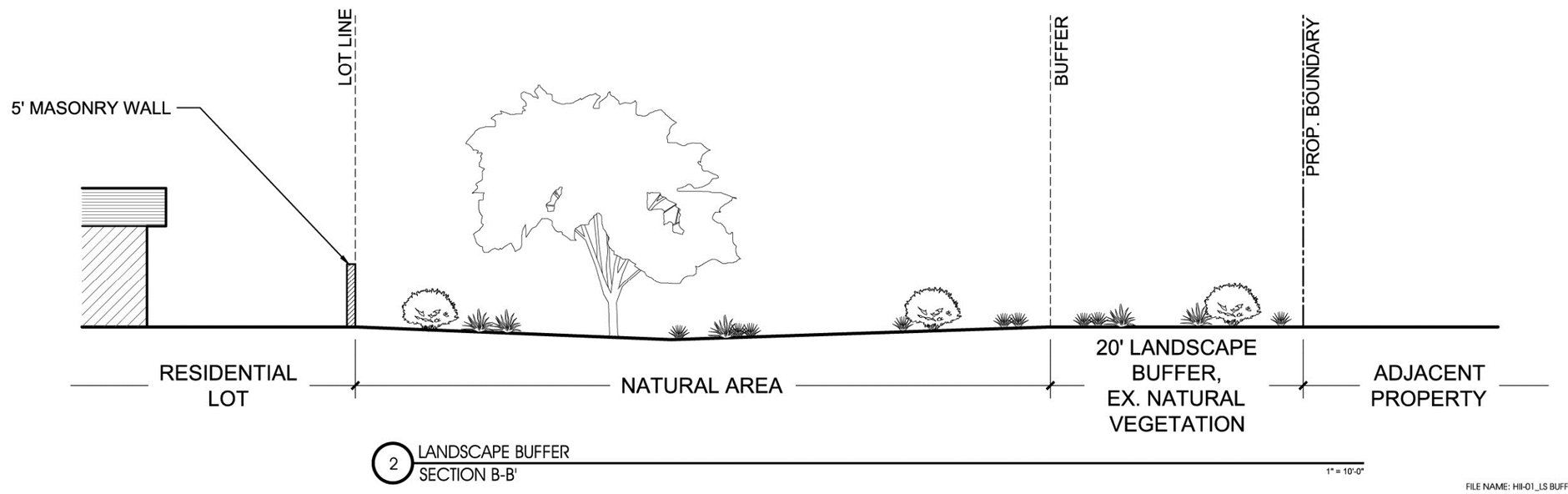


Exhibit III.F.4: Bufferyard Cross-Sections





FILE NAME: HII-01_LS BUFFERS.DWG /8.5x15_x sections

G. WILDLIFE

The CDP shows approximately 48.3% or 14.7 acres of open space throughout the site. The main wildlife corridor is located from east to west across the site providing a continuous wildlife linkage from the vacant property to the east to the Willow Ridge Commons open space areas. The subject property owner worked closesly with the environmental community to come up with the best site design that encourages wildlife movement through the wash.

H. VIEWSHEDS

1. Views and vistas from off-site

   There are views of the Catalina Mountains and Tortolita Mountains to the north and east, and views of the Tucson Mountains to the west and south. Setbacks from adjacent properties, changes in topography, and existing privacy walls, however, make it difficult to have a complete view across the property from any adjacent property boundary. As part of the mitigation techniques for viewshed impact to these views and vistas, the proposed subdivision will be restricted to a maximum of 50% two-story homesites; therefore only 34 homes of 69 may be two-story in building height. In addition, all homes within 300 feet of Cortaro Farms Road and located adjacent to Sandy Desert Trail shall be limited to one-story in building height. The following is a description of views and vistas or absence of existing views and vistas from each property boundary and how the proposed development will mitigate for these views:

   - Western boundary: The adjacent subdivision (Willow Ridge Commons) has minimal views of the Catalina Mountains to the east and the Tortolita Mountains to the north depending on where the existing home is sited due to topography. Willow Ridge is set at a lower elevation than the surrounding properties. The conceptual development plan consists of common areas that are strategically located to provide views of open space areas in between development. The proposed building setbacks along the west property boundary closest to existing development vary from 90 feet to 350 feet along this boundary from existing structure to proposed lot line.

   - Eastern boundary: The adjacent vacant property has views of the Tucson Mountains across the subject property. The existing viewsheds vary along the site boundary from north to south due to the sloping topography on both sites. The mitigation techniques along the east boundary also include natural landscape bufferyards and a corridor of open space dedication running through the site.

   - Southern Boundary: This boundary is adjacent to a church property. The church is set back approximately 700 feet from the shared property line. The church currently has limited distant views of the Tortolita Mountains. The church is at a lower elevation as compared to the subject property. The proposed development will have minimal impact.

- Northern Boundary: The site is adjacent to Cortaro Farms Road. The area adjoining this boundary is highly visible from Cortaro Farms Road. The views and vistas looking across the Property to the south are minimal due to the sloping topography and native vegetation. As part of the mitigation techniques for viewshed impact to these views and vistas, the proposed subdivision will be restricted to a maximum of 50% two-story homesites; therefore only 34 homes of 69 may be two-story in building height. In addition, no more than 2 two-story homes shall be located within 300 feet of Cortaro Farms Road and all homes proposed adjacent to Sandy Desert Trail shall be limited to one-story in building height.

2. Areas of high visibility

   The perimeter of the site is highly visible from properties directly adjacent to the site. These areas will be mitigated via landscape bufferyards and a 5-foot patio wall around the lot perimeter.

I. TRAFFIC

1. Traffic Analysis

a. Proposed Internal Circulation and Access to/from Arterial Street

Access to the site will be taken from Sandy Desert Trail. *Exhibit III.B.1: Conceptual Development Plan* presents two access points along the western boundary of the project site. Both access points are strategically located across from the existing Willow Ridge Commons Subdivision access drives, Willow Blossom Drive and Willow Wind Way. The driveway across from Willow Blossom Drive will service 7 residential lots. The driveway across from Willow Wind Way will service 62 residential lots. Emergency fire lane access at the northeast corner of the site will be provided on the east side of Lot 26 to Cortaro Farms Road. There is no physical roadway intended to be included with the proposed development providing access via the Star Grass Drive alignment to Cortaro Farms Road. This is to prevent the main roadway through the development from becoming a cut-through route.

b. Future Off-site Road Improvements Required and Projected Time Frame

No future off-site road improvements are required for this project.

c. Projected ADT

According to the Institute of Transportation Engineers Trip Generation, 8th Edition, the single family detached housing category (210) generates 10 vehicular trips for every residential unit.

Table III.I.1.c: Traffic Generation

Land Use	ITE Code	Number of Vehicle Trips (approximate)						
		AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	Two-Way
Single Family Detached Housing	210	13	43	56	45	25	70	690

d. A Description of Improvements Required

No improvements to off-site right-of-ways are required for this project.

e. Party/Agency Responsible for Necessary Improvements

Not applicable.

2. On-Site Street Rights-of-Way

The proposed interior local roadway cross section will be constructed to Town standards for a minimum 46-feet wide.

3. Proposed Bicycle and Pedestrian Pathways

Sidewalks will be provided on both sides of the interior right-of-way.

J. PUBLIC UTILITIES

The project site is surrounded by a variety of land uses, some of greater intensity than that proposed in this rezoning. Most public utilities are available for connection adjacent to or within the property.

1. Sewer

   Pima County Regional Wastewater Reclamation District has indicated capacity available in the existing 8-inch sewer main in the Sandy Desert Trail alignment to the west of the project (*See Exhibit II.J.1.a and Exhibit II.J.1.b*).

2. Water

   The property site lies within the boundary of the Town of Marana Municipal Water service area, however, the Town of Marana has no water service in the area at this time (*See Exhibit III.J.2: Statement of Water Service Provision and Availability*). The developer shall contribute to constructing a water distribution system to serve the development in the area and transfer title of the system to the Town of Marana, in consideration the Town of Marana shall operate, maintain and service the system. The developer shall contribute towards the cost responsibility to construct both the onsite and offsite facilities required to serve the potable water and fire protection demands for your development

3. Gas

   Southwest Gas currently serves this area

4. Electric

   Tucson Electric Power currently serves this area.

Exhibit III.J.1.a: Sewer Capacity Response Letter

PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

7/7/2014

Kelly Lee
The Planning Center
110 S Church, Suite 6320
Tucson, AZ 85701

Sewerage Capacity Investigation No. 2014-152 Type I

RE: **Willow Ridge Rezone 66-Units, Parcel 221186450**
Estimated Flow 14,256 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

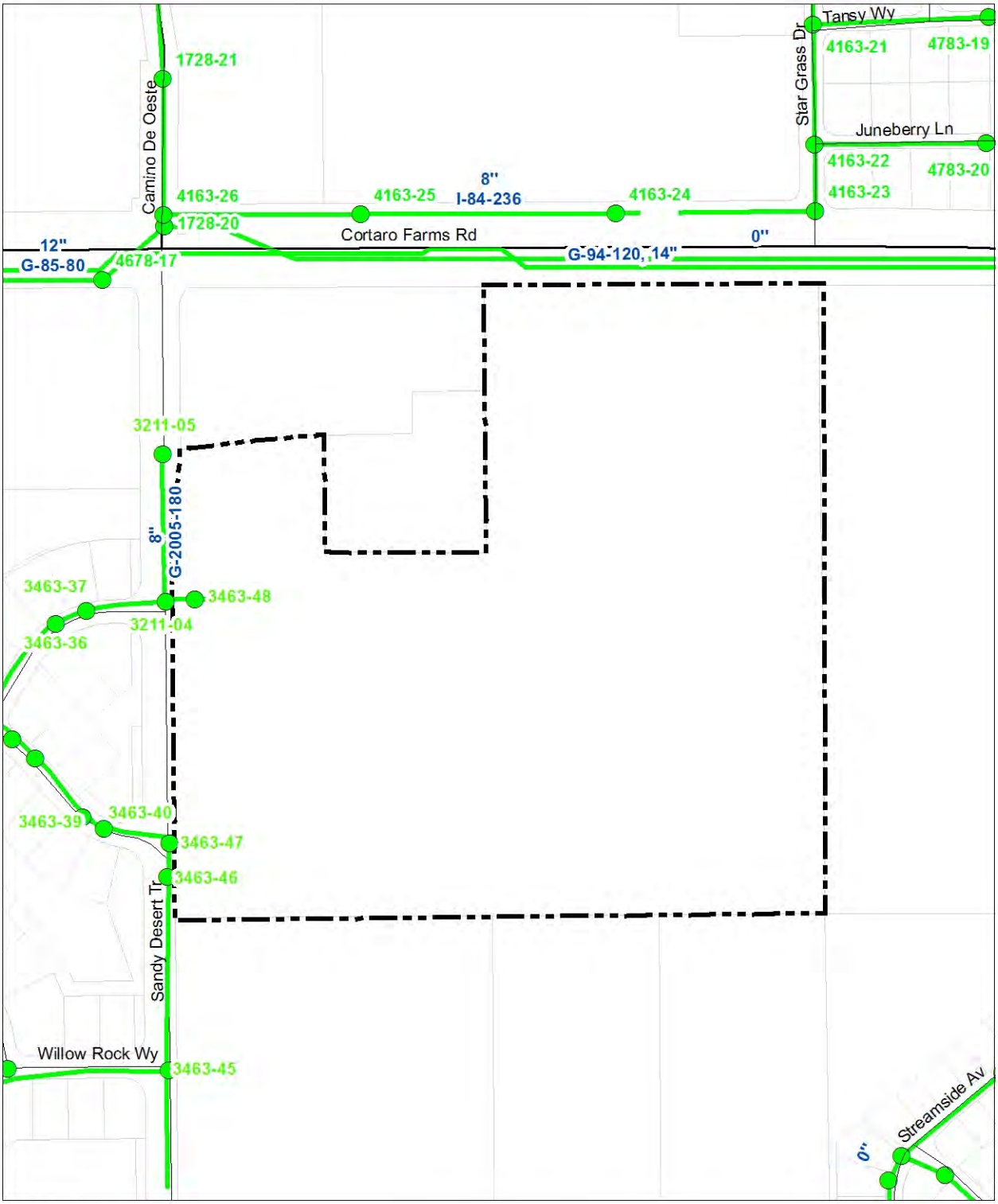
Capacity is currently available for this project in the public sewer G-2005-180, downstream from manhole 3463-48.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm CEA

Exhibit III.J.1.b: Sewer Map



LEGEND

- Site Boundary
- Manhole Covers
- Sewer Network with Pipe Diameter and As-Built Identification Number

NORTH 0' 150' 300'

FILE NAME: HII-01_sewer.mxd
SOURCE: Pima County GIS, 2014

Exhibit III.J.2: Statement of Water Service Provision and Availability

MARANA
UTILITIES DEPARTMENT

August 11, 2014

Ms. Kelly Lee
110 S. Church Avenue, Suite 6320
Tucson, AZ 85701

Dear Ms. Lee:

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona Department of Water Resources as having an assured water supply. This does not mean that water service is currently available to the proposed development. The development lies within the boundary of the Town of Marana water service area. Therefore, water supply is assured.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water development agreement identifying water use, fire flow requirements and all major on-site and off-site water facilities.

The developer shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana, in consideration the Town of Marana shall operate, maintain and service the system. The developer shall have the cost responsibility to construct both the onsite and offsite facilities required to serve the potable water and fire protection demands for your development.

The comments herein made are valid for a period of one year only. If you have any questions, please call our office at 520-382-2560.

Sincerely,

Scott Schladweiler, P.E.
Utilities Engineer

5100 WEST INA ROAD ■ MARANA, ARIZONA 85743 ■ (520) 382-2570 ■ FAX: (520) 382-2590 ■ TTY: (520) 382-3499

K. PUBLIC SERVICE IMPACTS

1. Public Service Impacts

   a. Police

   The project site is within the Town of Marana's police jurisdiction. The Town of Marana Police Headquarters is located at 11555 W. Civic Center Drive.

   b. Fire

   Northwest Fire District serves the area surrounding the project site. The closest fire station is approximately 500 north of the site at 8475 North Star Grass Drive. The site will be annexed into the Northwest Fire District.

   c. Sanitary Pick-Up Services

   Sanitary pick-up will be provided through a contract with a private solid-waste collection service.

2. Impact of the Development on Schools and Parks

   The site is within the Marana Unified School District and within the boundaries of the schools found in *Table III.K.2: Schools*. It is anticipated that this project will generate approximately 69 residential units if fully developed at the target residential densities. The estimated number of students attending the local school is 25 students.

   MUSD provided the following multipliers to use for student enrollment projections. (MUSD multipliers do not distinguish between different housing products):

   Elementary: 0.25 students per home (0.25 x 69) = 17 students
   Junior High & High School: .0.10 students per home (0.10 x 69) = 7 students

Table III.K.2: Schools

Schools	Address	School Capacity	School Enrollment
Quail Run Elementary (K-6)	4600 West Cortaro Farms Road	1204	598
Tortolita Middle School	4101 West Hardy Road	1577	863
Mountain View High School	3901 West Linda Vista	2400	1924

As part of this development, the developer is amenable to a future voluntary school fee to help the Marana Unified School District ("MUSD")offset the costs of new schools or improvements to existing schools that are impacted by the addition of new students to the district as a result of this project. The developer shall work with MUSD to form a memorandum of understanding, or other agreement, outlining voluntary school fee details. It is anticipated that this agreement shall be finalized prior to issuance of single-family-residential building permits.

L. RECREATION & TRAILS

1. Proposed Recreation Areas

   The interior roadways will consist of sidewalks on both side of the road. This will allow for pedestrian access throughout the site as well as provide pedestrian connections to Sandy Desert Trail. In addition, the site is subject to impact fees for park and trail systems. No recreation areas or trails within the site boundaries are proposed at this time.

2. Open Space/Common Area Ownership

   The natural undisturbed open space easements and/or wildlife corridors shall be left undisturbed and in their natural desert state, except for necessary utility installations, which shall be revegetated with native species. A Homeowners Association regulated by CC&R's shall manage all natural trails, open space areas and common areas to ensure continued preservation of these lands.

3. Access to Off-Site Trails

   The site will have access to the Cortaro Farms Road Trail via the sidewalk on Sandy Desert Trail.

M. CULTURAL, ARCHAEOLOGICAL AND HISTORIC RESOURCES

1. Measures Used for Protection of All Cultural and Historical Resources on the Site

   As shown on *Exhibit II.I: Arizona State Museum Letter*, the site has not been surveyed for cultural resources. Nineteen archaeology sites are recorded within a one-mile radius of the site; none of which are located on the subject property.

2. Resources to be incorporated into Development

   There are no known resources to be incorporated into the development. A cultural resource report for the project area will be submitted prior to issuance of a grading permit for the site. If a cultural resources report is older than 10 years for this site, a qualified archaeologist will perform a site visit and review the cultural report to determine whether it is still accurate.

3. Measures to be Taken

   If any human remains or funerary items are discovered anywhere during construction, or at any time, all work must stop in the area of the remains and Mr. John Madsen, Repatriation Coordinator, must be contacted immediately at (520) 621-4795, pursuant to A.R.S. §41-865.

Bibliography

Aerial Photographs, Pima Association of Governments, 2012

Arizona Department of Environmental Quality, 2009.

Federal Emergency Management Agency (FEMA), Letter of Map Revision (LOMR).

MapGuide, Pima County Department of Transportation.

Marana General Plan, 2010.

Marana Land Development Code

Pima County Geographical Information Services, 2014.

Sonoran Desert Conservation Plan Interactive MapGuide.

Town of Marana Trail System Master Plan, 2000.

Traffic Volumes in Metropolitan Tucson and Eastern Pima County, 2014.

Trip Generation: 7th Edition, Institute of Transportation Engineers, 2003

PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 25, 2015, at or after 6:30 p.m.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER. **Chairman Schnee** called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE
Led by **Chairman Schnee**.

ROLL CALL. Terri Byler, Planning Commission Secretary called roll.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Motion to approve by Commissioner Miklosi, seconded by Commissioner Jakab. Passed unanimously.***

ANNOUNCEMENTS. An upcoming education opportunity for public officials through Urban Land Institute was discussed by Ryan Mahoney.

GENERAL ORDER OF BUSINESS. Approval of January 28, 2015 meeting minutes.
Motion to approve by Commissioner Jakab, seconded by Commissioner Miklosi. Passed unanimously.

PUBLIC HEARINGS

1. **PCZ 1408-001: Willow Ridge Rezone II. PUBLIC HEARING: Relating to Development;** an application requesting a recommendation to the Marana Town Council for approval to rezone approximately 30.6 acres of land from R-16 (single-family residential, minimum lot size of 16,000 square feet) to R-6 (single-family residential, minimum lot size of 6,000 square feet); and requesting a recommendation for approval of a minor amendment to the General Plan. The property is generally located south of Cortaro Farms Road and east of Sandy Desert Trail in a portion of Section 25, Township 12 S, Range 12 E. (Brian Varney)

Brian Varney stated that approximately 51.7% of the site will be developed as residential lots, related infrastructure for roadways, utilities, and drainage, approximately 40.2% will remain as natural undisturbed open space and the remaining 8.1% will be disturbed open space. **Mr. Varney** indicated that residents from Willow Ridge Commons have requested a permanent access on Cortaro Road and at the January 28th meeting **Fernando Prol**, Traffic Engineering Division Manager, explained that the request was not a feasible option due to safety concerns.

Mr. Varney mentioned that earlier in the day the Planning Commission received a memo which reflected revised conditions that were established in discussions between the Coalition for Sonoran Desert Protection and the applicant. **Mr. Varney** stated if the Planning Commission should make a motion to approve, those conditions should be added to the motion.

Chairman Schnee asked if revised conditions 15 and 16 would replace conditions 15 and 16 that were in the commission packet. **Mr. Varney** replied yes. **Chairman Schnee** asked what access would be provided to the current homeowner if the subdivision was built. **Kelly Lee** - The Planning Center- stated there are CC&R's that would require provided access to the resident's property; a 20-foot access easement with the possibility of it being gated. **Ms. Lee** also addressed some of the changes in the revised site plan; the original site plan and the revised site plan have the same number of lots, but lots 49-58 have been moved 10 feet south and lots 25, 35-36 were relocated in order to open up the open space corridor. The proposed project has 69 units. One neighborhood meeting was held. Four residents attended; traffic was their main concern.

Vice Chair Duncan felt lots 64-69 seemed disjointed from the rest of the project and felt if the two wildlife corridors weren't separated by homes it would be more aesthetically pleasing.

Chairman Schnee opened the public portion of the hearing.

Carolyn Campbell, Coalition for Sonoran Desert Protection – stated that she concurred with both **Mr. Varney** and The Planning Center. **Ms. Campbell** stated since there were concerns about the vegetation on the disturbed site, two conditions were added to the letter and they will continue to work with staff and The Planning Center on how to deal with some of the plants that could be transplanted to other public areas nearby.

Vice Chair Duncan asked for **Ms. Campbell's** opinion regarding the seven houses. **Ms. Campbell** indicated that she had been focused on widening the main corridor. As for the houses, she sees it as a continuation of what is happening on the other side of Sandy Desert Trail and doesn't see the habitat remaining viable if the area around it is built out.

Chairman Schnee closed the public portion of the hearing.

Chairman Schnee stated he had a previous concern with lots 64-69 because of the affect it would have on the existing resident's home and the access to his property, but that has been alleviated based off the 20-foot access that has been guaranteed in the existing CC&R's. **Commissioner Officer** asked for clarification on the existing resident's access point. **Ms. Lee** stated that the resident's access will be through the northern cul-de-sac out to Sandy Desert Trail. **Commissioner Miklosi** had a question regarding the drainage of the main wash. **Ken Perry,** Perry Engineering – stated there will be a drop inlet at Sandy Desert Trail which will direct the water under the street. **Mr. Perry** mentioned that in addition to the road access, the existing resident will also have access to sewer, Marana water and fire protection via a nearby fire hydrant. **Commissioner Miller** his question with access for the resident had been answered and he had no further concerns. **Commissioner Jakab** had no concerns. **Commissioner Fehrmann** mentioned the only thing she would change about the plan would be to omit lot 65 to provide more open space for the wildlife. Regarding omitting lot 65, **Mr. Perry** stated there is a 15-foot slope between the existing house and lot 65; there will be plenty of room for wildlife to pass between the corridors. **Vice Chair Duncan** had no concerns.

Motion to approve PCZ1408-001 & GPA1408-001 with recommended, as well as revised conditions and site plan by Vice Chair Duncan, seconded by Commissioner Jakab. Passed unanimously. 7-0

COMMISSION ACTION

1. ENG1410-004 Tangerine Ridge Lots 1-219 Design Exception; an application requesting a design exemption from the Marana Subdivision Street Standards for the proposed Tangerine Ridge subdivision, generally located south of Tangerine Road and west of Camino de Oeste. (Paul Baughman)

Paul Baughman stated the Subdivision Street Standards are there to provide public safety and enhanced visual amenities for the subdivisions in Marana and any exceptions to these standards are required to come before The Planning Commission for approval. This particular exception has three parts; narrowing of the pavement width, change out of the curb, and the omission of the sidewalk in a few areas on one side of the street. Regarding the narrowing of the pavement, **Mr. Baughman** mentioned that standard parking provides for parking on both sides of the street, the narrowed sections will only provide for parking on one side of the street. Since this would be a private subdivision it would be up to the HOA to enforce the parking regulations. The curb would be modified from a rolled curb to a wedge curb. Since the subdivision is in a steeper terrain the drainage is expected to runoff rather quickly. The omission of the sidewalk in certain areas would allow for the exclusion

of storm drains since the drainage will be able to flow freely. There were no questions from The Commission.

Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously. 7-0

2. PRV1410-001 Tangerine Ridge Lots 1-219 Preliminary Plat an application requesting a recommendation to the Marana Town Council for preliminary plat approval for a 219 lot subdivision on approximately 116.7 acres within the Tangerine Ridge Specific Plan. The Specific Plan is generally located south of Tangerine Road and West Camino de Oeste. The subject property is directly adjacent and to the west of the approved Casa Sevilla Specific Plan. (Jenna Reilly)

Jenna Reilly stated that the zoning is conditioned by the Tangerine Ridge Specific Plan. The approved ordinance allows for 225 lots, with single story restrictions on lots 1-5, 26-34, and 204-207. All other lots are restricted to a maximum height of 30 feet. The number of two-story homes within the subdivision is controlled by the Town of Marana Residential Design Standards. The minimum lot size for the development is 6,000 square feet. All streets will be private, with two points of access. Construction of the Angel Drive access is not required until construction of the 80th lot. **Ms. Reilly** specified that the applicant is proposing to keep 50% of the site as natural undisturbed open space. An HOA will be formed to take care of the responsibility of maintenance, control safety and liability of all common areas.

Chairman Schnee has no concerns or issues. There were no questions or concerns from the rest of The Commission.

Motion to approve by Commissioner Jakab, seconded by Commissioner Miklosi. Passed unanimously. 7-0

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT

Motion to adjourn at 7:32 p.m. by Commissioner Miklosi seconded by Commissioner Jakab. Passed unanimously.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 25, 2015. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A 2

To: Mayor and Council

From: Jane Fairall, Deputy Town Attorney

Date: April 7, 2015

Strategic Plan Focus Area:
Recreation

Strategic Plan Focus Area Additional Info:
Principle Statement 1: We will design, build and maintain appropriate high quality recreational amenities to enhance the quality of life for Marana residents and visitors.

Subject: Ordinance No. 2015.009: Relating to Real Estate; approving an exchange of real property located on the east side of Big Sky Ranch Drive, south of Camino de Mañana in the Town of Marana, Pima County; specifically, Parcel "A" of Sky Ranch subdivision as described in the plat recorded in the office of the Pima County Recorder at Book 58 of Maps and Plats, Page 58, for a parcel of substantially equal value located in the triangle of land bounded by Tangerine Road, Camino de Mañana, and Camino de Oeste in the Town of Marana, Pima County, for purposes of construction of a proposed Tangerine Corridor Community Park site; approving and authorizing the Mayor to execute a real estate exchange and purchase agreement and any deeds and other documents necessary to accomplish the exchange and purchase; and declaring an emergency (Jane Fairall)

Discussion:
The Parks and Recreation Department desires to establish and construct a community park in the northeast Town limits.

The Town owns Parcel "A" of Sky Ranch subdivision, a 7.3 acre parcel originally intended to be used as a "children's desert educational center." The parcel's only access is from Big Sky Ranch Drive, a private street owned and maintained by the Sky Ranch Homeowners Association. The gated entry for the Sky Ranch subdivision is located just east of the midpoint of Parcel A's frontage onto Big Sky Ranch Drive. Because of its size and access, Sky Ranch Parcel A is not well suited for a community park.

The Sky Ranch Homeowners Association (HOA) owns an approximately 35-acre triangle of

common area bounded by Tangerine Road, Camino de Mañana, and Camino de Oeste, and has received authorization from its members to transfer a portion of this triangle of land to the Town to be used as a future Tangerine Corridor Community Park site in exchange for the Town's Sky Ranch Parcel A, to be held by the Sky Ranch Homeowners Association as natural undisturbed open space. The portion of the triangle currently under discussion for exchange is 18 acres, more or less. On January 7, 2014, the Town Council adopted Resolution No. 2014-002 authorizing Town staff to initiate the possible exchange of properties for the proposed community park site.

Aerial maps of the exchange parcels are included with the backup material for this item.

Exchanges of Town-owned land are governed by A.R.S. § 9-407, which requires the Town (1) to determine the relative value of the parcels to be exchanged, (2) to adopt an ordinance setting forth the terms of the exchange, and (3) to give published notice of the intent to exchange property.

Following the approval of Resolution No. 2014-002, Town staff obtained appraisals of the properties contemplated for exchange. An exchange and purchase agreement has now been negotiated with the Sky Ranch Homeowners Association in which the the Town will transfer title to the Town parcel to the HOA in exchange for a portion of the HOA parcel of substantially equal value. Based on the appraisals of the properties, the Town's 7.3 acre property is of the same value as 9.45 acres of the HOA parcel. The agreement then provides that the Town shall purchase the remaining 8.55 acres needed for the park at the appraised value of $8,500/acre, for a total of $72,675. The Town has also agreed to pay all closing costs, escrow fees, title report fees and the like.

Adoption of the proposed ordinance will satisfy the requirements of A.R.S. § 9-407 and will authorize the Mayor to execute the real estate exchange and purchase agreement. The Town published the proper notice of this transaction prior to tonight's meeting.

Financial Impact:

Fiscal Year: FY2015
Budgeted Yes
Amount: $80,000

Staff Recommendation:

Staff recommends approval of the ordinance authorizing the exchange of the properties and execution of the exchange and purchase agreement.

Suggested Motion:

I move to adopt Ordinance No. 2015.009, approving an exchange of real property with the Sky Ranch Homeowners Association for purposes of construction of a proposed Tangerine Corridor Community Park site, authorizing the Mayor to execute a real estate exchange and purchase agreement and any deeds and other documents necessary to accomplish the exchange and purchase, and declaring an emergency.

Attachments: Ordinance 2015.009
Exhibit A to Ordinance - Agreement
Exhibit A to Agreement-Legal Description
Exhibit B to Agreement - form of deed
Exhibit C to Agreement - form of deed
Map of Town Parcel
Map of HOA Parcel

MARANA ORDINANCE NO. 2015.009

RELATING TO REAL ESTATE; APPROVING AN EXCHANGE OF REAL PROPERTY LOCATED ON THE EAST SIDE OF BIG SKY RANCH DRIVE, SOUTH OF CAMINO DE MAÑANA IN THE TOWN OF MARANA, PIMA COUNTY; SPECIFICALLY, PARCEL "A" OF SKY RANCH SUBDIVISION AS DESCRIBED IN THE PLAT RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER AT BOOK 58 OF MAPS AND PLATS, PAGE 58, FOR A PARCEL OF SUBSTANTIALLY EQUAL VALUE LOCATED IN THE TRIANGLE OF LAND BOUNDED BY TANGERINE ROAD, CAMINO DE MAÑANA, AND CAMINO DE OESTE IN THE TOWN OF MARANA, PIMA COUNTY, FOR PURPOSES OF CONSTRUCTION OF A PROPOSED TANGERINE CORRIDOR COMMUNITY PARK SITE; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A REAL ESTATE EXCHANGE AND PURCHASE AGREEMENT AND ANY DEEDS AND OTHER DOCUMENTS NECESSARY TO ACCOMPLISH THE EXCHANGE AND PURCHASE; AND DECLARING AN EMERGENCY

WHEREAS the Town of Marana owns Parcel "A" of Sky Ranch subdivision as described in the plat recorded in the office of the Pima County Recorder at Book 58 of Maps and Plats, Page 58 (the "Town Parcel"); and

WHEREAS the Town and the original developer of Sky Ranch intended the Town Parcel to be used as a "children's desert educational center" as described in paragraph 3.4 of the Sky Ranch Development Agreement recorded June 25, 2004 at Docket 12331, Page 4286, Pima County Recorder's office; and

WHEREAS the children's desert educational center was not built and is no longer anticipated to be built on the Town Parcel; and

WHEREAS the Town of Marana desires to establish and construct a community park in the northeast Town limits, but finds that the Town Parcel is not optimal due to its relatively small size of 7.3 acres and its sole vehicular access from a private street; and

WHEREAS the Sky Ranch Homeowners Association (the "HOA") owns Sky Ranch Common Area B Open Space as described in the Sky Ranch subdivision plat, including a 35.21-acre portion of Sky Ranch Common Area B Open Space, bounded by Tangerine Road to the north, Camino de Mañana to the southeast, and Camino de Oeste to the west (the "HOA Property"); and

WHEREAS the HOA has received authorization from its members to convey a portion of the HOA Property to the Town, via exchange and/or sale, for a future community park site of 18 acres, more or less, in the triangle of land bounded by Tangerine Road, Camino de Mañana, and Camino de Oeste; and

WHEREAS on January 7, 2014, the Town Council adopted Resolution No. 2014-002 authorizing Town staff to initiate the possible exchange of properties for the proposed community park site; and

WHEREAS the Town is willing to transfer title to the Town Parcel to the HOA in exchange for a portion of the HOA Property of substantially equal value to the Town Parcel; and

WHEREAS the HOA is willing to sell an additional portion of the HOA Property to the Town for cash; and

WHEREAS the property being exchanged by the Town and the property being received from the HOA, via exchange and purchase, are specifically described in a Real Estate Exchange and Purchase Agreement presented to Council concurrently with this ordinance; and

WHEREAS the parcels of land being exchanged are of substantially equal value; and

WHEREAS A.R.S. § 9-407 requires land exchanges to be authorized by ordinance; and

WHEREAS the Town Council finds that exchange and purchase of the real property in question is in the best interests of the Town of Marana.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. The exchange of property as set forth in the Real Estate Exchange and Purchase Agreement between the Town of Marana and the Sky Ranch HOA, attached to and incorporated by this reference in this resolution as Exhibit A, is hereby authorized pursuant to the terms and conditions set forth in the Agreement, the Agreement is hereby approved, and the Mayor is hereby authorized to execute it and any and all deeds and other related documents necessary to carry out the terms of the Agreement for and on behalf of the Town of Marana.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the Agreement.

SECTION 3. It is necessary for the preservation of the peace, health, and safety of the Town of Marana that this ordinance become immediately effective; therefore, an emergency is hereby declared to exist and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 7th day of April, 2015.

_____
Mayor Ed Honea

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

Exhibit A to Ordinance No. 2015.009

REAL ESTATE EXCHANGE AND PURCHASE AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into by and between THE TOWN OF MARANA, an Arizona municipal corporation (the "Town") and SKY RANCH HOMEOWNERS ASSOCIATION, INC., an Arizona non-profit corporation (the "HOA"). The Town and the HOA are sometimes collectively referred to as the "Parties," either of which is sometimes individually referred to as a "Party."

RECITALS

A. The Town owns Parcel "A" of Sky Ranch subdivision as described in the plat recorded in the office of the Pima County Recorder at Book 58 of Maps and Plats, Page 58 (the "Town Parcel"). The land area depicted in the Sky Ranch subdivision plat is developed as a project referred to as "Sky Ranch."

B. The Town and the original developer of Sky Ranch intended the Town Parcel to be used as a "children's desert educational center" as described in paragraph 3.4 of the Sky Ranch Development Agreement recorded June 25, 2004 at Docket 12331, Page 4286, Pima County Recorder's office.

C. The children's desert educational center was not built and is no longer anticipated to be built on the Town Parcel.

D. The Town of Marana desires to establish and construct a community park in the northeast Town limits, but finds that the Town Parcel is not optimal due to its relatively small size of 7.3 acres and its sole vehicular access from a private street.

E. The HOA owns Sky Ranch Common Area B Open Space as described in the Sky Ranch subdivision plat. A 35.21-acre portion of Sky Ranch Common Area B Open Space, bounded by Tangerine Road to the north, Camino de Mañana to the southeast, and Camino de Oeste to the west, is referred to in this Agreement as the "HOA Property."

F. The Sky Ranch Development Agreement references the Sky Ranch Habitat Conservation Plan (HCP) and associated Incidental Take Permit issued by the Department of the Interior, U. S. Fish and Wildlife Service (USFWS), dated January 30, 2004, and further provides that development of Sky Ranch will be in accordance with the Sky Ranch HCP. The Sky Ranch HCP provides for a disturbance limitation of no more than 22% of the property subject to the HCP.

G. The purpose of the Sky Ranch HCP and Incidental Take Permit was to minimize and mitigate the effects of the Sky Ranch development to the cactus ferruginous pygmy-owl (the "Pygmy Owl"), a species that was at the time listed as endangered by the USFWS under the Endangered Species Act.

H. As set forth in the 71 Federal Register 19452 (April 14, 2006) ("Delisting Rule"), the USFWS removed the Pygmy Owl from the Federal List of Endangered and Threatened Wildlife and removed the critical habitat designation for the Pygmy Owl.

I. The Sky Ranch HCP and Incidental Take Permit were established solely for mitigating impacts to the Pygmy Owl, and the Delisting Rule stipulates that the conservation measures provided by the Endangered Species Act no longer apply to the Pygmy Owl; and thereby eliminated the USFWS conservation requirements associated with the Sky Ranch HCP and Incidental Take Permit.

J. The Incidental Take Permit issued January 30, 2004 expired on January 30, 2009.

K. The HOA has received authorization from its members to convey a portion of the HOA Property to the Town, via exchange and / or sale, for a future community park site of 18 acres, more or less, in the triangle of land bounded by Tangerine Road, Camino de Mañana, and Camino de Oeste.

L. The Town is willing to transfer title to the Town Parcel to the HOA in exchange for a portion of the HOA Property of substantially equal value to the Town Parcel.

M. The HOA is willing to sell an additional portion of the HOA Property to the Town for cash.

N. The Town is authorized by A.R.S. § 9-407 to exchange property and property rights as contemplated by this Agreement, and the procedural requirements of A.R.S. § 9-407 will have been satisfied by the Town prior to or concurrently with the Town's approval and execution of this Agreement.

O. The Town is authorized by A.R.S. § 9-494 to acquire property to establish public parks.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants set forth in this Agreement, the Parties hereby agree as follows:

1. *Exchange of land and property interests.* The Parties will complete the following exchange of land and property interests:

(A) *The Town to the HOA*. The Town shall transfer title to the Town Parcel to the HOA by means of a Special Warranty Deed.

(B) *The HOA to the Town*. The HOA shall transfer title to 18 acres of the HOA Property, as more particularly described in Exhibit A attached to and incorporated

by this reference in this Agreement, to the Town by means of a Special Warranty Deed, of which approximately 9.45 acres shall be considered an exchange for the Town Parcel pursuant to A.R.S. § 9-407 (the "Exchange Area") and approximately 8.55 acres shall be sold to the Town for cash (the "Purchase Area"). Together, the Exchange Area and the Purchase Area are referred to as the "HOA Parcel."

2. *Effective date.* This Agreement shall be effective on the date it is fully executed by both Parties (the "Effective Date").

3. *Escrow*. At any time but not later than five calendar days after the Effective Date of this Agreement, the Parties will open escrow ("Escrow") with Stewart Title & Trust of Tucson (the "Escrow Officer").

4. *Conveyance of the Town Parcel and the HOA Parcel.* Within 30 days of the Effective Date of this Agreement, the Parties shall deliver into Escrow the Special Warranty Deeds described in paragraph 1(A) and (B) above, in the forms attached as Exhibit B and C, respectively.

5. *Purchase Amount*. Within 30 days after the HOA delivers into Escrow the Special Warranty Deed described in paragraph 1(B) above, the Town will deliver into Escrow immediately available funds in the amount of $72,675.00 for the Purchase Area (the "Purchase Amount").

6. *Close of Escrow*. The day the Town delivers into Escrow the Purchase Amount described in paragraph 5 above is the "Close of Escrow." On the Close of Escrow, the Escrow Officer will:

(A) Release to the order of the HOA the Purchase Amount described in paragraph 5 above; and

(B) Record in the office of the Pima County Recorder the documentation described in paragraph 1(A) and (B) above relating to the conveyance of the Town Parcel and the HOA Parcel.

7. *Possession*. The Parties shall each take possession of their respective exchanged properties at Close of Escrow.

8. *Prorations.* The date of Close of Escrow shall be used for proration of property taxes and other similar costs. Assessments due for improvement districts shall be paid in full by the current (pre-transfer) owner of each property, prior to Close of Escrow. Property taxes on the HOA Parcel will be prorated based upon the proportion of the HOA Parcel to the balance of Sky Ranch Common Area B Open Space owned by the HOA after Close of Escrow.

9. *Title commitment and title insurance.* The Escrow Officer is hereby instructed to obtain and deliver to the Town and the HOA directly an updated Commitment for Title Insurance together with complete and legible copies of all documents that will remain

as exceptions to the policies of Title Insurance for the properties that are the subject of this Agreement, including but not limited to Conditions, Covenants and Restrictions (CC & Rs), deed restrictions, and easements, within 15 days after the Effective Date of this Agreement.

(A) The HOA shall cause the Escrow Officer to issue an Owner's Policy of Title Insurance in favor of the Town with respect to the HOA Parcel, at the Town's expense.

(B) The Town shall cause the Escrow Officer to issue an Owner's Policy of Title Insurance in favor of the HOA with respect to the Town Parcel, at the Town's expense.

10. *Closing costs.* Expenses incidental to transfer of title, including title reports, recording fees, and escrow fees shall be paid by the Town.

11. *Sky Ranch HCP.* The Parties agree and acknowledge that the Sky Ranch HCP, and in particular the 22% disturbance limitation set forth in the Sky Ranch HCP, shall not apply to the HOA Parcel after title to the HOA Parcel is transferred to the Town. The Parties further agree that if any issues arise regarding the applicability of the Sky Ranch HCP to the HOA Parcel after transfer of the HOA Parcel to the Town, including any issues or disputes involving the USFWS, the Town shall be responsible for resolving those issues or disputes, with the HOA's cooperation.

12. *Environmental representations.* The HOA has not knowingly caused or permitted the generation, storage, treatment, release or disposal of any hazardous waste or regulated substances at the HOA Parcel. The Town has not knowingly caused or permitted the generation, storage, treatment, release or disposal of any hazardous waste or regulated substances at the Town Parcel.

13. *Right of entry*. The HOA and the HOA's employees, agents, and consultants, are hereby granted the right to enter the Town Parcel as of the Effective Date of this Agreement. The Town and the Town's employees, agents, and consultants, are hereby granted the right to enter the HOA Property as of the Effective Date of this Agreement. All rights of entry granted pursuant to this paragraph shall terminate when title is transferred, or in 180 days, whichever occurs first.

14. *Survival of representation and warranties.* All representations and warranties contained in this Agreement shall survive Close of Escrow and transfer of property.

15. *Notices.* All notices, requests and other communications under this Agreement shall be given in writing and either (i) personally served on the party to whom it is given, or (ii) mailed by registered or certified mail, postage prepaid, return receipt requested, or (iii) sent by private overnight courier such as Federal Express or Airborne, addressed as follows:

If to the Town:

TOWN OF MARANA
Attn: Legal Department
11555 W. Civic Center Drive
Marana, Arizona 85653

If to the HOA:

SKY RANCH HOMEOWNERS ASSOCIATION, INC.
c/o FirstService Residential AZ, LLC
8375 N. Oracle Road, #150
Tucson, Arizona 85704

All notices shall be deemed given when delivered or, if mailed as provided above, on the second day after the day of mailing, and if sent by overnight courier, on the next day after the date of deposit with the courier. Any party may change its address for the receipt of notices at any time by giving written notice thereof to the other parties in accordance with the terms of this section. The inability to deliver notice because of a changed address of which no notice was given, or rejection or other refusal to accept any notice, shall be deemed to be the effective receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept.

16. *Miscellaneous*.

(A) This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations or agreements, either written or oral.

(B) This Agreement may not be modified except in a writing signed by the Parties.

(C) Time is of the essence of this Agreement.

(D) This Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona, and any lawsuit to enforce any provision of this Agreement or to obtain any remedy with respect to this Agreement shall be brought in the Pima County Superior Court, and for this purpose the Parties expressly and irrevocably consent to the jurisdiction of the Pima County Superior Court.

(E) If either of the Parties fails to perform any of its obligations under this Agreement or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in the dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party in enforcing or establishing its rights under this Agreement, including, without limitation, court costs and reasonable attorneys' fees.

(F) The captions and section numbers appearing in this Agreement are inserted only as a matter of convenience, and do not define, limit, construe or describe the scope or intent of such sections or articles of this Agreement.

(G) This Agreement may be executed in multiple counterparts, each of which shall, for all purposes, be deemed an original and all of which, taken together, shall constitute one and the same agreement.

(H) This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors in interest and assigns; provided, however, that no assignment of this Agreement shall in any way relieve the assignor of its obligations under this Agreement.

(I) This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

(J) Exhibits referred to in this Agreement are attached to and incorporated by reference as if set forth in full in this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the last date set forth below their respective signatures.

TOWN:

THE TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
Jocelyn C. Bronson, Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

HOA:

SKY RANCH HOMEOWNERS ASSOCIATION, INC., an Arizona non-profit corporation

By:_____
Mark Simpson, President, Board of Directors

Date: _____

By:_____
Pamela Berry, Secretary, Board of Directors

Date: _____

STATE OF Arizona)
ss.
County of Pima)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Mark Simpson, President, and Pamela Berry, Secretary, Board of Directors of SKY RANCH HOMEOWNERS ASSOCIATION, INC., an Arizona non-profit corporation, on behalf of the corporation.

(Seal)

_____
Notary Public

February 20, 2015

EXHIBIT "A"
TANGERINE CORRIDOR PARK

That parcel of land labeled as "Tangerine Corridor Park" on Sheet 2 of the Record of Survey indexed as Sequence Number 20150510100, recorded in the Office of the Pima County Recorder, Pima County, Arizona, more particularly described as follows:

A portion of Common Area "B", Skyranch, Lots 1-365, Blocks "A" and "B," and Parcel "A" and Common Areas "A" (Private Streets), "B" (Open Space) and "C" (Drainage Areas) recorded in Book 58 of Maps and Plats at page 58, recorded in the office of the Pima County Recorder, Pima County, Arizona, located in the northwest one quarter of Section 6, Township 12 South, Range 13 East, Gila and Salt River Meridian, Town of Marana, Pima County, Arizona, described as follows:

COMMENCING at a two-inch brass disk stamped "LS 13189" which marks the west and north ends of the "Vasquez Lines" per said Record of Survey;

THENCE upon said "Vasquez Line", South 0 degrees 34 minutes 07 seconds West, a distance of 174.93 feet from which the east quarter corner of Section 1, Township 12 South, Range 12 East bears South 0 degrees 34 minutes 07 seconds West, a distance of 2146.19 feet;

THENCE perpendicular to said "Vasquez Line", North 89 degrees 25 minutes 53 seconds East, a distance of 75.00 feet to the south end of the northwest return of said Common Area "B", curve number C407 per the plat of said Skyranch subdivision, marked by a 5/8" rebar tagged RLS 18557, and being the **POINT OF BEGINNING**;

THENCE upon the east right of way of Camino de Oeste being also the west line of said Common Area "B" and a line parallel with and 75.00 feet east of the Vasquez line per said Record of Survey, South 0 degrees 34 minutes 07 seconds East, a distance of 897.35 feet to a corner marked by a 5/8" rebar tagged RLS 18557;

THENCE North 61 degrees 38 minutes 07 seconds East, a distance of 1562.34 feet to a corner marked by a 5/8" rebar tagged RLS 18557;

THENCE North 32 degrees 23 minutes 46 seconds East, a distance of 232.19 feet to the south right of way of Tangerine Road per the plat of said Skyranch subdivision and per said Record of Survey, marked by a 5/8" rebar tagged RLS 18557;

THENCE upon the south right of way of Tangerine Rd, being also the north line of said Common Area "B" and a line parallel with and 150.00 feet south of the Vasquez line per said Record of Survey, South 89 degrees 23 minutes 30 seconds West, a distance of 1483.43 feet to point of curvature at the east end of said curve C407 marked by a 5/8" rebar tagged RLS 18557;

Thence upon the arc of said tangent curve, having a radius of 25.00 feet and a central angle of 89°57'38", an arc distance of 39.25 feet to the **POINT OF BEGINNING**.

The above described property has an area of 18.00 acres.

See Sequence Number 20150510100, recorded in the
Office of the Pima County Recorder, Pima County, Arizona.

Prepared for the Town of Marana by PSOMAS
Project No. 7TMA120401



EXPIRES 9/30/16

EXHIBIT B TO REAL ESTATE EXCHANGE AND PURCHASE AGREEMENT

SPECIAL WARRANTY DEED

Exempt: ARS § 11-1134 (A) (3)

The TOWN OF MARANA, an Arizona municipal corporation ("GRANTOR"), for TEN DOLLARS and other valuable consideration, does hereby convey to SKY RANCH HOMEOWNERS ASSOCIATION, INC., an Arizona non-profit corporation ("GRANTEE"), the following described real property situated in Pima County, Arizona:

> PARCEL "A" OF SKY RANCH SUBDIVISION AS DESCRIBED IN THE PLAT RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER AT BOOK 58 OF MAPS AND PLATS, PAGE 58

This conveyance and the warranties contained in this instrument are hereby expressly made subject to existing encumbrances, covenants, conditions, restrictions, rights of way and easements of record, and the said grantor will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

DATED April ___, 2015.

TOWN OF MARANA, ARIZONA

_____
Ed Honea, Mayor

ATTEST:

APPROVED AS TO FORM:

_____
Jocelyn C. Bronson, Town Clerk

_____
Frank Cassidy, Town Attorney

STATE OF ARIZONA)
County of Pima) ss.

The foregoing instrument was acknowledged before me this ____ day of April, 2015, by Ed Honea, Mayor, on behalf of the Town of Marana.

_____
(Seal) Notary Public

EXHIBIT C TO REAL ESTATE EXCHANGE AND PURCHASE AGREEMENT

SPECIAL WARRANTY DEED

Exempt: ARS § 11-1134 (A) (3)

SKY RANCH HOMEOWNERS ASSOCIATION, INC., an Arizona non-profit corporation ("GRANTOR"), for TEN DOLLARS and other valuable consideration, does hereby convey to the TOWN OF MARANA, an Arizona municipal corporation ("GRANTEE"), the following described real property situated in Pima County, Arizona:

SEE LEGAL DESCRIPTION ATTACHED TO THIS INSTRUMENT AS EXHIBIT A AND INCORPORATED HERE BY THIS REFERENCE

This conveyance and the warranties contained in this instrument are hereby expressly made subject to existing encumbrances, covenants, conditions, restrictions, rights of way and easements of record, and the said grantor will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

DATED April ___, 2015.

SKY RANCH HOMEOWNERS ASSOCIATION, INC.

_____

Mark Simpson, President, Board of Directors

_____

Pamela Berry, Secretary, Board of Directors

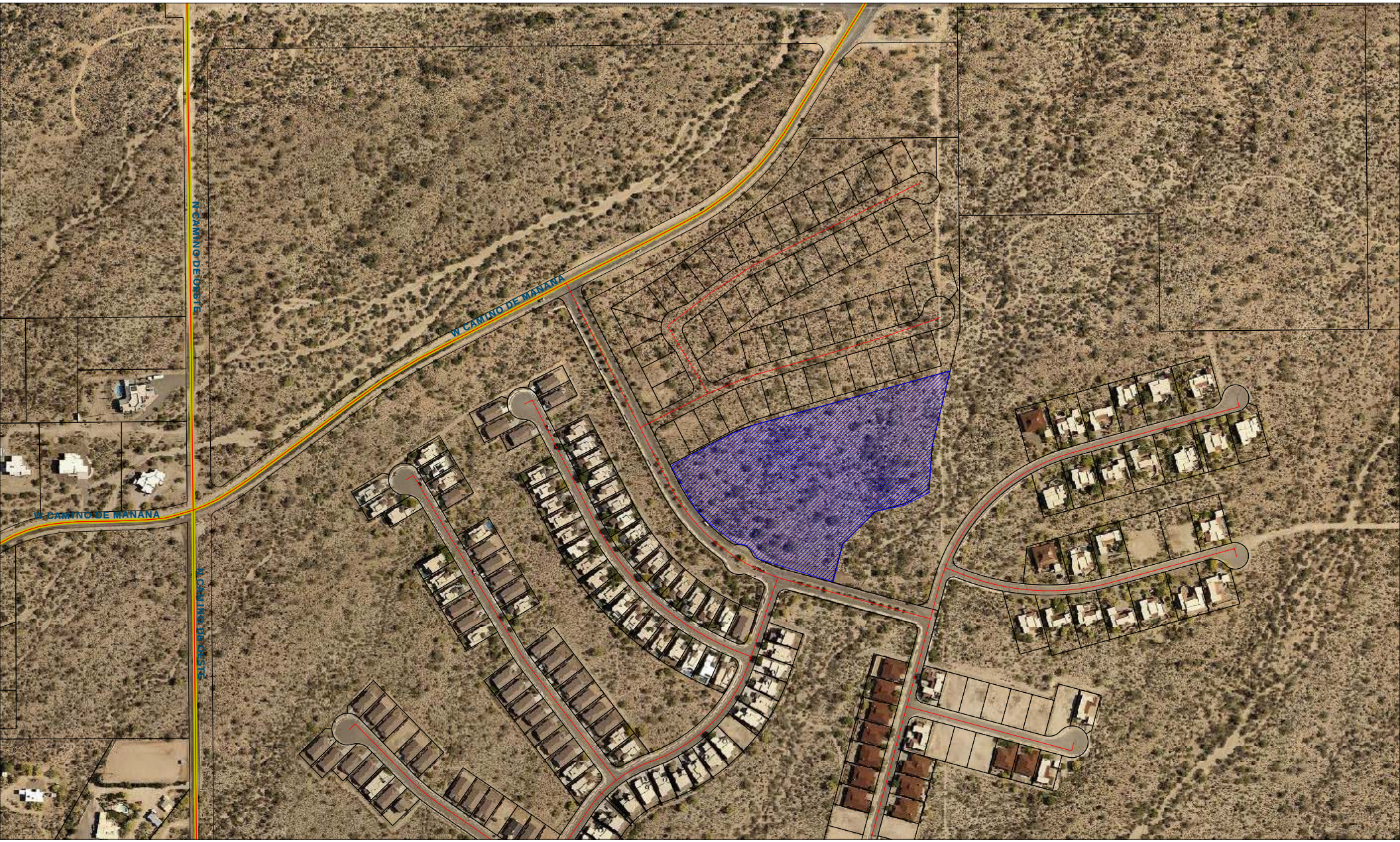
STATE OF ARIZONA)
County of Pima) ss.

The foregoing instrument was acknowledged before me this _____ day of April, 2015, by Mark Simpson, President, and Pamela Berry, Secretary, Board of Directors of Sky Ranch Homeowners Association, Inc., an Arizona non-profit corporation, on behalf of the corporation.

_____

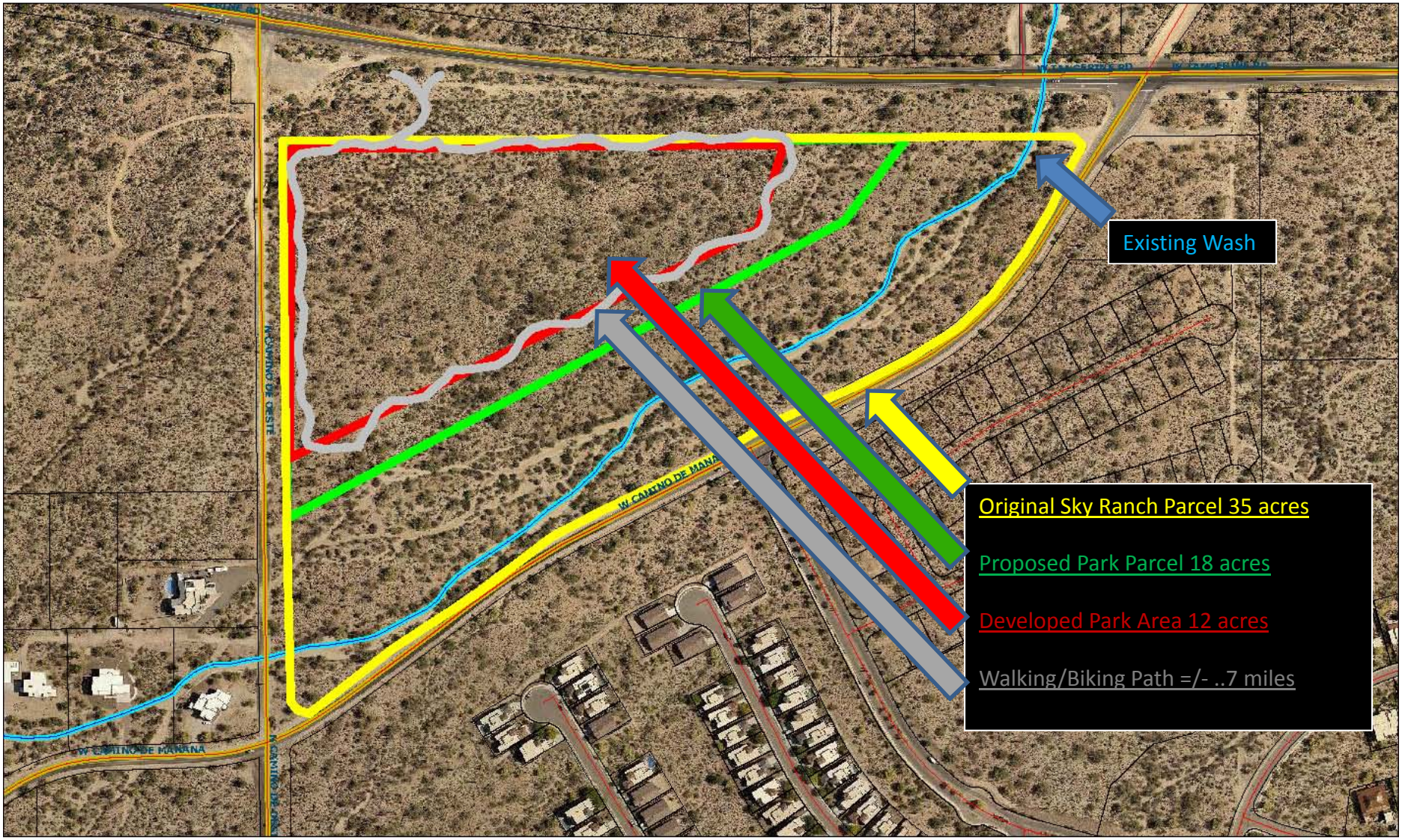
(Seal) Notary Public

Sky Ranch Parcel "A"



N

Sky Ranch Parcel



Distance from Camino De Manana to developed portion of proposed park approximately 450’

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item D 1

To: Mayor and Council

From: Gilbert Davidson, Town Manager

Date: April 7, 2015

Strategic Plan Focus Area:
Commerce, Community

Strategic Plan Focus Area Additional Info:
Commerce
Create a workforce development strategy, including identification of partner organizations, including MUSD, Pima Community College, University of Arizona, and other higher educational institutions (Economic Development)

Market the Town's high quality K-12 education as a compelling factor for families relocating as part of business/industry recruitment efforts (Communications and Marketing, Manager's Office)

Town projects and initiatives should include outreach (where appropriate) to Universities, Colleges, and K-12 education as a way to promote educational opportunities and improved project/initiative outcomes (All Departments)

With the support of the Marana Chamber of Commerce, facilitate internship opportunities at local businesses for students in K-12 and higher educational institutions (Economic Development)

Subject: Relating to Strategic Plan III; discussion, consideration and authorization of a process for Council to continue partnership opportunities with Marana Unified School District (MUSD) to enhance economic development, including a possible joint Town/MUSD partnering meeting (Gilbert Davidson)

Discussion:

The Marana Strategic Plan III identifies the importance of quality education as a key factor of the Town's success and economic development growth. Specifically, the Town's relationship with Marana Unified School District (MUSD) will play an important role as the Town works to attract new industry and corporate investment. The health and well-being of the school district is directly linked to the Town's economic development potential. If MUSD is a high performing district with

individual schools achieving academic success, it will help attract new families and businesses to the community. In addition, the Town's success helps to support the school district by increasing property values, additional tax revenue, and drawing more students into the system. The relationship serves both entities equally well.

At the March 17, 2015 Council meeting, a request to place a discussion/possible action agenda item related to collaboration between the Town and the Marana Unified School District was approved by Council. It is important to point out that the Town and MUSD have a positive working relationship today. However, the point of extended collaboration and partnering is to achieve even greater results with economic development, student success, and overall quality of life in the Marana community.

Staff Recommendation:

Staff supports further development of Strategic Plan III. It is recognized that the Town and MUSD already have a good working relationship, however these initiatives drive at enhancing our community for continued economic development growth.

Suggested Motion:

I move to authorize _____ and _____ to work with Marana Town staff to help develop an agenda for a joint Town/MUSD partnering meeting, exploring ways to strengthen our Marana community for enhanced economic development.

Attachments:

No file(s) attached.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item E 2

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: April 7, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: Executive Session pursuant to A.R.S. § 38-431.03(A)(7), discussion or consultation with the Town Manager and Town Attorney in order to consider the Town's position and instruct its representatives regarding negotiations for the possible purchase of real property owned by Reyher Partnership and Marana 348 Limited Partnership located near the Marana Municipal Complex.

Discussion:
To be provided at the executive session.

Staff Recommendation:
To be provided at the executive session.

Suggested Motion:
Council's pleasure.

Attachments:
No file(s) attached.
