



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 13, 2019, 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
John Officer, 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 August 13, 2019, at or after 6:00 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*.

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.

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.maranaaz.gov under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- D1 Relating to Traffic and Highways; presentation, update, and discussion regarding the Regional Transportation Authority (RTA) funding climate (Cherry L. Lawson)
- D2 Relating to Parks and Recreation; presentation and discussion regarding the comprehensive 10-Year Parks and Recreation Master Plan 2020 – 2030 update process (Jim Conroy)
- D3 Resolution No. 2019-079: Relating to Development; approving a final plat for Tangerine Ridge, Lots 151-153, a re-plat of Lots 151-153 of the Original Tangerine Ridge Plat, located on North Raphael Way south of West Bellini Way (Steven E. Vasquez)
- D4 Relating to Utilities; Update, discussion and possible direction regarding proposed changes to irrigation/bulk water and hydrant water rates (Scott Schladweiler)

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.

- E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

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



Council-Study Session

D1

Meeting Date: 08/13/2019

To: Mayor and Council

Submitted For: Cherry L. Lawson, Town Clerk

From: Suzanne Sutherland, Executive Assistant to the Town Clerk

Date: August 13, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Traffic and Highways; presentation, update, and discussion regarding the Regional Transportation Authority (RTA) funding climate (Cherry L. Lawson)

Discussion:

The Regional Transportation Authority continues to deliver projects from the 2006 voter-approved plan, but the current plan and funding source will expire in 2026. Pima Association of Governments' Community Relations Specialist Mindy Blake will provide an update on the region's transportation funding climate and what steps the RTA is taking to set the wheels in motion to develop a new set of transportation investments with citizen involvement to support our region's long-term vitality.

Staff Recommendation:

Presentation and discussion only.

Suggested Motion:

Presentation and discussion only.

Attachments

Working Together May 2019

Working together for a better future



RTA

Regional Transportation Authority

Marana Study Session 08/13/2019

RTAmobility.com

RTA

Regional Transportation Authority



MOBILITY

**ECONOMIC
VITALITY**

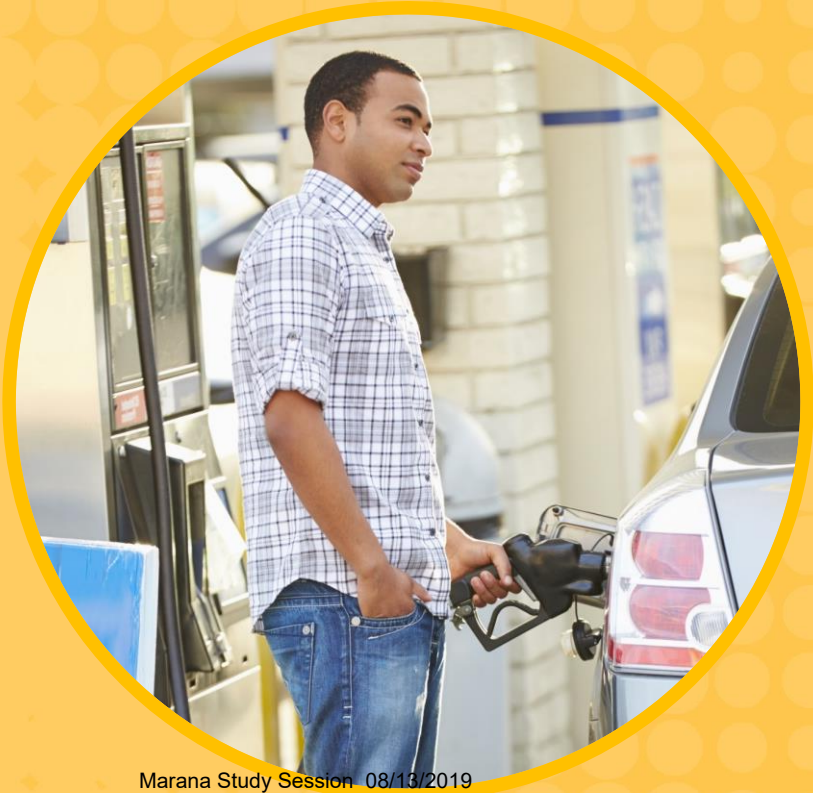
SAFETY

Regional solutions

Regional success



A decline in purchasing power



Early 2000s



TODAY



Following the money





***Your
investment***

A shared vision

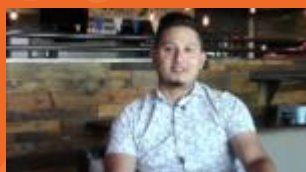
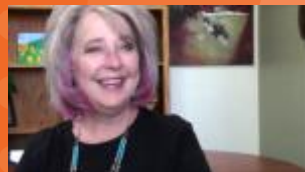
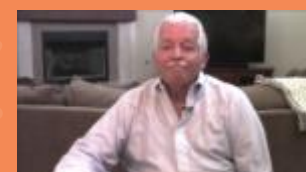




Planning and development process:

24 to 30 months

Citizens Advisory Committee



Performance-based planning



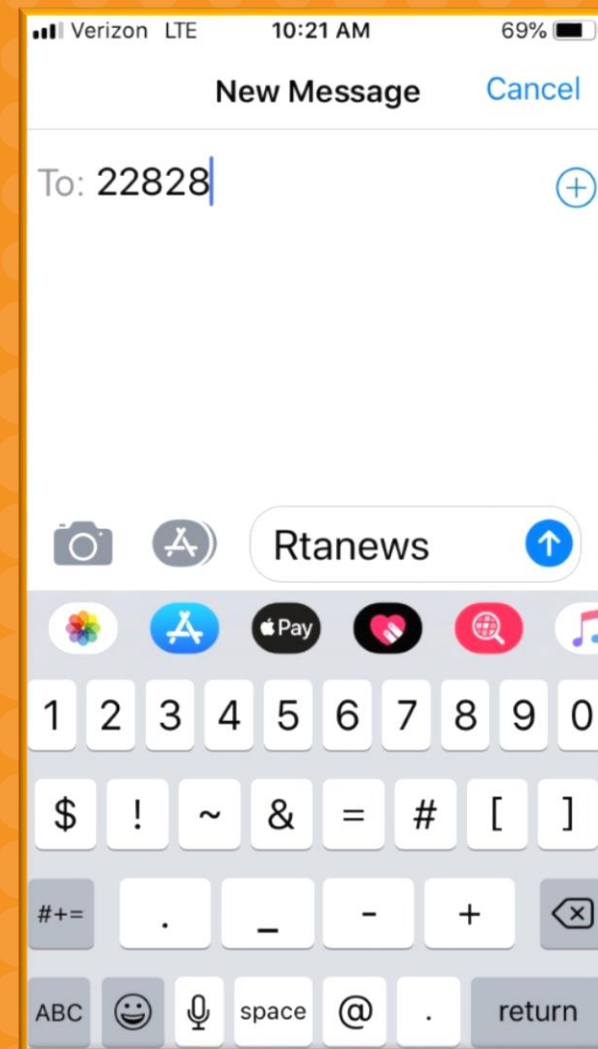








Text us!





Council-Study Session

D2

Meeting Date: 08/13/2019

To: Mayor and Council

Submitted For: Jim Conroy, Parks & Recreation Director

From: Cherry L. Lawson, Town Clerk

Date: August 13, 2019

Strategic Plan Focus Area:
Community, Heritage, Recreation

Strategic Plan Focus Area Additional Info:

Principal Statement No. 1: WE WILL PROMOTE HEALTHY AND ACTIVE LIFESTYLES THROUGH DYNAMIC PROGRAMMING, COMMUNITY PARTNERSHIPS, AND HIGH-QUALITY RECREATIONAL AMENITIES FOR MARANA RESIDENTS AND VISITORS.

Initiative No. 2: Assess current recreational options and identify needed community amenities and programs.

Subject: Relating to Parks and Recreation; presentation and discussion regarding the comprehensive 10-Year Parks and Recreation Master Plan 2020 – 2030 update process (Jim Conroy)

Discussion:

The Town Council will be presented the start-up plan for the Parks and Recreation Department 10 Year Master Plan 2020-2030. Staff will review the process that will be undertaken in this comprehensive plan that will assess all current Parks and Recreation facilities and services, seek input from the community and stakeholders, and provide recommendations for projects and programs.. Project Consultant, McGann & Associates will present the Project Schedule that will involve major public engagement process with our current stakeholders and public at-large.

Presentation copies will be made available at the Council Meeting.

Financial Impact:

Fiscal Year: 2020

Budgeted Y/N: Y

Amount: \$288,322.00

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Council's pleasure.

Attachments

No file(s) attached.



Council-Study Session

D3

Meeting Date: 08/13/2019

To: Mayor and Council

Submitted For: Steven Vasquez, Senior Planner

From: Steven Cheslak, Principal Planner

Date: August 13, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2019-079: Relating to Development; approving a final plat for Tangerine Ridge, Lots 151-153, a re-plat of Lots 151-153 of the Original Tangerine Ridge Plat, located on North Raphael Way south of West Bellini Way (Steven E. Vasquez)

Discussion:

History

The Town Council approved a final plat for Tangerine Ridge, Lots 1-197, Block 1 and Common Areas A, B and C on December 1, 2015 and recorded with the Pima County Recorder (Sequence Number 20153380143). The subdivision has since been developed by the Pulte Group and there are approximately 20 home lots remaining for sale.

Request

The Pulte Group is requesting a minor lot line adjustment to the approved final plat that will affect the boundary and size of lots 151, 152 and 153. This adjustment is required due to a field survey error and subsequent misplacement of the lot corner staking which then created a side lot setback issue. The overall effect of the lot line adjustment is a 111 square foot reduction to lot 151 (9,750 sf vs 9,639 sf), a 2 square foot increase to lot 152 (8,450 sf vs 8,452 sf) and a 109 square foot increase to lot 153 (8,450 sf vs 8,559 sf).

Staff Recommendation:

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

Suggested Motion:

I move to adopt Resolution No. 2019-079, approving a final plat for Tangerine Ridge, Lots 151-153.

Attachments

Resolution No. 2019-079
PRV1907-001 Final Plat
Application

MARANA RESOLUTION NO. 2019-0079

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR TANGERINE RIDGE, LOTS 151-153, A RE-PLAT OF LOTS 151-153 OF THE ORIGINAL TANGERINE RIDGE PLAT, LOCATED ON NORTH RAPHAEL WAY SOUTH OF WEST BELLINI WAY

WHEREAS, on May 20, 2014, the Mayor and Town Council adopted Ordinance No. 2014-015, approving the Tangerine Ridge Specific Plan; and

WHEREAS, on December 1, 2015, the Mayor and Town Council adopted Resolution No. 2015-127, approving a final plat for Tangerine Ridge, Lots 1 - 197, Block 1 and Common Areas A, B and C (the "Original Tangerine Ridge Plat"), recorded in the Pima County Recorder's office at Sequence 20153380143; and

WHEREAS, the Pulte Group, has applied for approval of a final plat for Tangerine Ridge, Lots 151-153, a re-plat of Lots 151-153 of the Original Tangerine Ridge Plat; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on August 13, 2019, determined that the final plat for Tangerine Ridge, Lots 151-153 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the final plat for Tangerine Ridge, Lots 151-153 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 13th day of August, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE RESUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

WE AND OUR SUCCESSORS AND ASSIGNS HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

THIS PROJECT IS SUBJECT TO THE ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 20153380150, IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH LOT OWNER SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 18300-T,
AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER

BENEFICIARY

PULTE HOME COMPANY, LLC, A MICHIGAN LLC
3011 W. INA ROAD, TUCSON, 85741
PHONE #: 520-837-0251

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NUMBER 18300-T AND NOT IN ITS CORPORATE CAPACITY.

NOTARY PUBLIC

GENERAL NOTES

1. THE GROSS AREA OF THIS RESUBDIVISION IS 0.6 ACRES (26,650 S.F.).
2. THE TOTAL NUMBER OF LOTS IS 3.
3. MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF (PER TANGERINE RIDGE SPECIFIC PLAN).
4. MAXIMUM ALLOWABLE BUILDING HEIGHT: 30 FT. HEIGHT EXCEPT THE FOLLOWING LOTS WHICH ARE RESTRICTED TO 1-STORY, 25' MAXIMUM BUILDING HEIGHT: LOTS 108-112, 133-141 AND 185-188.
5. THE BUILDING SETBACKS ARE AS FOLLOWS:
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'
6. THE APPROVED ZONING FOR THIS PROJECT IS "F" (TANGERINE RIDGE SPECIFIC PLAN) WITH A LAND USE DESIGNATION OF RA (RESIDENTIAL AREA).
7. THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE TANGERINE RIDGE SPECIFIC PLAN APPROVED ON 5/20/2014, PER ORDINANCE 2014.015.
8. 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.
9. TOTAL MILES OF NEW PUBLIC ROADS = -0- MILES.
TOTAL MILES OF NEW PRIVATE ROADS = -0- MILES.

ASSURANCES

ASSURANCES ARE NOT REQUIRED.

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION, ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(B) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

BY: _____
TOWN OF MARANA DATE

CERTIFICATION

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS REVIEWED AND SHOWN UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA



RECORDING DATA

STATE OF ARIZONA } S.S. FEE _____
COUNTY OF PIMA SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF _____, 20____, AT _____M. IN SEQUENCE NO. _____ THEREOF.

F. ANN RODRIGUEZ
PIMA COUNTY RECORDER BY DEPUTY

ASSURED WATER SUPPLY

THE UNDERSIGNED CERTIFIES THAT IT IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AND WILL PROVIDE WATER SERVICE TO THIS SUBDIVISION.

BY: _____ DATE: _____
ITS: _____
CITY OF TUCSON WATER DEPARTMENT

TOWN OF MARANA APPROVALS

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

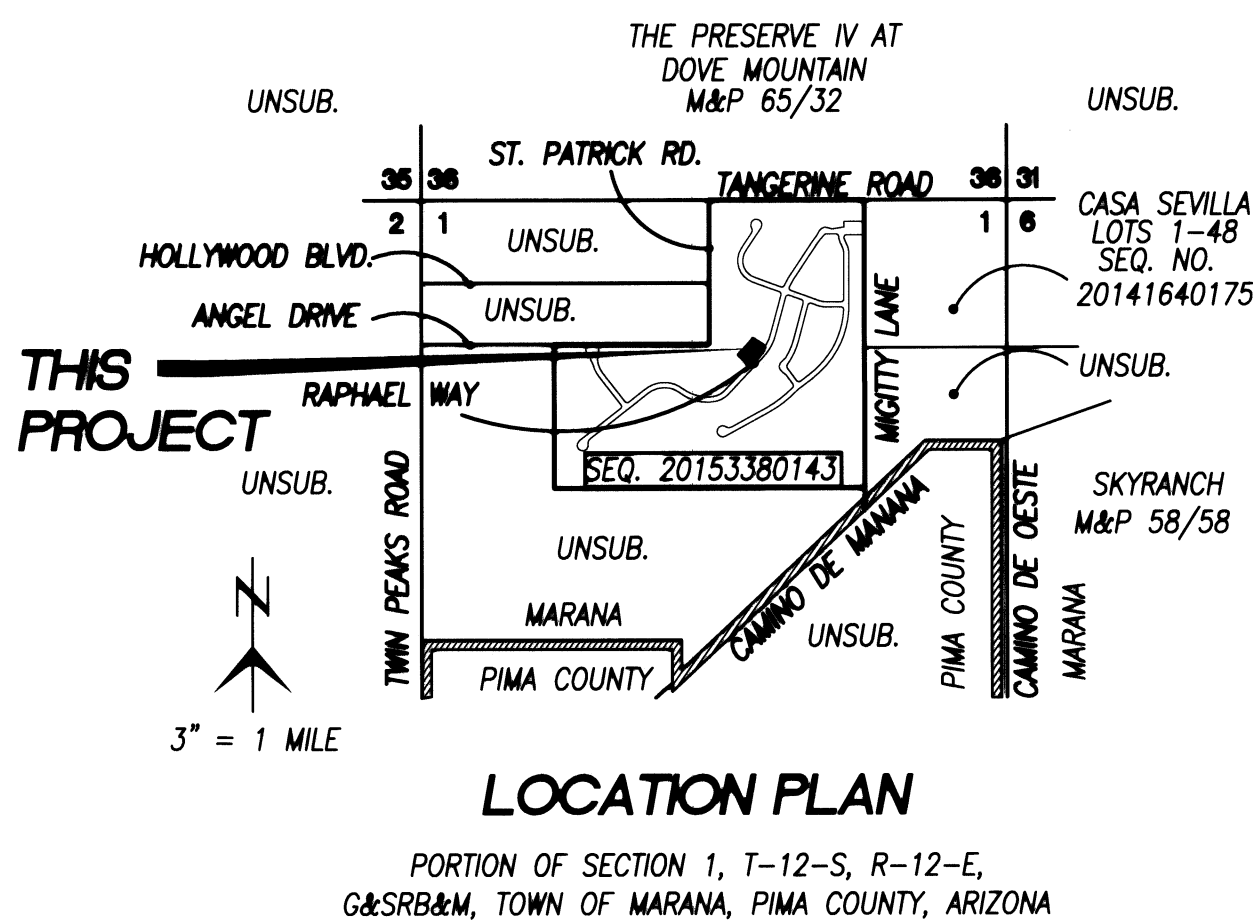
BY: _____
MARANA PLANNING DIRECTOR DATE

I, _____, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 20____.

BY: _____
CLERK OF THE TOWN OF MARANA DATE

PIMA COUNTY APPROVAL

BY: _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPT. DATE

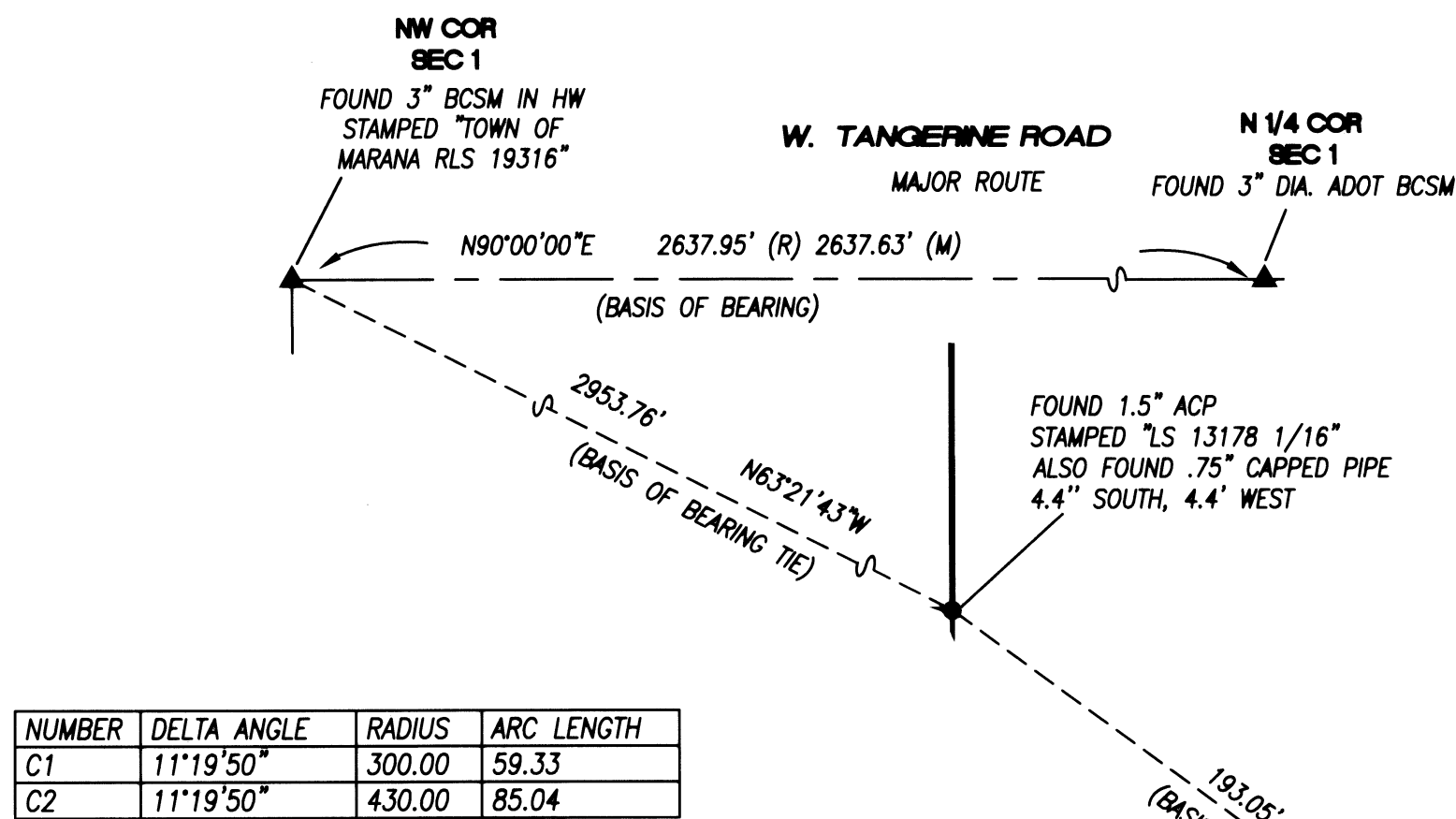


LOCATION PLAN

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

LEGEND

- △ SET SURVEY MONUMENT
- OR SET 1/2" REBAR BY A REGISTERED LAND SURVEYOR
- NEW LOTLINES
- EXISTING LOTLINES
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN (SEE ALSO EASEMENT KEYNOTES)



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	11°19'50"	300.00	59.33
C2	11°19'50"	430.00	85.04

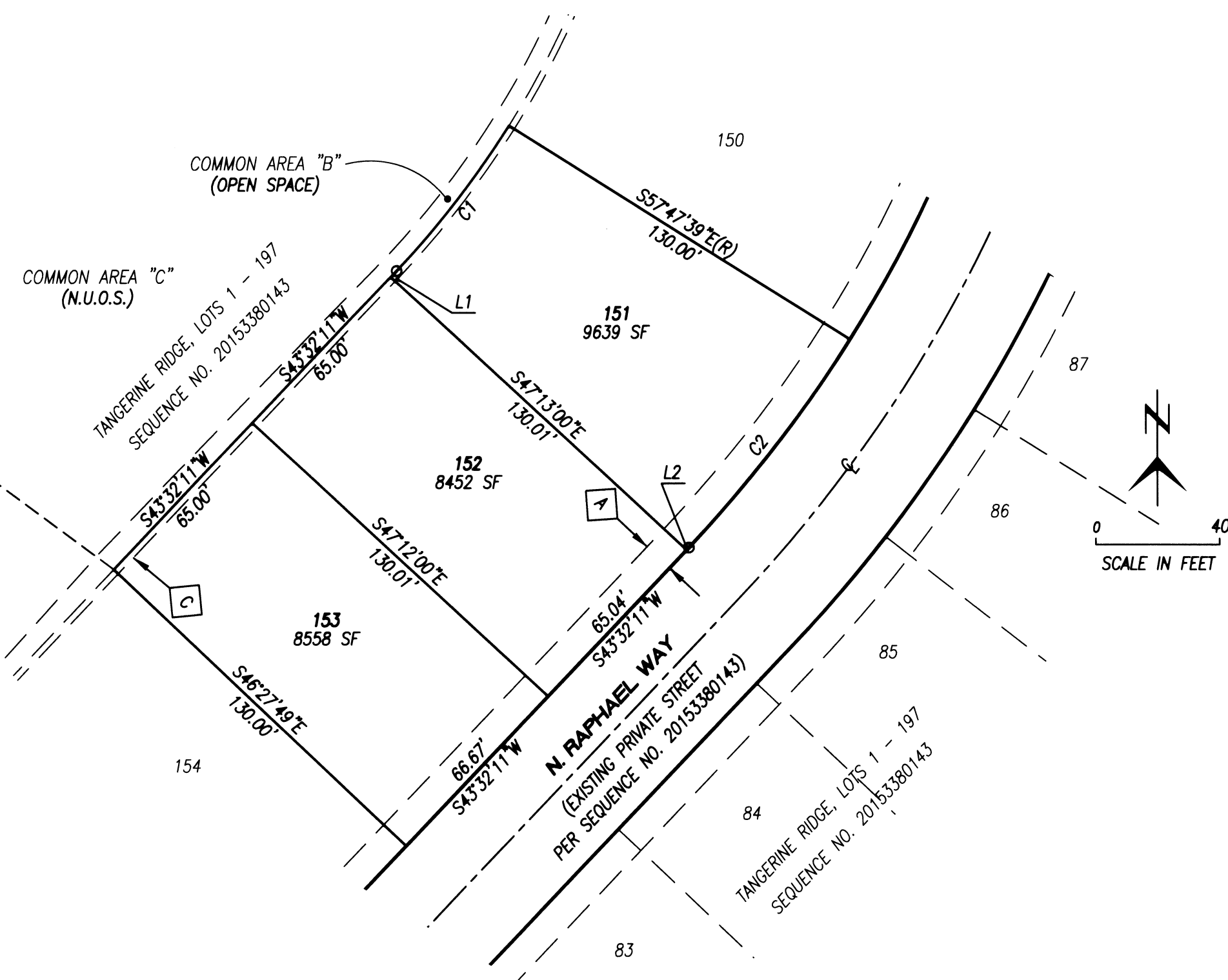
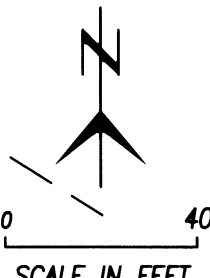
CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S43°32'11"W	2.82'
L2	S43°32'11"W	1.11'

LINE TABLE

EASEMENT KEYNOTES

- EXISTING 10' PUBLIC UTILITY ROADWAY MAINTENANCE, SIGNAGE EASEMENT AND TREE MAINTENANCE EASEMENT GRANTED PER SEQ. #20153380143
- EXISTING 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED PER SEQ. #20153380143



FINAL PLAT for
TANGERINE RIDGE, LOTS 151 - 153
BEING A RESUBDIVSION OF LOTS 151 - 153 OF TANGERINE RIDGE, LOTS 1-197, BLOCK '1' (LIFT STATION), BLOCK '2' (PRV) AND COMMON AREAS 'A' (PRIVATE STREETS), 'B' (DRAINAGE/FUNCTIONAL OPEN SPACE) AND 'C' (NATURAL UNDISTURBED OPEN SPACE) AS RECORDED IN SEQUENCE NO. 20153380143
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

#PRV1907-001

REF: #PRV1505-002; PRV1410-001; JOB #2096.2 DATE: JULY 30, 2019 SHEET 1 OF 1
PCZ-13046; GPA-14022 LOTS 151 - 153



Development Services / planning@maranaaz.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaaz.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Tangerine Ridge, Lots 151-153

Description of Project: Resubdivision of (3) Lots (Tangerine Ridge Final Plat)

Number of Lots: 3

Parcel No.(s): 216-01-2040, 2050 and 2060

Gross Area (Acres): 0.6

Project Address: 11877-11893 N. Raphael Way, Marana

Ref. Project No.: PRV1505-002 / Seq. No. 20153380143

CONTACT INFORMATION

Owner: Pulte Group

Contact Name: Tom Collins

Address: 3011 W. Ina Road

City: Tucson

State: AZ

Zip: 85741

Email: Tom.Collins@PulteGroup.com

Phone No.: (520) 837-0251

Applicant:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Consultant/Engineer: Baker & Associates Engineering

Contact Name: Martin V. Magelli, P.E.

Address: 3561 E. Sunrise Dr., Ste. 225

City: Tucson

State: AZ

Zip: 85718

Email: marty@baetucson.com

Phone No.: (520) 318-1950

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

Tom Collins

Applicant Name (PRINT)



Signature

6-25-19

Date

FOR OFFICIAL USE ONLY

Project No. _____

Date Received _____

- | | | | |
|---|--|--|--|
| ☐ Annexation | ☐ Rezone | ☐ Specific Plan | ☐ General Plan Amendment |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Significant Land Use Change | ☐ Minor Land Division |
| ☐ Variance | ☐ Development Plan | ☐ Development Plan Package | ☐ Dedications / Easements |
| ☐ Lic. Agreement | ☐ Landscape Plan | ☐ Conditional Use Permit | ☐ Report (Type): _____ |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 6/17/2016



Council-Study Session

D4

Meeting Date: 08/13/2019

To: Mayor and Council

From: Scott Schladweiler, Interim Water Director

Date: August 13, 2019

Strategic Plan Focus Area:
Community

Subject: Relating to Utilities; Update, discussion and possible direction regarding proposed changes to irrigation/bulk water and hydrant water rates (Scott Schladweiler)

Discussion:

On June 18, 2019, Raftelis and Town staff presented Council with the preliminary findings of a rate study for Town water and wastewater rates and fees. Questions were raised during this meeting regarding the proposed irrigation/hydrant and standpipe rates. The proposed volumetric rates presented on June 18th were based upon the allocated costs of providing each type of water service and the actual volume of water delivered. The proposed volumetric rate for standpipe is higher than other rates due to its relatively higher costs of service and significantly smaller number of customers (approximately 50) over which the cost of service must be distributed. Additionally, the volume of standpipe water delivered is less than 1% of irrigation/hydrant water. The purpose of this item is to provide Council with updated information relating to the calculation of the irrigation/hydrant and standpipe rates and present Council with proposed options relating to rate structures.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Council's pleasure.

Attachments

No file(s) attached.
