



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 3, 2022, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, 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 May 3, 2022, 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*.

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 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.maranaaz.gov under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 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.maranaaz.gov under Agendas and Minutes.

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. 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

PR1 Proclamation recognizing May 2022 as Building Safety Month (Jason Angell)

PR2 Proclamation recognizing May 1-7, 2022 as "Drinking Water Week" (Jing Luo)

PR3 Proclamation recognizing May 27, 2022, as "American Legion Auxiliary Memorial Poppy Day" (Cherry L. Lawson)

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.

C1 Resolution No. 2022-040: Relating to Administration; authorizing the Town Manager, the Town Engineer, and the Public Works Director to sign non-disclosure agreements on behalf of the Town of Marana related to capital improvement projects (Jane Fairall)

C2 Resolution No. 2022-041: Relating to Public Works; approving and authorizing the Mayor to execute an intergovernmental agreement between the State of Arizona and the Town of Marana for procurement of Maxview advanced traffic signal management system (ATMS) licenses (Diahn Swartz)

- C3 Resolution No. 2022-042: Relating to the Police Department; exempting undercover vehicles used by the Marana Police Department in felony investigations or activities of a confidential nature from Arizona state laws related to the designation of political subdivision motor vehicles; authorizing the Chief of Police to renew existing vehicle registrations for these undercover police vehicles and to obtain vehicle registrations for new undercover vehicles to be used in felony investigations or activities of a confidential nature (Libby Shelton)
- C4 Resolution No. 2022-043: Relating to Personnel; Rescinding Temporary Personnel Policy Regarding Employee Leave and Telework (Libby Shelton)
- C5 Approval of the Council Study Session Meeting Summary Minutes of April 26, 2022, Regular Council Meeting Summary Minutes of April 19, 2022, and the Council Study Session Meeting Minutes of April 12, 2022 (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

- B1 Resolution No. 2022-044: Relating to Boards, Commissions, and Committees; making an appointment to the Town of Marana Planning Commission (David L. Udall)

COUNCIL ACTION

- A1 PUBLIC HEARING: Ordinance No. 2022.008: Relating to Development; approving a rezoning of approximately 6.3 acres of land located east of Twin Peaks Road and south of Camino de Manana from R-36 (Residential) to Neighborhood Commercial (NC) (Brian D. Varney)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

- D1 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's [Marana Current and Proposed Projects](#) internet site (Jason Angell)

- D2 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 (Terry Rozema)

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).
- E2 Executive Session pursuant to A.R.S. § 38-431.03 (A)(1) for discussion, consideration and possible interviews of candidates for appointment to the Planning Commission.

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-Regular Meeting

PR1

Meeting Date: 05/03/2022

Submitted For: Jason Angell, Development Services Director

From: Cherry L. Lawson, Town Clerk

Date: May 3, 2022

Subject: Proclamation recognizing May 2022 as Building Safety Month (Jason Angell)

Attachments

Proclamation May Building Safety Month



PROCLAMATION
Building Safety Month – May 2022

WHEREAS, the Town of Marana is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians--building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, and others in the construction industry--who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal, and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, and play, and;

WHEREAS, "Safety for All: Building Codes in Action," the theme for Building Safety Month 2022, encourages us all to raise awareness about planning for safe and sustainable construction; career opportunities in building safety; understanding disaster mitigation, energy conservation; and creating a safe and abundant water supply to all of our benefit, and;

WHEREAS, each year in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience, and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus, and federal agencies in protecting lives and property.

NOW, THEREFORE, the Mayor and Council of the Town of Marana, Pima County, Arizona, do hereby proclaim **May 2022** as, "**Building Safety Month**," and encourage our citizens to join us as we participate in Building Safety month activities.



Dated this 3rd day of May 2022.

ATTEST:


Cherry L. Lawson, Town Clerk




Ed Honea, Mayor



Council-Regular Meeting

PR2

Meeting Date: 05/03/2022

Submitted For: Jing Luo, Water Director

From: Cherry L. Lawson, Town Clerk

Date: May 3, 2022

Subject: Proclamation recognizing May 1-7, 2022 as "Drinking Water Week"
(Jing Luo)

Attachments

Proclamation Drinking Water Week



PROCLAMATION

**DRINKING WATER WEEK
MAY 1-7, 2022**

WHEREAS, water is our most valuable natural resource; and

WHEREAS, drinking water serves a vital role in daily life, serving an essential purpose to health, hydration and hygiene needs for the quality of life our citizens enjoy; and

WHEREAS, tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and

WHEREAS, the hard work performed by the entire water sector, designing capital projects, operators ensuring the safety and quality of drinking water or a member of a pipe crew maintaining the infrastructure communities rely on to transport high quality drinking water from its source to consumers' taps; and

WHEREAS, the coronavirus pandemic has shone a light on the importance of drinking water for health, hydration and hygiene needs; and

WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and

WHEREAS, Marana Water provides public drinking water to a range of places, including schools, parks, local businesses, places of worship, healthcare facilities, and customer's homes; and

WHEREAS, each citizen of the Town is called upon to help protect our source waters from pollution, practice water conservation and get involved with their water by familiarizing themselves with it;

NOW, THEREFORE, be it resolved, the Mayor and Council of the Town of Marana hereby proclaim May 1st through May 7th, 2022, as, **"DRINKING WATER WEEK."**

Dated this 3rd day of May 2022.

ATTEST:


Cherry L. Lawson, Town Clerk




Ed Honea, Mayor





Council-Regular Meeting

PR3

Meeting Date: 05/03/2022

From: Cherry L. Lawson, Town Clerk

Date: May 3, 2022

Subject: Proclamation recognizing May 27, 2022, as "American Legion Auxiliary Memorial Poppy Day" (Cherry L. Lawson)

Attachments

2022 American Legion Poppy Day



PROCLAMATION
American Legion Auxiliary Memorial Poppy Day
May 27, 2022

WHEREAS, the American Legion Auxiliary Memorial Poppy program began in 1921; and

WHEREAS, Poppy Days are days of remembrance on which people are asked to wear a poppy in memory of those who gave their lives in war; as it reminds Americans of the sacrifices made by our veterans while protecting our freedoms; and

WHEREAS, our military and veterans look upon this little flower as a living symbol of the sacrifices of fallen friends; and

WHEREAS, many memorial poppies are handmade by veterans in hospitals and workshops; and

WHEREAS, veterans and their children benefit from American Legion Auxiliary programs financed by your donations on Poppy Days.

NOW, THEREFORE, the Mayor and Council of the Town of Marana, Arizona do hereby proclaim May 27, 2022 as,

“AMERICAN LEGION AUXILIARY MEMORIAL POPPY DAY”

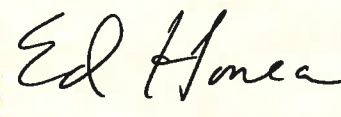
in Marana and encourage all of our residents to recognize the merits of this worthy cause by contributing generously through monetary donations for memorial poppies.

Dated this 3rd day of May 2022.

ATTEST:


Cherry L. Lawson, Town Clerk




Ed Honea, Mayor



Council-Regular Meeting

C1

Meeting Date: 05/03/2022

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: May 3, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-040: Relating to Administration; authorizing the Town Manager, the Town Engineer, and the Public Works Director to sign non-disclosure agreements on behalf of the Town of Marana related to capital improvement projects (Jane Fairall)

Discussion:

From time to time when Town staff is engaging with utility companies and other parties regarding capital improvement projects in the Town, staff is asked to sign non-disclosure agreements (NDA) to protect and keep confidential project-specific plans and information. The proposed resolution will allow the Town Manager, the Town Engineer and the Public Works Director to sign these agreements on behalf of the Town when certain circumstances are present, namely:

- The Town Manager, the Town Engineer, or the Public Works Director finds that the benefit to the Town of continuing the capital improvement project is equal to or greater than any risks associated with entering into the NDA.
- The Town Attorney or designee has reviewed the NDA and approves it as to form and substance, including making a finding that the NDA is in compliance with the Arizona public records law, as well as any other applicable laws.

Staff Recommendation:

Staff recommends approval of the resolution.

Suggested Motion:

I move to adopt Resolution No. 2022-040, authorizing the Town Manager, the Town Engineer, and the Public Works Director to sign non-disclosure agreements on behalf of the Town of Marana related to capital improvement projects.

Attachments

Resolution No. 2022-040

MARANA RESOLUTION NO. 2022-040

RELATING TO ADMINISTRATION; AUTHORIZING THE TOWN MANAGER, THE TOWN ENGINEER, AND THE PUBLIC WORKS DIRECTOR TO SIGN NON-DISCLOSURE AGREEMENTS ON BEHALF OF THE TOWN OF MARANA RELATED TO CAPITAL IMPROVEMENT PROJECTS

WHEREAS Town staff engages with utility companies and other parties involved in capital improvement projects in the Town of Marana; and

WHEREAS from time to time, these parties ask Town staff to sign non-disclosure agreements (NDAs) to protect and keep confidential project-specific information and plans; and

WHEREAS it would defeat the purpose of an NDA to bring it to Council in an open meeting for approval; and

WHEREAS the Mayor and Council of the Town of Marana find that authorizing the Town Manager, the Town Engineer, and the Public Works Director to sign non-disclosure agreements related to capital improvement projects in certain circumstances is in the best interests of the citizens of Marana.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Town Manager, the Town Engineer, and the Public Works Director are hereby authorized to sign non-disclosure agreements (NDAs) on behalf of the Town of Marana related to capital improvement projects in the Town under the following circumstances:

A. When the Town Manager, the Town Engineer, or the Public Works Director determines that the benefit to the Town of continuing the capital improvement project addressed by the NDA is equal to or greater than any detriment or risk to the Town associated with the execution of the NDA; and

B. When the Town Attorney or designee has reviewed and approved the NDA as to form and substance, and finds that the NDA is in compliance with the Arizona public records law, A.R.S. § 39-121 *et seq.*, as well as all other applicable laws.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF
MARANA, ARIZONA, this 3rd day of May, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney



Council-Regular Meeting

C2

Meeting Date: 05/03/2022

To: Mayor and Council

Submitted For: Fausto Burruel, Public Works Deputy Director

From: Jane Fairall, Town Attorney

Date: May 3, 2022

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:

Principle Statement 1: We will maintain a safe and well-managed community.

Subject: Resolution No. 2022-041: Relating to Public Works; approving and authorizing the Mayor to execute an intergovernmental agreement between the State of Arizona and the Town of Marana for procurement of Maxview advanced traffic signal management system (ATMS) licenses (Diahn Swartz)

Discussion:

The Town of Marana has been allocated up to \$61,000 in federal funds by the Pima Association of Governments for the purchase of 15 additional licenses for the Town's centralized traffic signal management system (Maxview). These funds are distributed through the PAG Transportation System and Safety Subcommittee to support region-wide traffic signal operations (TIP ID 4.22), and there is no local match required. The Town currently has 24 licenses and 28 full traffic signals. With the additional licenses, the Town will be able to connect existing Town signals to the traffic signal system and new signals, as they come on line. The Maxview centralized traffic signal system allows Town staff to view the signal operations, receive alerts, make changes to the signals remotely, store timing plans, collect data, and produce performance measures.

Because these are Federal dollars, the Arizona Department of Transportation (ADOT)

will manage the purchase of the licenses, and will receive a portion of the funds for that service. The IGA allows ADOT to perform this function on behalf of the Town. The actual cost for the licenses is less than the full allocation, but additional funds have been allocated to cover costs incurred by ADOT. Excess funds will be returned to the region. Completion of this project is expected by the end of the calendar year.

Financial Impact:

Budget appropriation for the portion to be received by the Town is available in both fiscal year 2021-2022 and fiscal year 2022-2023.

Staff Recommendation:

Staff recommends approval of the IGA.

Suggested Motion:

I move to adopt Resolution No. 2022-041, approving and authorizing the Mayor to execute an intergovernmental agreement between the State of Arizona and the Town of Marana for procurement of Maxview advanced traffic signal management system (ATMS) licenses.

Attachments

Resolution No. 2022-041
Exhibit A - ADOT JPA

MARANA RESOLUTION NO. 2022-041

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA AND THE TOWN OF MARANA FOR PROCUREMENT OF MAXVIEW ADVANCED TRAFFIC SIGNAL MANAGEMENT SYSTEM (ATMS) LICENSES

WHEREAS the Town of Marana has been allocated up to \$61,000 in federal funds by the Pima Association of Governments for the purchase of 15 additional licenses for the Town's centralized traffic signal management system (Maxview); and

WHEREAS the use of these federal funds require the Town of Marana to partner with a sponsor agency capable of administering federal funds on the Town's behalf; and

WHEREAS for this project, the Town will be sponsored by the Arizona Department of Transportation (ADOT) and all facets of project management will be administered through ADOT pursuant to an intergovernmental agreement (IGA) between the Town and ADOT; and

WHEREAS the Town is empowered by A.R.S. §§ 9-240 and 11-952 to enter into this IGA; and

WHEREAS the Mayor and Council of the Town of Marana feel it is in the best interests of the citizens of Marana to enter into the IGA addressed by this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the intergovernmental agreement between the State of Arizona by and through its Department of Transportation and the Town of Marana for procurement of Maxview advanced traffic signal management system licenses in substantially the form set forth on Exhibit A attached to and incorporated within this resolution by this reference is hereby approved, and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

IT IS FURTHER RESOLVED that the Town Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the IGA.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of May 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

ADOT CAR No.: IGA 22-0008541-I
AG Contract No.: P001 2022 000554
Project Location/Name: Regional Traffic
Signal Program - Software
Type of Work: Purchase Software
Licenses
Federal-aid No.: MRN-0(208)T
ADOT Project No.: T0347 01D/01X
TIP/STIP No.: 4.22
CFDA No.: 20.205 - Highway Planning and
Construction
Budget Source Item No.:

INTERGOVERNMENTAL AGREEMENT

BETWEEN
THE STATE OF ARIZONA
AND
TOWN OF MARANA

THIS AGREEMENT ("Agreement") is entered into this date _____, pursuant to the Arizona Revised Statutes ("A.R.S.") §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State" or "ADOT") and the TOWN OF MARANA, an Arizona municipal corporation (the "Town"). The State and the Town are each individually referred to as a "Party" and are collectively referred to as the "Parties."

I. RECITALS

1. The State is empowered by A.R.S. § 28-401 to enter into this Agreement and has delegated to the undersigned the authority to execute this Agreement on behalf of the State.
2. The Town is empowered by A.R.S. § 9-240 to enter into this Agreement and has by resolution, a copy of which is attached and made a part of, resolved to enter into this Agreement and has authorized the undersigned to execute this Agreement on behalf of the Town.
3. The purpose of this Agreement between the Town and the State is to allow the State to acquire federal funds for the procurement of 15 Maxview Advanced Traffic Signal Management System (ATMS) licenses, (the "Project" or "Equipment"). The Town currently has 24 traffic signals on the ATMS; the additional Equipment will allow the Town to connect the Town's remaining and future traffic signals to the ATMS. There is no new right of way required for the Project. The Project cost, shown in Exhibit A, is estimated at \$61,000.00, which includes federal aid. With the aid and consent of the State and the Federal Highway Administration (FHWA), the Town will utilize the State's Procurement Process and ADOT Procurement contract(s), to enter into a contract with an authorized supplier who will provide the Equipment as outlined in the contract and approved plans to complete this Project. The Town will receive and install the Equipment at its own cost. The Town will be

reimbursed up to a maximum allotment of \$51,000.00, complete-in-place, as verified by ADOT.

4. The interest of the State in this Project is the acquisition of federal funds for the use and benefit of the Town and authorization of such federal funds for the Project pursuant to federal law and regulations. The State shall be the designated agent for the Town for the Project, if the Project is approved by FHWA and funds for the Project are available.

THEREFORE, the Recitals set forth above and Exhibit A, attached hereto and made part hereof, are incorporated into this Agreement and in consideration of the mutual terms expressed herein, it is agreed as follows:

II. SCOPE OF WORK

1. The Parties agree:
 - a. The Project will be completed, accepted, and paid for in accordance with the requirements of the Project plans and specifications.
 - b. The final Project amount may exceed the initial estimate(s) identified in Exhibit A, and in such case, the Town is responsible for, and agrees to pay, any and all actual costs exceeding the initial estimate. If the final Project amount is less than the initial estimate, the difference between the final bid amount and the initial estimate will be de-obligated or otherwise released from the Project. The Town acknowledges it remains responsible for actual costs and agrees to pay according to the terms of this Agreement.
2. The State will:
 - a. Execute this Agreement, and if the Project is approved by FHWA and funds for the Project are available, be the Town's designated agent for the Project.
 - b. If Project Development Administration ("PDA") costs exceed the estimate during the development of design, notify the Town, obtain concurrence prior to continuing with the development of design, and invoice, as determined by ADOT, the Town for additional costs to complete PDA for the Project. After the Project costs are finalized, invoice or reimburse the Town for the difference between actual costs and the amount the Town has already paid for PDA.
 - c. Submit all required documentation pertaining to the Project to FHWA with the recommendation that the maximum federal funds programmed be approved for the procurement of the Project.
 - d. After funding is authorized, the State will send a Notice to Proceed letter ("NTP") and ADOT Procurement will coordinate with the Town and solicit and enter into a contract(s) with authorized supplier(s) for the purchase of the Equipment. Instruct the vendor to deliver Equipment directly to the Town for final acceptance and to bill the Town directly. The Town will then enter into such contract(s) with such authorized supplier(s) for the purchase of the Equipment.

- e. Within 30 days after receipt, review, and approval of invoice(s) and documentation of payment for Equipment, reimburse the Town for eligible costs incurred not to exceed 80% of \$51,0000.00, the programmed amount for the Project, as depicted in Exhibit A. After completion of final inspection, and within 30 days of receipt, review, and approval of the final invoice and documentation from the Town, reimburse the Town with the remaining federal funds approved and programmed as depicted in Exhibit A for this Project not to exceed \$51,000.00.
 - f. After notification of Project completion from the Town, perform final inspection, verify installation of all Equipment was performed and completed in compliance with State and FHWA requirements.
 - g. Reserve the right to de-obligate federal funds should the Project go six months or more without being charged to.
 - h. Not be obligated to complete or maintain the Project, should the Town fail to budget or provide for proper and perpetual maintenance as set forth in this Agreement.
3. The Town will:
- a. Designate the State as the Town's authorized agent for the Project.
 - b. Agree to be responsible for actual PDA costs, if during the development of design, PDA costs exceed the initial estimate. Be responsible and pay for the difference between the estimated and actual PDA of the Project within 30 days of receipt of an invoice.
 - c. Coordinate with the State during the procurement process, providing Equipment specifications to best ensure the requirements of the Project are met.
 - d. Utilize the State's Procurement Process and the ADOT Procurement contract(s) developed and entered into for this Project. Issue a purchase order to the authorized supplier and install the Equipment acquired under this Agreement.
 - e. Have 365 calendar days from award of contract to order the Equipment. Send the invoice to the State, and inform the State when the Equipment arrives so the State can inspect the Equipment.
 - f. Make all payments directly to the vendor, and be responsible for all costs incurred for the purchase of the Equipment subject to reimbursement by the State as provided herein.
 - g. Within 30 days after payment for the Equipment, submit an invoice, on ADOT's Progress Payment Report Form, Exhibit B, attached and made a part of this Agreement, including all back-up documentation, to the State for review and approval, of eligible costs incurred by the Town for the purchase of the Equipment, not to exceed 80% of the total programmed amount, \$51,000.00, as depicted in Exhibit A. Any costs incurred prior to the date of the official NTP will not be eligible for reimbursement.

- h. Be responsible for the cost of installation and any costs exceeding the maximum federal funds available for the Project. Should costs be deemed ineligible or exceed the maximum federal funds available, it is understood and agreed that the Town is responsible for these costs; payment for these costs shall be made within 30 days of receipt of an invoice from the State.
- i. Install the Equipment acquired under this Agreement within one year of receipt of Equipment and maintain all Project improvements provided for the life of the Equipment. Keep complete records of all Equipment installed per this Project in a manner consistent with State and FHWA requirements.
- j. Notify the State when all Equipment has been installed and is ready for inspection; coordinate final inspection of the Project with the State. After completion of final inspection, invoice the State, on the Progress Payment Report Form, Exhibit B, for the remaining federal funds programmed as depicted in Exhibit A for this Project for a total not to exceed \$51,000.00.
- k. Certify that the Town has adequate resources to discharge the Town's real property related responsibilities and ensures that its Title 23-funded projects are carried out using the FHWA approved and certified ADOT Right of Way Procedures Manual and that they will comply with current FHWA requirements whether or not the requirements are included in the FHWA approved ADOT Right of Way Procedures Manual. (23 CFR 710.201)
- l. Automatically grant to the State, by execution of this Agreement, its agents and/or contractors, without cost, the temporary right to enter Town rights of way, as required, to conduct any and all Equipment inspection related activities for the Project, on, to and over said Town rights of way. This temporary right will expire with completion of the Project.

III. MISCELLANEOUS PROVISIONS

- 1. This Agreement shall become effective upon signing and dating of the Determination Letter by the State's Attorney General.
- 2. Any change or modification to the Project will only occur with the mutual written consent of both Parties.
- 3. The terms, conditions and provisions of this Agreement shall remain in full force and effect until completion of the Project and all related deposits and/or reimbursements are made. Any provisions for maintenance shall be perpetual, unless assumed by another competent entity.
- 4. This Agreement may be cancelled at any time up to 30 days before the award of the Project contract, so long as the cancelling Party provides at least 30 days' prior written notice to the other Party. It is understood and agreed that, in the event the Town terminates this Agreement, the Town shall be responsible for all costs incurred by the State up to the time of termination. It is further understood and agreed that in the event the Town terminates this Agreement, the State shall in no way be obligated to complete or maintain the Project.

5. The Town shall indemnify, defend, and hold harmless the State, any of its departments, agencies, officers or employees (collectively referred to in this paragraph as the "State") from any and all claims, demands, suits, actions, proceedings, loss, cost and damages of every kind and description, including reasonable attorneys' fees and/or litigation expenses (collectively referred to in this paragraph as the "Claims"), which may be brought or made against or incurred by the State on account of loss of or damage to any property or for injuries to or death of any person, to the extent caused by, arising out of, or contributed to, by reasons of any alleged act, omission, professional error, fault, mistake, or negligence of the Town, its employees, officers, directors, agents, representatives, or contractors, their employees, agents, or representatives in connection with or incident to the performance of this Agreement. The Town's obligations under this paragraph shall not extend to any Claims to the extent caused by the negligence of the State, except the obligation does apply to any negligence of the Town which may be legally imputed to the State by virtue of the State's ownership or possession of land. The Town's obligations under this paragraph shall survive the termination of this Agreement.
6. The cost of the Project under this Agreement is to be covered by the federal funds programmed for this Project, up to the maximum available. The Town acknowledges that actual Project costs may exceed the maximum available amount of federal funds, or that certain costs may not be accepted by FHWA as eligible for federal funds. Therefore, the Town agrees to pay the difference between actual costs of the Project and the federal funds received.
7. Should the federal funding related to this Project be terminated or reduced by the federal government, or Congress rescinds, fails to renew, or otherwise reduces apportionments or obligation authority, the State shall in no way be obligated for funding or liable for any past, current or future expenses under this Agreement.
8. The cost of the Project under this Agreement includes indirect costs approved by FHWA, as applicable.
9. The Parties warrant compliance with the Federal Funding Accountability and Transparency Act of 2006 and associated 2008 Amendments (the "Act"). Additionally, in a timely manner, the Town will provide information that is requested by the State to enable the State to comply with the requirements of the Act, as may be applicable.
10. The Town acknowledges and will comply with Title VI of the Civil Rights Act Of 1964.
11. The Town acknowledges compliance with federal laws and regulations and may be subject to the CODE OF FEDERAL REGULATIONS, TITLE 2, PART 200 (also known as The Uniform Grant Guidance). Entities that expend \$750,000.00 or more (on or after 12/26/14) of federal assistance (federal funds, federal grants, or federal awards) are required to comply by having an independent audit in accordance with §200.331 Subpart F. Either an electronic or hardcopy of the Single Audit is to be sent to Arizona Department of Transportation Financial Management Services within the required deadline of nine months of the sub recipient fiscal year end.

ADOT – FMS
Attn: Cost Accounting Administrator
206 S 17th Ave. Mail Drop 204B

Phoenix, AZ 85007
SingleAudit@azdot.gov

12. This Agreement shall be governed by and construed in accordance with Arizona laws.
13. This Agreement may be cancelled in accordance with A.R.S. § 38-511.
14. The Town shall retain all books, accounts, reports, files and other records relating to the Agreement for five years after completion of the Project. These documents shall be subject at all reasonable times to inspection and audit by the State. Such records shall be produced by the Town at the request of ADOT.
15. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable federal regulations under the Act, including 28 CFR Parts 35 and 36. The Parties to this Agreement shall comply with Executive Order Number 2009-09 issued by the Governor of the State of Arizona and incorporated in this Agreement by reference regarding "Non-Discrimination."
16. Non-Availability of Funds: Every obligation of the Parties under this Agreement is conditioned upon the availability of funds appropriated or allocated for the fulfillment of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by either Party at the end of the period for which the funds are available. No liability shall accrue to either Party in the event this provision is exercised, and the Parties shall not be obligated or liable for any future payments as a result of termination under this paragraph.
17. In the event of any controversy, which may arise out of this Agreement, the Parties agree to abide by arbitration as is set forth for public works contracts if required by A.R.S. § 12-1518.
18. The Parties shall comply with the applicable requirements of A.R.S. § 41-4401.
19. The Parties shall certify that all contractors comply with the applicable requirements of A.R.S. §35-393.01.
20. The Parties shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.
21. All notices or demands upon any Party to this Agreement shall be in writing and shall be delivered electronically, in person, or sent by mail, addressed as follows:

For Agreement Administration:

Arizona Department of Transportation
Joint Project Agreement Section
205 S. 17th Avenue, Mail Drop 637E
Phoenix, AZ 85007
JPABranch@azdot.gov

Town of Marana
Attn: Diahn L. Swartz, PE, PTOE
5100 W. Ina Rd
Tucson, AZ 85743
520.382.2675
dswartz@maranaaz.gov

For Project Administration:

Arizona Department of Transportation

Town of Marana

Project Management Group
205 S. 17th Avenue, Mail Drop 614E
Phoenix, AZ 85007
PMG@azdot.gov

Attn: Diahn L. Swartz, PE, PTOE
5100 W. Ina Rd
Tucson, AZ 85743
520.382.2675
dswartz@maranaaz.gov

For Financial Administration:

Arizona Department of Transportation
Project Management Group
205 S. 17th Avenue, Mail Drop 614E
Phoenix, AZ 85007
PMG@azdot.gov

Town of Marana
Attn: Diahn L. Swartz, PE, PTOE
5100 W. Ina Rd
Tucson, AZ 85743
520.382.2675
dswartz@maranaaz.gov

22. Any revisions to the names and addresses above may be updated administratively by either Party and shall be in writing.
23. In accordance with A.R.S. § 11-952 (D), attached and incorporated in this Agreement is the written determination of each Party's legal counsel that the Parties are authorized under the laws of this State to enter into this Agreement and that the Agreement is in proper form.
-

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective upon the full completion of signing and dating by all Parties to this Agreement.

TOWN OF MARANA

By _____ Date _____
ED HONEA
Mayor

ATTEST:

By _____ Date _____
CHERRY LAWSON
Town Clerk

I have reviewed the above referenced Intergovernmental Agreement between the State of Arizona, acting by and through its DEPARTMENT OF TRANSPORTATION, and the TOWN OF MARANA, an agreement among public agencies which, has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 9-240 and declare this Agreement to be in proper form and within the powers and authority granted to the Town under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Agreement.
Approved as to Form:

By _____ Date _____
Town Attorney

ARIZONA DEPARTMENT OF TRANSPORTATION

By _____ Date _____

STEVE BOSCHEN, PE

Division Director

A.G. Contract No. _____ (ADOT IGA 22-0008541), an Agreement between public agencies, the State of Arizona and the Town of Marana, has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 28-401, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona. No opinion is expressed as to the authority of the remaining Parties, other than the State or its agencies, to enter into said Agreement.

By _____ Date _____

Assistant Attorney General

EXHIBIT A

Cost Estimate

T0347 01D/01X

The Project costs are estimated as follows:

ADOT Project Development Administration (PDA) Cost:

Federal-aid funds @ 100%	\$ 10,000.00
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Procurement:

Federal-aid funds @ 100%	\$ 51,000.00
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Estimated TOTAL Project Cost	\$ 61,000.00
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Total Federal Funds	\$ 61,000.00
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Council-Regular Meeting

C3

Meeting Date: 05/03/2022

To: Mayor and Council

Submitted For: Libby Shelton, Deputy Town Attorney

From: Libby Shelton, Deputy Town Attorney

Date: May 3, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-042: Relating to the Police Department; exempting undercover vehicles used by the Marana Police Department in felony investigations or activities of a confidential nature from Arizona state laws related to the designation of political subdivision motor vehicles; authorizing the Chief of Police to renew existing vehicle registrations for these undercover police vehicles and to obtain vehicle registrations for new undercover vehicles to be used in felony investigations or activities of a confidential nature (Libby Shelton)

Discussion:

State law (A.R.S. § 38-538) provides that all vehicles used by a political subdivision for official use must bear the name of the political subdivision and the words "for official use only." However, A.R.S. § 38-538.03 allows the governing body of a political subdivision to exempt official vehicles that are used for felony investigations or activities of a confidential nature from these requirements. Undercover police vehicles may be exempted under this provision. Per the statute, the Council may grant the exemption for only one year at a time. This agenda item will grant the exemption from the provision of A.R.S. § 38-538 to the Marana Police Department's undercover police vehicles for the upcoming year. The item also authorizes the Chief of Police to take all necessary action to renew existing vehicle registrations for undercover police vehicles and to obtain vehicle registrations for any new undercover police vehicles.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2022-042, exempting the Marana Police Department's undercover police vehicles from Arizona state laws related to the designation of political subdivision motor vehicles and authorizing the Chief of Police to renew existing vehicle registrations for undercover police vehicles and obtain vehicle registrations for new undercover police vehicles.

Suggested Motion:

I move to adopt Resolution No. 2022-042, exempting the Marana Police Department's undercover police vehicles from Arizona state laws related to the designation of political subdivision motor vehicles and authorizing the Chief of Police to renew existing vehicle registrations for undercover police vehicles and obtain vehicle registrations for new undercover police vehicles.

Attachments

Resolution No. 2022-042

MARANA RESOLUTION NO. 2022-042

RELATING TO THE POLICE DEPARTMENT; EXEMPTING UNDERCOVER VEHICLES USED BY THE MARANA POLICE DEPARTMENT IN FELONY INVESTIGATIONS OR ACTIVITIES OF A CONFIDENTIAL NATURE FROM ARIZONA STATE LAWS RELATED TO THE DESIGNATION OF POLITICAL SUBDIVISION MOTOR VEHICLES; AUTHORIZING THE CHIEF OF POLICE TO RENEW EXISTING VEHICLE REGISTRATIONS FOR THESE UNDERCOVER POLICE VEHICLES AND TO OBTAIN VEHICLE REGISTRATIONS FOR NEW UNDERCOVER POLICE VEHICLES TO BE USED IN FELONY INVESTIGATIONS OR ACTIVITIES OF A CONFIDENTIAL NATURE

WHEREAS A.R.S. § 38-538.03 provides that the governing body of a political subdivision may grant an exemption for not more than one year from Arizona state law regulating the designation of political subdivision motor vehicles for motor vehicles used in felony investigations or activities of a confidential nature; and

WHEREAS the Town of Marana Police Department uses a number of undercover police vehicles in felony investigations and in activities of a confidential nature and maintains a list of those vehicles, which list includes the year, make, model and identification number of each vehicle; and

WHEREAS the Mayor and Council of the Town of Marana feel it is in the best interests of the public to exempt these vehicles from state laws regulating the designation of political subdivision motor vehicles.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA AS FOLLOWS:

SECTION 1. The Town Council hereby exempts the undercover motor vehicles used by the Marana Police Department in felony investigations or activities of a confidential nature from state laws regulating the designation of political subdivision motor vehicles for a period of one year.

SECTION 2. The Chief of Police is hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution, including maintaining a list of the vehicles in question, which list shall include the year, make, model and identification number of each vehicle, and renewing existing vehicle registrations for Marana Police Department undercover vehicles used in felony investigations and in activities of a confidential nature and obtaining vehicle registrations for new Marana Police Department undercover vehicles to be used in these activities.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of May, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry Lawson, Town Clerk

Jane Fairall, Town Attorney



Council-Regular Meeting

C4

Meeting Date: 05/03/2022

To: Mayor and Council

Submitted For: Curry C. Hale, Human Resources Director

From: Libby Shelton, Deputy Town Attorney

Date: May 3, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-043: Relating to Personnel; Rescinding Temporary Personnel Policy Regarding Employee Leave and Telework (Libby Shelton)

Discussion:

On March 11, 2020, Arizona declared a state of emergency related to the COVID-19 pandemic. On March 13, 2020, the United States declared a national emergency related to the COVID-19 pandemic. In response to both the state and national declarations of emergency, on March 17, 2020, the Town Council approved Resolution No. 2020-029 adopting a temporary personnel policy regarding employee leave and telework. This temporary personnel policy removed some restrictions on the use of employee leave and leave donation so that symptomatic employees and potentially exposed employees could stay home. Additionally, this policy addressed the impact of school and childcare closures caused by the COVID-19 pandemic while ensuring that Town operations continued by allowing telework. By resolution, the Town Council also authorized the Town Manager to implement further revisions to the temporary policy to respond to the evolving nature of the COVID-19 pandemic.

On March 30, 2022, Arizona terminated its COVID-19 declaration of emergency based on the state reaching thresholds established by the Arizona Department of Health services that show that the COVID-19 virus is no longer as widespread as it once was. Accordingly, the temporary personnel policy regarding employee leave and telework can now be rescinded.

Staff Recommendation:

Staff recommends approval of Resolution No. 2022-043 rescinding the Temporary Personnel Policy Regarding Employee Leave and Telework.

Suggested Motion:

I move to adopt Resolution No. 2022-043 rescinding the Temporary Personnel Policy Regarding Employee Leave and Telework.

Attachments

Resolution No. 2022-043

MARANA RESOLUTION NO. 2022-043

RELATING TO PERSONNEL; RESCINDING TEMPORARY PERSONNEL POLICY REGARDING EMPLOYEE LEAVE AND TELEWORK

WHEREAS Section 3-3-1 of the Marana Town Code provides that the Town Council may adopt personnel rules, regulations and policies that follow the generally accepted principles of good personnel administration which the Council may modify or change 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, which have been amended from time to time; and

WHEREAS Arizona declared a state of emergency related to the COVID-19 pandemic on March 11, 2020; and

WHEREAS the United States declared a National Emergency related to the COVID-19 pandemic on March 13, 2020; and

WHEREAS the Town Council adopted Resolution No. 2020-029 approving a temporary personnel policy regarding employee leave and telework in response to the COVID-19 pandemic; and

WHEREAS, on March 30, 2022, Arizona terminated the state of emergency related to the COVID-19 pandemic; and

WHEREAS the Town Council finds that rescinding the temporary personnel policy regarding employee leave and telework 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, THAT:

SECTION 1. The temporary personnel policy regarding employee leave and telework approved by Resolution No. 2020-029 is hereby rescinded.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF
MARANA, ARIZONA, this 3rd day of May, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney



Council-Regular Meeting

C5

Meeting Date: 05/03/2022

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: May 3, 2022

Subject: Approval of the Council Study Session Meeting Summary Minutes of April 26, 2022, Regular Council Meeting Summary Minutes of April 19, 2022, and the Council Study Session Meeting Minutes of April 12, 2022 (Cherry L. Lawson)

Attachments

Council Study Session Meeting Summary Minutes, 04/26/2022

Regular Council Meeting Summary Minutes, 04/19/2022

Council Study Session Meeting Summary Minutes, 04/12/2022



**MARANA TOWN COUNCIL
STUDY SESSION
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 26, 2022, at or after 6:00 PM**

**Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member**

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post, Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler (Excused), John Officer, and Herb Kai (Excused).**

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

APPROVAL OF AGENDA

Vice Mayor Post, moved and Council Member Officer second the motion approving the agenda as presented. Motion passes, 5-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2022-2023 Manager's recommended budget for the Town of Marana (Terry Rozema and Yiannis Kalaitzidis)

Council Study Session Meeting Summary Minutes

April 26, 2022

Page | 1

Town Manager Terry Rozema provided an overview of the accomplishments, and current and completed projects and general management of the organization.

Finance Director Yiannis Kalaitzidis presented the fiscal year 2022-2023 Manager's Recommended Budget for the Town of Marana. *(A copy of the budget presentation is available for viewing on the Town's website, and the video of the meeting is available on the Town's website at www.maranaaz.gov.)*

There were no questions or discussion by the Council relating to the presented Manager's Recommended Budget for fiscal year 2022-2023.

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

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post, moved and Council Member Officer second the motion to adjourn the meeting. Motion passes, 5-0. Meeting adjourned at 7:15 PM.

CERTIFICATION

Council Study Session Meeting Summary Minutes

April 26, 2022

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I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on April 26, 2022. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk

DRAFT



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 19, 2022, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and directed the Clerk to call the roll. Mayor Honea, Vice Mayor Post, Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler, John Officer, and Herb Kai.

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

APPROVAL OF AGENDA

Vice Mayor Post, moved and Council Member Comerford second the motion approving the agenda as presented. Motion passes unanimously, 7-0.

CALL TO THE PUBLIC

Mayor Honea open the meeting to receive public comments and the below individuals provided comments to the Council.

Lori Schaeffler with *Run for the Wall*. She explained that the motorcycle group has driven through Marana for during the third week in May for the last 20 years. This is their 20th Anniversary coming through the Marana exit on May 17 at approximately 7:19 a.m. They have 350 motorcycles and 17 support vehicles, and they will be presenting Betty and Hal Horogan who are the reason for the stop in Marana with a special plaque that morning. They ride from California to Washington, DC in 10 days to support POW /MIA who have served and are currently serving.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

No report of the Mayor and Council.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported on the following:

- Development Services has issued 46 single-family home permits, and 100 for the month of April 2021. The Town currently stands at 1,142 single-family permits issued year to date.
- Concerts in the Courtyard on Thursday, April 21 beginning at 5:30pm. The band is Heart & Soul from Tucson that played during the Founder's Day Event.
- Parks & Recreation Activities Senior Member Walking Challenge a two-week walking challenge. Gladden Farms Community Park Soccer Fields are close to being finished and staff are doing a lot of work on that to ensure the fields are of high quality. Soccer season has begun in the community.
- Marana Police Department held its Annual Tip a Cop event and was the first in a couple of years. They raised \$7,000. They have another event scheduled on Friday, April 22 the Torch Run benefitting Special Olympics and they have partnered with Oro Valley Police from 10am – 1 pm.

PRESENTATIONS

CONSENT AGENDA

C1 Ordinance No. 2022.007: Relating to Finance; Exempting HM3 Advocate, Inc. from the Special Event Permit fee for an event on April 24, 2022, at Continental Reserve Neighborhood Park (Jim Conroy)

C2 Resolution No. 2022-034: Relating to the Marana Regional Airport; approving and authorizing the Mayor to sign a Land / Facility Use Agreement between the Town of Marana and the Arizona Department of Forestry and Fire Management for use of the

Airport as an air tanker base for fire suppression activities during fire season (David L. Udall)

C3 Resolution No. 2022-035: Relating to Development; amending Marana Resolution No. 2022-026 to accept for maintenance two additional streets in Gladden Farms Block 27 Phase 1 (David L. Udall)

C4 Resolution No. 2022-036: Relating to Administration; approving and authorizing the Mayor to execute Amendment One to the Intergovernmental Agreement with Pima County for Pima Early Education Program (Lisa Shafer)

C5 Resolution No. 2022-037: Relating to Development; approving a final plat for Saguaro Bloom Block 1, Lots 297-387, Common Area “B”, Common Area “C” and Block 1D, generally located at the southeast corner of Airline Road and Lambert Lane (Cynthia Ross)

C6 Resolution No. 2022-038: Relating to Public Works; approving and authorizing the Mayor to execute an Intergovernmental Agreement between the State of Arizona and the Town of Marana for design, construction, and installation of a traffic signal at the intersection of Dove Mountain Boulevard and Moore Road (Fausto Burrue)

C7 Approval of the Council Regular Meeting Summary Minutes of April 5, 2022 and the Council Study Session Meeting Summary Minutes of March 22, 2022 (Cherry L. Lawson)

Council Member Ziegler moved and Vice Mayor Post second the motion approving the Consent Agenda. Motion passes, 7-0.

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a new series #010 Beer and Wine Store Liquor License submitted by Perry Charles Huellmantel on behalf of QuikTrip #1474, located at 6555 West Twin Peaks Road, Tucson, AZ 85742 (Cherry L. Lawson)

Town Clerk Cherry Lawson provided an overview of the application for a new series #010 Beer and Wine Store Liquor License submitted by Perry Charles Huellmantel on behalf of QuikTrip #1474, located at 6555 West Twin Peaks Road, Tucson, AZ 85742, and asked that Council approves the application to be submitted to the AZ Department of Liquor Licenses and Control for its review and approval.

Council Member Comerford moved and Vice Mayor Post second the motion approving the recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a new series #010 Beer and Wine Store Liquor License submitted by Perry Charles Huellmantel on behalf of QuikTrip #1474, located at 6555 West Twin Peaks Road, Tucson, AZ 85742. Motion passes unanimously, 7-0.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2022-039: Relating to Development; approving and authorizing the Mayor to sign the Crossroads at Gladden Development Agreement (Jane Fairall)

Town Attorney Jane Fairall provided an overview of this item stating the Town Council adopted Ordinance No. 2021.018 on August 17, 2021, approving the Crossroads at Gladden Specific Plan, rezoning 281 acres of land located along the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road and Interstate 10 interchange. The Crossroads at Gladden Specific Plan envisioned a master-planned development that allows for a variety of residential, commercial, office and commerce parkland uses. *The full background description of this item is available for viewing on the Town's website at www.maranaaz.gov.*

Council Member Comerford asked whether there would be lighted intersections. Ms. Fairall replied stating there would be some traffic signals that will be required; specific ones at Crossroads and Tangerine will have a required traffic signal, as the developer will be required to install. There will be a traffic signal at Tangerine and Block 6 main driveway in the middle of the location where Block 6 is located. Additionally, there will be other traffic signals located along Clark Farms Boulevard and Mike Etter, as well as Clark Farms and Tangerine.

Council Member Craig asked Ms. Fairall to explain why the Crossroads Trail is necessary, and asked whether Frontage Road would remain a two-lane road. Ms. Fairall replied stating the Crossroad Trail is not up to the Town's standards, that it will be reconstructed to the Town's standards of being a three-lane collector road. Traffic studies shows that it needs to be improved in order for it to support this development. Regarding Frontage Road, it will remain a two-way road, but that it is not eminent with this development. The developer would need to get permits from ADOT for the work near Frontage Road, as there may be additional improvements to Frontage Road that ADOT may require.

Council Member Ziegler moved and Council Member Kai second the motion to adopt Resolution No. 2022-039, approving and authorizing the Mayor to sign the Crossroads at Gladden Development Agreement. Motion passes unanimously, 7-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1. Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2022/2023 budget, including proposed budget initiatives and expenditures (Terry Rozema)

Mr. Rozema reported stated Council was provided the FY 2022-2023 Manager's Recommended Budget, and thanked Finance Director Yiannis Kalaitzidis and his staff for providing the budget to the Council ahead of the meeting on April 26.

Council Member Ziegler stated she would like to make a request to the Town on behalf of the Marana Chamber of Commerce asking Mr. Rozema to consider additional funding for the Chamber in the upcoming fiscal year budget. Mr. Rozema stated he could certainly look into this matter and bring forward a recommendation to Council.

D2 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 (Terry Rozema)

Mr. Rozema stated there are no real updates; however, we have hit the 100th day mark this week for the legislative session. The Governor has signed off on 148 measures on Monday into law, and has not vetoed any bills at this point. There has been very little legislative activity, and there is no consensus on the budget. Additionally, there are no updates to any other bills from the last Council Meeting.

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).

Regular Council Meeting Summary Minutes

April 19, 2022

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ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post, moved and Council Member Officer second the motion to adjourn the meeting. Motion passes unanimously, 7-0. Meeting adjourned at 6:24 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on April 19, 2022. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk



MARANA TOWN COUNCIL
STUDY SESSION

11555 W. Civic Center Drive, Marana, Arizona 85653
Second Floor Conference Center, April 12, 2022, at or after 5:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post (5:51 PM Arrival), Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler, John Officer, and Herb Kai (Excused).**

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

APPROVAL OF AGENDA

Council Member Comerford moved and Council Member Ziegler second the motion to approve the agenda as presented. Motion passes, 5-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Strategic Planning; summary of strategic plan community and business findings; discussion and possible direction regarding the continued development of Marana Strategic Plan V (Andrea Caicedo)

Town Manager Terry Rozema commented on the process stating this time has been set aside for the Council as much work has been done over the past six weeks or more. This is the Town's opportunity to present to Council the information that had been gathered in an effort to get direction from Council as the Town continues with the process of establishing the Strategic Plan 5.

Assistant to the Manager Andrea Caicedo provided an overview of the discussion for the meeting stating earlier this year the Town began planning for the fifth generation of the Strategic Plan. Since January, the Town has been working very closely to the Town's consultant **CREA Affiliates, LLC** who has done extensive research regarding its long term planning. They have met with the Marana Citizens' Forum, business and stakeholders in the community, as well as department directors related to priorities and wish lists. Additionally, the Town launched an online survey for residents and business community. During this meeting, **Anindita Mitra, Founding Principal** will provide the findings of the survey including outreach efforts along with a PowerPoint Presentation relating to the development of the Town of Marana Strategic Plan 5 that will summarize the findings of various meetings, and provide Council an opportunity to discuss the priorities of the Council.

This is the first of four study session meetings to be held prior to adopting the Strategic Plan 5. **Ms. Caicedo** provided an overview of the upcoming Study Session related to the Strategic Plan 5. *(A copy of the presentation is on file in the Town Clerk's Office.)*

Ms. Mitra stated this first meeting is to recount all of the feedback received. She spoke of some of her earlier conversations with the executive leadership team, as there is a desire to understand the needs of the community to prioritize what the Town should focus its attention on the next few years.

Agenda

- Project History
- Introduction to Strategic Planning
- Project Process
- Discussion
- Stakeholder Feedback
- Discussion
- Next Steps

Ms. Mitra provided an overview of the Strategic Plans for Marana dating back to the first strategic plan in 2009, to present day. The strategic plan that is being developed may differ in how it is outlined as opposed to previously adopted plans. This is the fifth update to the plan, and the Town is seeking the community input as well as working closely with the departments to form the plan. To ensure that the departments functions, responsibility and goals, as well as internal strategic plans complement the larger planning effort. Ultimately, we recognize that this plan will be the Council's plan that will reflect the priorities for the Marana community.

History of Strategic Planning in Marana

- Four plans to date (2009, 2012, 2015, 2017)
- Currently its fifth update
- Informed by community input
- Aligned with department functions and responsibilities
- Ultimately driven by Council priorities

Since 2017, the Town has taken on many planning exercises starting with the General Plan adopted in 2019. The Parks & Recreation Plan involved many community workshops and discussions. There were Economic Development Plans developed, one for the Airport and the other an overall strategy for the Town. The Tourism Plan is underway.

Recent Plans

- Parks and Recreation Plan 2020
- Marana General Plan 2019
- Economic Impacts of the Marana Regional Airport 2018
- An Economic Development Strategy for Marana 2017
- Tourism Plan (underway)

When you review these large planning documents, they noticed there were many recommendations in those documents. Some are new capital improvement projects, new programs for the Town, recommendations for policy, and recommendations for new plans. The strategic planning effort is a great way to go through those citizen-driven recommendations to determine which of those the Council would like to prioritize over the next few years.

Planned Projects

- Parks and Recreation Plan 2020
- Marana General Plan 2019
- Economic Impacts of the Marana Regional Airport 2018
- An Economic Development Strategy for Marana 2017
- Tourism Plan (underway)

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- Tortolita Mountain Park Wild Burro trail, parking, Ramada, trailhead and fence improvements
- Tangerine Sky Park parking, splash pad and fitness court

There were some recommendations for the Regional Airport to improve the Control Tower, focus on a new terminal building and a marketing plan to regionally market this facility.

Marana Regional Airport Strategic Plan 2018

- Control Tower
- New Terminal Building
- Marketing Plan

The recommendations for Economic Development Strategies themes listed below:

Economic Development Strategies 2017

- Skills development and other workforce strategies
- Infrastructure access to four major employment centers (Downtown, North Marana I-10 gateway, Marana Regional Airport, Tangerine Corporate Corridor)
- Infrastructure funding strategies (grants, loans etc.)

The Town departments take on a number of additional services including:

Maintenance

- Roads
- Trails
- Lighting
- Parks
- Stormwater pollution and management
- Public Facilities
- Town Hall Complex
- Community Center
- Other Facilities

Operations

- Electricity
- Gas
- Telecommunications
- Potable water
- Floodplain management
- Police
- Sewer

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In addition to implementing these recommendations in these plans, Town departments has to address the needs that are ongoing and a part of their roles and responsibilities. In reviewing these roles and responsibilities, you will notice that those responsibilities imbedded in those plans. The plans are not focused on that, instead are focused on new ideas and the vision for the Town.

The strategic plan takes the focus away from forward looking solutions and outcomes to determine how Town resources can work together to meet many of these community driven visions and objectives in a realistic manner in the next three to four years.

Services

- Development review and permitting
- Building inspection
- Emergency preparedness
- Airport
- Code updates and enforcement
- Heritage conservancy
- Business licensing
- Park facility reservation
- Recreation classes
- Senior program
- Street maintenance
- Public records request
- Bill pay
- Public art program

Ms. Mitra explained the purpose of having a Strategic Plan as provided below:

What is a Strategic Plan?

- General roadmap for administration and staff
- Sets *compelling* vision and directs culture
- Helps align competing policies and programs
- Directs major departmental milestones/ outcomes
- Communicates organizational priorities and goals
- Provides a process for external stakeholders to provide input to Town Leadership

Developing a strategic plan is a motivation for Town department leaders to look internally into the organization to determine the following:

Why do a Strategic Plan?

- Spurs a self-examination of organizational strengths and weaknesses.

- Offers a collaborative approach to resolving competing interests, setting organizational goals, and establishing priorities.
- Improves organizational efficiency.
- Strengthens organizational culture.

Purpose of the Strategic Plan 5

- Continuation of the Town's commitment to bring the best public service to our community.
- Align the Town's short-term action plans with its long-term goals.

Ms. Mitra discussed where the Town is in the process of developing its fifth strategic plan stating it is in the February – June phase of development that includes the following:

Outreach/Development

- Community Surveys
- Marana Citizens' Forum Meeting
- Business/Chamber Workshop
- Executive Leadership Workshops
- Council Direction

In July and August, the initial plan will be drafted, and reviewed to ensure that it aligns with the Council's expectations and priorities over the next few years. The September 6, 2022, Council Meeting is the target date to bring the full Strategic Plan 5 before Council for consideration and adoption.

In order to learn more about the town departments, we did a couple of exercises. One of the exercises was to review the summary of the retreat that the departments held last October 2021. They looked at the previous strategic plan, reviewed the policies in action and goals listed in that plan to determine the number that were achieved over the last three years since Strategic Plan four was accomplished.

The general comments received from the departments was that the structure did not capture the wealth of effort and accomplishments of the departments had taken on in the past three years. She explain the process stating a different form was provided to the departments that asked them to provide a list of capital projects and administrative actions, that had been accomplished over the last three or more years. After adding all of the projects and administrative actions, departments provided over 700 individual actions.

We realize there is a disconnect between the existing strategic plan framework, and how it ties into the actual work of the departments do. That is one of the biggest opportunities

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for this update; tie the policies and updates to the existing departments see as an important task to move forward on for the next few years.

Department Accomplishments (2017-2022)

- **20 policies adopted**
 - Water wheeling, non-potable water ordinance, use of force, procurement etc.
- **47 programs completed or ongoing**
 - Well rehabilitation, pavement preservation dashboard, internship program, electronic development application portal, etc.
- **28 major projects**
 - Crossroads District splash pad, police facility, water reclamation facility phase 1, completion of Tangerine Sky Community Park, Airline/ Lambert and Picture Rocks Water Treatment facility completion
- **49 Administrative actions**
 - Succession planning, new staffing, customer service improvements

Discussion 1 - Purpose

Did the Town Stay True to Its Purpose? (Exercise)

- What is the Town's overarching purpose?
- Did the Town stay true to its purpose during 2017-22?
- Where did the Town exceed or fall short of its purpose and values?

Ms. Mitra ask Mayor and Council to consider the questions and spend some time discussing each of the questions.

Council Member Ziegler stated the Town's overarching purpose is to serve the citizens of Marana. Sometime people forget the hierarchy of the community. It is citizens first, then Council, then the Town Manager and Department Directors. We tend to forget who our bosses are.

Ms. Mitra asked how Council has performed over the last few years. **Council Member Ziegler** replied stating she has been on the Council for some time. She has seen a great deal of work from the Town of Marana over the last five (5) years. The right people are in place, although it took some time for that to happen. Marana has great staff, along with a great Town Manager that has help Marana to grow. Much of the Council has seen the progress from where it was in the 1990's-2000 to this day. She is very happy with the progress that the Town has made through those years. In years past, the Town was struggling as a small town, and not having the right people in place. The Town initiated did not everything, as the economy and other outside factors into the success of the community. She believes that we have met some of the purposes, and hopes 75-80% of

the community are happy with the results of where the community stands. Growth in the last six months is something that the Town did not anticipate, so we had to review many of those things that occurred in our town. The fast growth and the people.

Council Member Comerford stated that in looking at the pandemic, the Town staff [did] get much work done. In terms of growth, the Council does not have a great deal of say in that process; you constantly have to readapt through those waves. We should have our policies set for when those waves come. We did that and set those policies. Despite the pandemic, the Town was able to weather through that very well. That is, based on this document and the knowledge of Council. The Council's main goal has always been to be a public servant. Most of the people that she speaks with, they are happy with the Town, as they see the improvements. Growth has occurred across the nation; Marana was prepared for it.

Vice Mayor Post stated the Council's only purpose is to serve our residents. The difficult thing is to find out what our residents want the Town Council to serve them. He mentioned the 2040 General Plan and the Parks Master Plan, those two documents really told the Town what we thought what our residents wanted from the Council. It is important for the Town to continually reach out talk to the residents and receive input on how the Town can best serve them. Everything that the Town does is a service to our residents. Finding out to the best of our ability how we can best serve our town, speaking to many different amenities, are the expectations based on from where a resident had moved.

Many new residents thought that they were moving to a small little town, as the small-town feel attracted a number types of individuals only to realize that Marana was not a small town. Helping residents to realize the exception to the services that Marana provides is something that we can do. Doing this would help residents to realize what Marana will and will not become. Marana is going to continue to grow in the right way to include commerce (grocery stores and restaurants).

Ms. Mitra asked is there anything that the Town could do better to serve its community. **Vice Mayor Post** stated he believes that it is to communicate between the Council and its residents, as he finds it to be fascinating. He asked whether the residents asked the Town questions during the survey. **Ms. Mitra** replied stating that they had submitted many questions through the public survey.

Ms. Caicedo stated we have the survey and the strategic plan page whereby residents were able to review the survey and quickly add comments in the comment box. The Town would follow-up with the resident if needed.

Council Member Craig stated she agrees that the Town is providing the services to residents—that it be for the short and long term. The Town has done a great job with both. She referenced the transportation network that has been planned coming from 15 years ago. She stated we have to emphasize the long-term, as the short-term is so urgent and the Town needs to continue to look at the long-term.

Council Member Ziegler commented on the survey question, *where did the Town fall short on its purpose*, stating when people move into the Town, it is not the Town's job to explain what a resident is moving into this community. She believes that this is happening frequently, as she sees this in her community of Continental Ranch as well as with Gladden Farms, Dove Mountain and San Lucas. People are moving into master planned communities, and becomes mad whenever someone else moves into the community. There will be homes built in the same neighborhood or community that looks just like the one that a person purchased.

Vice Mayor Post replied to **Council Member Ziegler's** comments stating that she is right in what she said, due to the expectations of the new homeowner into the community. From his conversations with members of the community, some of the people that he has spoken with do not want additional homes or people in their neighborhood. That instead of looking at the specific plan that a homeowner moved into, they do not care what happens with the rest of the town. **Council Member Ziegler** stated Marana has always been a growing community, and will continue to be a growing community.

Vice Mayor Post commented on the expectation of homeowners who are new to the Marana community stating that many believe that they would be moving to an area that have saguaros and other desert trails etc. It is believed from some residents of the community that the Town is lining its pockets. Unfortunately, some homeowners do not understand that it is just a one-time collection. However, that home will drain the Town forever. The Town does not make any money from it; but rather, the Town is not charging enough.

Council Member Comerford stated she had received an email this week that she wanted to make it perfectly clear that her pockets have not been lined by developers. There is a misconception of the community and its expectation that believes the growth of the Town is for the Town. **Council Member Ziegler** stated that several individuals have commented about the Amazon Distribution Center via social media on Nextdoor about this situation—it is very offensive. She tried to be polite to dispute the allegations, but she did not affect change of the opinions expressed.

Mayor Honea the plan needs to be adaptable and not rigid. Many situations occurs within a community that no one expects. This organization is doing a good job. Many people do not understand all that plays into maintaining a community. **Council Member**

Ziegler stated she does not believe that the Town is doing a good job; rather it is improving. She does not know how to get back out in the community, referencing Amazon that will create a number of jobs as well as revenue stream in the community. Marana will only receive sales tax from this. She does not believe the community fully understand what the Town had done before Amazon came. It was before the Town staff who spoke with members of the community after Council. She does not know whether the communication is effective in mitigating the fears of members in the community. Perhaps the Town needs to advertise that and let people know so to reduce some of the negative comments.

Mayor Honea stated the Town is doing many things. The Town places many of these things on its website. He does not read the information on the Town's website. Most people who live in the Town does not go to the website for information. We need to discuss multiple ways the Town can have conversations with our citizens. The website may be part of that communication piece, as well as mailing, and radio. **Council Member Ziegler** stated that she would love for someone from the Marana Citizens Forum to take this on during one of its sessions. The Town's website is not sufficient to communicate to the public, and the Town can improve in this area. She referenced Prop 207 stating landowners have right; most citizens are not aware of this. If someone purchases a home, and does not purchase the land in front, on the side or behind them, that land does not belong to the homeowner.

Council Member Craig stated landowners have rights to sell the property as it is currently zoned and does not have the right to get it rezoned. **Council Members Comerford and Ziegler** stated that landowners [do] have a right to rezone its land.

Ms. Mitra asked Council for last comments on this question, as she has a 10- minute break built into the discussion.

Council Member Officer stated based on the conversation that one or two people can stir up a whole basket. They will continue to stir as long as you play with them. People will stick with something and play with it for as long as we allow them. The Town does a great job at communicating. We just do not give citizens exactly what they want until we began communicating with them. The Town is going to hold to its ground. The Town adopted a strategic plan, a General Plan—this is what attracted him to become more involved in the Town.

Vice Mayor Post stated **Mayor Honea** brought forward an excellent point the Water Treatment Facility. We knew about it. We sent out letters to the homeowners who lived in that service area. We told them about it. We were not going to do anything about it. Suddenly; however, it made the newspaper and became a giant problem. We would have done that service. It was not regulated that the Town move forward with this project, nor

was this something that the Town had to do. When the residents came out and stated that was important to them, we developed a plan and executed that plan. The Town just did not know how its residents wanted to be served by the Town. We are willing to serve, just tell us.

Ms. Mitra stated that she has placed an asterisk mark of the key points that Council has discussed to include the following:

- Reporting out of what the Council is doing. This should be a important part of the strategic plan in terms of what this looks like and the staff assigned to this communication piece.

[5:45 PM Minutes:] Break

[5:51 PM Minutes:] Meeting resumed.

Ms. Mitra presented the next section of the discussion, focusing on the positives. She asked of the work that Council has done throughout its term, i.e. growth of the community.

What Makes the Town of Marana Great?

- What is the Town passionate about?
- What do you think the Town does well?
- What makes people want to live in Marana?

Mayor Honea and Council Members stated good roads, police, and well-respected community, parks and five-star service.

Council Member Ziegler stated as a by-product of the City of Tucson people want to move to Marana. **Mayor Honea** sited accessibility of Council and Town staff that you do not have in other communities. Council belongs to several community memberships and it is out in the Marana community.

Ms. Mitra discussed feedback stating **Ms. Caicedo** has extensive feedback from the community. She could provide to the Council the raw data. They focused on key points to share with Council.

Feedback

- Marana Citizens' Forum
 - Held on March 3rd
 - Eight attendees (not a quorum)

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- Asked what the Town does well
- Interactive small group exercise to discuss community's interests

Ms. Mitra stated the feedback from the Forum was not a true representation of the entire body; however, would provide Council with some insight of the discussion. She explained the process that the Forum Members took during that meeting and the discussion had. Below are the comments from the Forum that she reviewed.

- Summary of Marana Citizen Forum
 - Appreciate transparent and accessible government
 - Continue to be fiscally responsible
 - Continue to be business friendly
 - Appreciate incorporation of technology and foresight
 - Continue with best practices maximizing the use of technology
 - Keep maintenance cost affordable
 - Be mindful of environment sustainability while growing
- Values to direct the Strategic Plan
 - Individual health
 - Family
 - Engaging the community
 - Provision of open spaces and recreation
 - Economic development
 - Financial responsibility
 - Partnership with the school. Schools appeal to homebuyers.
- Vision Statement
 - Not inspiring
 - Lacks emphasis on environmental sustainability

Council Member Ziegler commented stating eight people representing a community of approximately 57,000 residents – this has been a problem for Marana for many years. We do not have enough participation in the Forum or in attendance at a Council Meeting; that is, unless someone is mad. By that time, it is too late. Although she agrees with the Forum's comments, there are not enough participants on the Forum to attend meetings. New people need to be appointed to serve on the Forum.

Ms. Mitra stated that although the comment is not represented in the feedback of the Forum, they did express that they have participated in the development of multiple plans. The overall feeling of the Forum is that they continue to suggest ideas and does not know whether the ideas are implement, how or even when implemented. No one is communicating with them on the suggestions offered or implemented. The strategic plan

can fill that gap and can provide that reassurance to the Forum that their ideas and suggestions do matter.

Vice Mayor Post commented stating he understands that most of the Council see this process taking sometimes, years to occur. The Council may have implemented the plan, but will take a while for it to get there. It is not that the Council have not considered the suggestion, the issue is Council is trying to figure out how to implement the suggestion.

Council Member Craig asked when Council receives feedback from the Forum. She provided some examples of work the Forum had done. She does not recall the Council having received the follow-up from the Forum. **Council Member Ziegler** asked once the Forum presents to the Council at the conclusion of its session, does the Forum ideas and/or suggestions stop. What steps does the Town take to follow-up on those suggestions? She asked whether Town staff ever close the loop and follow-up with the Forum.

Mr. Rozema replied stating he believes the Town has failed miserably in that area. He explained that he met with the Forum last month he spoke with them related to that concern. The Members would attend, provide input and make a presentation with recommendation and suggestion. That there is no follow-up on the Town behalf to assign the suggestion in order for the recommendation to be carried out. That is one area that **Ms. Caicedo** has been tasked with to put in some mechanism in order to follow-up on the recommendation of the Forum, as well as with the strategic plan. The system will become part of the Enviso software that would allow the Town to provide updates.

Vice Mayor Post inquired as to why the Town has an ongoing Forum suggesting that whenever there is a topic of interest, that we then convene the Forum to discuss some needs of the community. He often wonders as he reviews the list for the Forum to discuss if any of the subject matter is of interest to the Council. Thereby, the Council ends up selecting an item from the list. He asked what if the Town had a real issue to contend with, then, put together the Forum to assist the Town.

Mayor Honea reviewed some of the projects that the Forum had suggested i.e. the Dashboard. **Council Member Ziegler** asked which topic had been selected by the Forum. **Ms. Caicedo** stated there has not been a quorum of the Forum for it to select a topic. **Council Member Ziegler** suggested Council rethink the Forum. **Council Member Comerford** stated it is not that the Forum delivers a recommendation at the conclusion of the session, but rather, it is having the Members involved in a process and involving them in the communication and education. This is a way to engage to the citizens and their involvement in government.

Council Member Ziegler stated that perhaps it is time to rethink the purpose of the Forum in its current makeup. She spoke of having attended a meeting in the past, and commented on how some members felt intimidated by her attendance. She stated that she was informed that she should not have attended the meeting of the Forum. At that time, there were at least 25 Forum Members in attendance with great conversation. She said it was brought to her attention that the Forum has not had a quorum attending.

Mayor Honea and Council Member Ziegler discuss the number of appointed position that each Council Member can make to the Forum to ensure attendance of the body. **Vice Mayor Post** asked Council to consider revamping the Forum to only consider specific issues that we are having in our community. We would have a question, then, select people from the community that had some type of experience related to the question. At that time, the Town would put them into a room and picked their brain on the subject matter, as opposed to the current way we have the Forum setup.

Mayor Honea provided some historical context related to the formation of the Forum that it was based on the Arizona Town Hall concept. The Council decided to sunset the various committees of the town, and chose the Forum as a revamped effort. **Council Member Ziegler** stated in its current form, the Forum does not work. Covid is over and is not an excuse. The Forum has not been active in a long while.

Ms. Mitra suggested some ideas to engage the community beyond the eight Forum Members such as, monthly email to the community sent by the Mayor or from the Town Manager to discuss the challenges the Town is experiencing, or departmental updates of activities. Seattle started doing the several years ago, and that she reads them very carefully.

The current Seattle Mayor graciously and compassionately addressed the homeless situation, and noted some of the changes resulting from his direct communication on the issues. She stated the emails are brief and to the point, and address many different aspects of the community of Seattle.

She and **Ms. Caicedo** will be working on a couple of press releases, as the Town want to communicate and acknowledge the participants thus far as well as noting the feedback received.

Meeting with Businesses

- Held on March 9th
- 49 invitations were set out
- 9 attendees in-person
- 9 virtual attendees
- Interactive small group exercise to discuss business recommendations.

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Ms. Mitra stated the Town held a meeting on March 9 it was a preselected meeting where 49 invitations were mailed based on the participants of the previous plan. Only nine attended in person and nine attended virtually. There was a similar small group exercise with this group. Below comments from that exercise as expressed by a portion of the business community.

Summary of Meeting with Businesses

- Fiscal responsibility first
- Impactful projects that shape and transform areas
- Focus on critical infrastructure projects and improvements (Cortaro Farms Road)
- Incentives for both small and large businesses
- Allow small businesses and entrepreneurs to create a unique experience,
 - Post Farm's Pumpkin Patch
 - Agri-tainment
- Grocery store
- Gathering spaces
- Robust communication and collaborative planning with infrastructure providers
 - standing quarterly meeting?

Council Member Ziegler commented on the feedback of the business community that everyone has mentioned fiscal responsibility first. The Town has 25 years of fiscal responsibility that had been proven over the years. **Ms. Mitra** stated the comments are not to criticize the Town for being fiscally responsible.

Ms. Mitra presented the Community Survey Summary comments presented below. She engaged Council on a brief exercise.

Community Survey Summary

- Survey posted on Strategic Plan website.
- Posted on Facebook, LinkedIn and Next Door
- Town staff emailed through Daily Mail.
- 308 responses; 4 responses in Spanish

Vice Mayor Post inquired as to how the ranking occurred within the survey. **Ms. Caicedo** replied stating the manner in which the questions were worded had the response ranked from 1-10. If someone ranks a question as one (1), the software will add that point and it would be similar for all other numbered responses. **Vice Mayor Post** replied stating with 200 people ranking, he was seeking clarification as to the manner in which the overall score is ranked.

Ms. Mitra commented on the Prioritizing Projects from Parks and Recreation Plan stating those projects that the community want the Town to focus its attention on is listed with

the summary. The survey is representative of the 308 citizens that took the survey that is of the five that were listed. Council discussed the summary findings of the survey with **Ms. Mitra** and **Ms. Caicedo**.

Vice Mayor Post questioned the type of questions that were asked and the relevancy of the question to the age group within the survey. **Ms. Mitra** stated the survey is a generic. She referred Council to the Parks & Recreation Plan that had a rigorous survey that broke it down by the age groups. Specific recommendations are noted and you do get a sense of the type of programming being requested by the community. Those recommendations are within the written notes of the survey. The community has participated in so many different plans that they do not want to provide comments.

Ms. Mitra stated 55% of the community were familiar with the strategic plan, and most did not participate in the previous planning processes. The airport plan control tower was ranked above the rest. Economic Development Infrastructure Plan rose to the top. There is much focus on road infrastructure. They took projects from the General Plan and listed the top five that were ranked. Many of the ideas in the plan are in the process or have already been implemented. This would be an item to highlight in communication to the community.

Ms. Mitra also spoke to planning projects that are in the top five. It is her understanding that the Town is preparing to start the Transportation Master Plan. That is a huge success story and provides the Town the opportunity to communicate this to the public.

This meeting is not set to review each of the survey results in detail, as the details are available to Council. It is a tool to keep and use so that when the Town begins to populate the plan, Town staff can look back at the survey results to make those decisions.

Vice Mayor Post asked whether the Town would be working on a Job Management Plan. **Mr. Rozema** stated that it is in the plans that were identified in the General Plan.

Ms. Mitra stated they also wanted to get feedback on the Town Maintenance. Citizens responded that the Town does well and the community is generally pleased with the maintenance efforts, services and operations that are provided. If a respondent provides a low rating, the survey asked that the respondent provide a reason why the low score was given. The Town would receive a lot of feedback in that area as well. Council discussed receiving a score of neutral in the survey and asked how that was reported. **Ms. Mitra** stated neutral scores were discarded. She did review the areas of the comments provided by the respondents.

Discussion

Council did not have discussion of the areas presented by **Ms. Mitra**; however, wanted to review the Business Sector results.

Business Sector

- Survey posted on Strategic Plan website.
- Posted on Facebook, LinkedIn and Next Door
- Town staff emailed through Daily Mail.
- 41 responses; 1 response in Spanish

Ms. Mitra reviewed the Business Survey Summary results and stated that 16 of the respondents had participated in the last strategic planning exercise. **Council Member Ziegler** asked how many of the businesses were provided the survey to complete. **Ms. Mitra** replied stating it was widely dispersed. **Ms. Caicedo** stated the Chambers dispersed the survey to all of its members, and it was posted on the Town's webpage. **Council Member Ziegler** commented stating the low number of 49 is not great. That it appears to be a theme with the Town for years. She appreciates those who responded. It is hard for her to be excited when a small number of individuals responded to the survey out of 57,000 population.

Mayor Honea stated that generally people do not respond when they are happy with the topic of interest, the community would not respond. People are too busy. If they are unhappy, they will respond. **Council Member Ziegler** questioned the efficacy of the survey, as she does not understand having to pay someone to conduct the surveys, as the public does not respond.

Vice Mayor Post stated that the survey is good and has some valuable information. **Council Member Ziegler** continued stating that despite the value of the survey, members of the community are not participating in its government. The Town becomes reactive when there is an outcry for service.

Ms. Mitra stated this is common among most cities and towns to not receive the amount of responses from a survey. People have busy schedules and life factors in on whether to add one more thing to do. It is a challenge, and other cities have taken in order to get actual and meaningful data. The information that Council has received is valuable and useful to move forward.

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

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post, moved and Council Member Comerford second the motion to adjourn the meeting. Motion passes, 6-0. Meeting adjourned at 7:25 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on March 22, 2022. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk

DRAFT



Council-Regular Meeting

B1

Meeting Date: 05/03/2022

To: Mayor and Council

Submitted For: David Udall, Assistant Town Attorney

From: Cherry L. Lawson, Town Clerk

Date: May 3, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-044: Relating to Boards, Commissions, and Committees; making an appointment to the Town of Marana Planning Commission (David L. Udall)

Discussion:

Section 17-2-1 of the Marana Town Code establishes the Town of Marana Planning Commission. Pursuant to Section 17-2-1(C), the Planning Commission makes reports and recommendations related to planning and development to the Marana Town Council, to other organizations, and to residents of the Town, and it undertakes other tasks assigned by the Town Council. The Planning Commission consists of seven members who are residents of the Town and who serve at the pleasure of the Town Council.

On March 1, 2022, Sharon Tyson resigned from her position as a Planning Commission member, resulting in a vacancy for the duration of her term ending June 30, 2023. Town staff has solicited applications to fill the vacancy and has received applications from the following candidates: Christopher DeYoung, Angela Wagner-Gabbard, David Hindman, Arthur Miller, John Burton, John Mc Intyre, and Sharon Foltz. These seven applicants all meet the requirements set forth in the Marana Town Code for appointment to the Planning Commission, and copies of their applications are included in the agenda materials for the Council's review. The individual appointed by Council will begin serving immediately upon appointment and will serve for the remainder of Ms. Tyson's term.

A meeting of the Council Committee for Planning Commission and Board of Adjustment Appointments is scheduled for Tuesday, May 3, 2022, at 5:00 p.m. The Committee will review and discuss the applications submitted for the vacancy on the Planning Commission and, if prepared to do so, will make a recommendation for appointment to the full Council at tonight's meeting.

Pursuant to Marana Town Code Section 2-6-2(E), the Town Council may do one or more of the following at tonight's meeting:

1. Interview one or more applicants either in public or in an executive session scheduled for that purpose.
2. Make an appointment.
3. Order the solicitation of additional applications.
4. Take any other action it deems appropriate.

An executive session has been scheduled on tonight's agenda to discuss, consider, and interview the candidates should the Council wish to do so.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to adopt Resolution No. 2022-044, appointing _____ to the Town of Marana Planning Commission for a term ending June 30, 2023.

Attachments

Resolution No. 2022-044
John Burton Application
Christopher DeYoung Application
Sharon Foltz Application
David Hindman Application
John McIntyre Application
Arthur Miller Application
Angela Wagner-Gabbard Application

MARANA RESOLUTION NO. 2022-044

RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES; MAKING AN APPOINTMENT TO THE TOWN OF MARANA PLANNING COMMISSION

WHEREAS on March 5, 2013, the Town Council adopted Resolution No. 2013-020, modifying the procedures for appointments to the Town of Marana Planning Commission by establishing a Council Committee for Planning Commission and Board of Adjustment Appointments, and authorizing the Committee to receive and review applications and interview prospective Planning Commission members and to make recommendations relating to the applicants to the full Town Council for consideration and possible action; and

WHEREAS Section 17-2-1 of the Marana Town Code establishes the Town of Marana Planning Commission and requires that its membership consist of seven residents of the Town who serve at the pleasure of the Town Council; and

WHEREAS one vacancy currently exists on the Planning Commission, which vacancy involves a member who has resigned and whose term expires June 30, 2023; and

WHEREAS the Council Committee has reviewed applications for the vacant seat and has made its recommendation to the full Council; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that _____ is hereby appointed to the Town of Marana Planning Commission with a term ending June 30, 2023.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of May, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

John Page Burton

The JP Burton Group, LLC

[REDACTED]

[REDACTED]

Current Work Bio:

For the past 17 years, I have been the CEO/Director of the JP Burton Group LLC. The JP Burton group is a company that is dedicated to personal and professional development. The JP Burton Group currently serves clients in 11 different countries. Prior to owning the JP Burton Group, I owned an advertising agency and also served as an executive trainer/sales consultant for three separate multi-million dollar companies within the direct sales industry.

Community Involvement:

Pima Community College Foundation Board of Directors (1998-2001)

Arizona Town Hall (representing Marana) Facilitator | Board Member (2018-2020)

Marana Citizens Forum (2019-2020)

Marana Chamber of Commerce | Member (2019-2020)

Emerging Leaders Council | Mentor (2018-2022)

Saguaro Bloom Advocacy Partners | Community Liaison (2021-2022)



Board and Commission Application

Town of Marana

Submitted On:
April 3, 2022 2:54pm
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	 JPB Bio.pdf
First Name	John Page
Last Name	Burton
Email	
Full Address	 Marana AZ 85653
How many years have you lived at this address?	3 years
How many years have you lived in Marana?	5 Years
Phone Number (Daytime)	
Phone Number (cell or home)	
Occupation	Business Owner Executive Coach
Employer	The JP Burton Group
What is your vision for the Town?	To see Marana continue to take a practical approach to development and growth while at the same time maintaining the hometown community feel that separates Marana from other communities in Pima County.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	WorK force development. Being able to support the growing work force in Marana. Providing more dining and entertainment options to accommodate our growing population. Maintaining the high standard of first responder services that Marana is known for because with growth comes a greater taxation on the system.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	Small town feel, excellent infrastructure, open spaces/parks, recreational opportunities including access to the loop and a myriad of amazing hiking trails. Well funded town government.
Please explain your professional background	I am an executive coach. I work with individuals and teams in the personal and professional space. I have also written three books, created 3 courses and facilitate workshops and seminars.
Describe your experience working with a Council-appointed board or commission	I served as a member of the Marana Citizens Forum and I worked with other team members on the 2040 General Plan. This was a fascinating process that allowed me to attain a much better understanding of where Marana is headed and how we will go about getting there.
Describe a time when you had to stand firm and make a tough or unpopular decision	In November 2021, a homeowner in Saguaro Bloom applied for a conditional use permit to open a behavioral health/halfway house in our community. I organized a group of several hundred homeowners to stop the effort. There were many in our community who felt that I was against people getting the help they needed to overcome their addictions. I stood firm because this was

	simply not something that belongs in a residential community. This led me to form a group called Saguaro Bloom Advocacy Partners as an independent community voice that could work directly with the builder, HOA and the Town of Marana. This group although still not applauded by some, has proven to be a good thing for the Saguaro Bloom as a whole.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	My wife and I spent two years looking for a new place to call home. Marana was our choice. I am committed to the community of Marana and desire to give of my time and talent to help move the towns vision forward. Obviously, my home is specific to me and I will always do whatever it takes to protect my investment, however, I am a firm believer that my home will lose it's value quickly if the community as a whole is not healthy. I will not have a hard time maintaining objectivity.
Full Name	John Kaiser
Full Address	 Oro Valley AZ 85737
Relationship	Friend
Phone Number	
Full Name	Becky Linko
Full Address	 Marana AZ 85653
Relationship	Friend
Phone Number	
Phone Number	
Name of Business	JP Burton Group
Person with Interest	None
Type of Interest	None
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	Marana Regular Town Council Meeting May 3, 2022 Page 72 of 200

List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	None
Signature Data	First Name: John Page Last Name: Burton Email Address: [REDACTED] <i>John Page Burton</i> Signed at: April 3, 2022 2:44pm America/Phoenix
Full Date	4 3 2022

Hello Chris DeYoung

[REDACTED]
Marana, AZ 85653
[REDACTED]
[REDACTED]

Skills

Worked in the steel industry for the past 20+ years. I have exceptional skills at reading design drawings along with project specifications. Great communication skills. Efficient with Microsoft word, excel, outlook and project along with Bluebeam, Tekla and other computer softwares. Problem solver. Quick learner. Leader.

Experience

July 2011 - PRESENT

JB Steel, Tucson, Arizona – Senior Estimator

- Identify which projects fit well with the company to pursue.
- Manage project estimators within the company.
- Manage the estimating schedule and track results.
- Stay current on material pricing by keeping relationships with vendors and suppliers.
- Stay informed about latest steel trends and general economic conditions
- Relationship building with current and potential clients.
- Develop final pricing for all projects being pursued.

January 2010 - July 2011

Staley Steel, Pilot Point, Texas – Estimator

- Prepared cost estimates by analyzing construction drawings and specifications.
- Identified labor, material, and time requirements by analyzing the construction documents.
- Obtain current pricing from vendors and suppliers.
- Computed cost by analyzing labor, material and time requirements.
- Resolved questions and discrepancies by communicating in writing and verbally with customers.

April 2007 - January 2010

Shelco Steel Works, South Holland, Illinois – Chief Estimator

- Prepared cost estimates by analyzing construction drawings and specifications.
- Identified labor, material, and time requirements by analyzing the construction documents.
- Obtain current pricing from vendors and suppliers.
- Computed cost by analyzing labor, material and time requirements.
- Resolved questions and discrepancies by communicating in writing and verbally with customers



Board and Commission Application

Town of Marana

Submitted On:
March 16, 2022 9:31am
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	Chris DeYoung Resume.pdf
First Name	Christopher
Last Name	DeYoung
Email	
Full Address	Marana AZ
How many years have you lived at this address?	5
How many years have you lived in Marana?	5
Phone Number (Daytime)	
Phone Number (cell or home)	
Occupation	Senior Estimator
Employer	
What is your vision for the Town?	I vision the town as a business friendly town that has big interest in families. My town should have quick access to food, entertainment, health services and education. My town is respectful to everyone''s needs and quality of life.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	1. Growing pains 2. Infrastructure needs due to growth 3. Maintenance and repairs to infrastructure
What do you see as the Town's best asset to bring visitors and new residents to the Town?	Young neighborhoods. Young families. Trails, parks and recreational activities. Schools.
Please explain your professional background	I have been in the steel construction industry now for 20+ years. I started in this industry a couple years after high school and worked my way through the ranks. With some additional schooling and college I have been able to work my way into management where I reside to this day. My goals are to continue my success in this industry and work into upper management and ownership.
Describe your experience working with a Council-appointed board or commission	The past few years I have been working with the Marana Citizens Forum. Within these meetings fellow citizens and I have been able to work together and give our input on many different subjects including the General Plan and the Parks and Rec master plan. I also sat as the committee chair for the Leadership Development Forum Alumni group with the Arizona Builders Alliance from 2019 thru 2021.

Describe a time when you had to stand firm and make a tough or unpopular decision	These types of events happen quite often in my profession. The hardest decisions I have to make is when I have to tell a customer no. This is especially hard when the customer is a customer of yours and you get a feeling that their work will go to your competitor when you do say no. With the times the way they are right now our company has become very busy at times. It's at these very busy times that a good client will call and need something that we would not be able to do in the time that they need it. At that time is when I have to say no with the appropriate explanation letting them know why. I can only hope that they understand and plan on working with us in the future.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	Marana is one town but it is broken up into multiple areas. Each area has it's use and the best way to stay objective is to follow the General Plan that the town has put together and voted on.
Full Name	Dan Elmer
Full Address	Tucson AZ
Relationship	Supervisor
Phone Number	
Full Name	Nelson Brown
Full Address	Tucson AZ
Relationship	Former Supervisor
Phone Number	
Phone Number	
Name of Business	n/a
Person with Interest	n/a
Type of Interest	n/a
Additional Information	No known conflicts of interest
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
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Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	n/a
Signature Data	First Name: Chris Last Name: DeYoung Email Address: [REDACTED] <i>Chris DeYoung</i> Signed at: March 16, 2022 9:28am America/Phoenix
Full Date	3 16 2022

SHARON B. FOLTZ

Drive • Tucson, AZ 85743 • -

CURRENT

A native of Ohio, my family moved to Arizona in 1981 for Astronomy. I fell in love with the beauty of Arizona and through the activities of my two daughters, University of Arizona science community, then careers with United Way of Southern Arizona and UNS Energy Corporation came to explore and know our State. Involvement in community service has been a personal and professional priority – serving on dozens of boards and committees the past 45 years - from Points of Light Foundation, Nature Conservancy AZ Chapter, AZ Sonoran Desert Museum.

I raised my family in midtown Tucson. After retiring from UNS in 2015, I moved to Marana in 2017 to enjoy a quieter more relaxed lifestyle. Volunteering with Ora Harn in 1985 on Pima Association of Government, then Marana Chamber of Commerce, I had long been aware of the beauty Marana offered. I've been a volunteer on the Marana Town Forum for four years and participate in Parks & Recreation committees when needed.

EXECUTIVE SUMMARY

Community relations professional with demonstrated, sustainable success in developing and managing strategic philanthropy, corporate memberships, employee volunteerism and community investment. 40 year proven track record of building infrastructure, processes and culture for alliances of internal and external stakeholders to improve the quality of life in the Corporation's service territory across eight counties and support corporate objectives. A trusted, respected and charismatic community leader known as an effective advocate for social causes, action oriented, pragmatic and hands-on. Broad-based understanding of regulatory expectations, nonprofit capacity building and disciplined use of resources for stakeholder balance and cost effectiveness to meet goals.

Volunteer leadership on dozens of NGO's, committees and steward of the MultiCultural Leadership Program 1991-1994 to engage and empower volunteer leaders from all cultures and communities of southern Arizona.

UNS ENERGY CORPORATION, Tucson, AZ—Manager Community Relations

1993 -2015

Strategic Philanthropy and Partnerships

- Responsible for all aspects of planning, executing and measuring corporate philanthropy, corporate memberships, employee volunteerism and community alliances.
- Oversee \$2.6M CR budget including development and execution of ongoing grant partnerships to comply with ACC directives
- Through strong interpersonal knowledge, successfully articulated and demonstrated value of corporate citizenship investment to senior management, board of directors and IBEW; growing the budgets from \$125K to \$5M annual investment.
- Increased corporate NGO partnerships from 11 to 700+ annually.
- Designed the philanthropy program to integrate employee volunteerism and business needs, as recognized by six national awards, four statewide awards and dozens of regional awards praising the synergy and benefit to communities.

Government Relations

Foltz Resume 2017

- Liaison and representative to local and regional government departments on programs and resource development for shared projects and community initiatives.
- Developed and managed programs to meet ACC directives, i.e. ACAA fund for low income customers.
- Coordinated C-suite representation for government and organizational events to forward Company's position and reputation.
- Strong contacts in local and state government personnel.

Nonprofit Capacity Building

- Recognizing the capacity gap that Arizona nonprofits had compared to nonprofits in the more populated states with a robust base of foundation and corporate funders, in 1998 launched capacity building initiatives for southern Arizona. With total support from the C-suite and IBEW, UNS continues in a leadership role to bring collaboration and capacity building initiatives to the service territories.

Corporate Reputation, Brand and Building Value

- Collaborate daily with corporate communications and marketing in publicizing corporate citizenship through drafting CEO speeches, press releases, content for internal news, websites and regulatory reports.
- Seek and position C-suite and employee leaders for visibility and awards at community events.
- Provide collateral for event program ads, promotional videos and provide data tracking, estimated value of earned media over 21 years exceeds \$1M.
- Maximize opportunities for recognition of volunteer leaders by seeking and nominating internal and external stakeholders for awards and nominations (six of seven nominees won M/W of the Year, dozens of regional and national winners).
- Averted a pending lawsuit from Center of Biological Diversity in 1995 by convening an internal advisory group from Legal and T&D to formulate program to protect raptors from electrocution. US Fish & Wildlife was investigating, threatening fines of \$10,000 per bird death plus punitive damages (risk approximately 8M in fines). In 1996 TEP launched the Raptor Protection Program, reducing electrocutions by 85% in the ensuing decade and securing accolades from environmental groups and omni media channels. RPP cited as best practice in numerous international avian research papers, Edison Electric Institute's Avian Protection Plan handbook and was recently featured in a national PBS program, "Raptors of the West."

Management Experience

- Demonstrates managerial courage, good judgment and expansive professional expertise on community issues; sought out by peer professionals and community leaders on community relations programming.
- Develops annual budgets, targets and reporting systems for Affiliates and senior management.
- Developed in partnership with IS, numerous corporate wide database and reporting systems to track, communicate and promote corporate citizenship- from employee volunteerism to donated assets.
- Ensure compliance with company policies and procedures, avoiding conflict with bargaining units and monitoring CR policies for compliance with national labor and safety standards.
- Excellent written and verbal communication skills that influence across diverse stakeholder groups.
- Skilled at developing grant processes to encourage nonprofit collaboration and capacity building.
- Proficient in Word, Excel, PowerPoint, CyberGrants, ACCESS.

PAST

Director of Volunteer Development, United Way of Greater Tucson
(March 1992- May 1993)

State Volunteer Coordinator, Ohio (January 1978 - May 1980)

Volunteer Services Coordinator, Columbus State Institute
(December 1975-December 1977)

Currently volunteer on Marana Town Forum and Continental Ranch HOA Landscape Committee
List of board and committee volunteer work upon request



Board and Commission Application

Town of Marana

Submitted On:
April 13, 2022 4:57pm
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	████████████████████ Sharon Foltz Resume2022..docx
First Name	Sharon
Last Name	Foltz
Email	████████████████████
Full Address	████████████████████ Tucson AZ 85743
How many years have you lived at this address?	5 years
How many years have you lived in Marana?	5 years
Phone Number (Daytime)	████████████████
Phone Number (cell or home)	████████████████
Occupation	Retired Community Relations Director
Employer	UNS Energy Corporation (Tucson Electric Power locally)
What is your vision for the Town?	Marana is a rapidly growing thriving community, full of opportunity but some challenges lie ahead as for all of the Southwest. My hope is that as Marana thrives economically, we can collaborate with other AZ cities to assure adequate water supply, clean air and affordable utililites for our families and businesses.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	Adequate water supply Affordable housing Increasing costs for utilities, construction, infrastructure Preservation/planting of native vegetation to combat dust, air pollution and heat islands Spill over of impoverished people from Tucson & border that will seek social services
What do you see as the Town's best asset to bring visitors and new residents to the Town?	Having water in the Santa Cruz River as it aligns with the Loop is a major asset for family recreation and destination cyclists we need to promote this!!! More Signage & infrastructure like bike pumps, restrooms, water bottle fill stations, QR codes to give local information (i.e. Safeway, restaurants)
Please explain your professional background	Resume covers it best.
Describe your experience working with a Council-appointed board or commission	I've been a member of the Marana Town Forum since Fall of 2017;volunteered with the Marana Parks & Recreation planning committee. I've been a volunteer with regional, state & national committees since 1978. Pima Association of Government in 1986. Pima Co Outside Agency Committee 1992 96. City of Tucson CDBG Committee, TucsonMetro Chamber Committees, United Way of

Describe a time when you had to stand firm and make a tough or unpopular decision	Representing TEP/UNS at dozens of neighborhood or government meetings about proposed lines, substations so many issues that would arise in the course of TEP/UNS delivering gas or electricity as required by safety or government regulations. Constructive dialogues, exploration of options and collaborative possibilities. Sometimes a very slow process, but honesty, patience was essential. In most cases the Company & neighborhood came to agreement. In the end most wanted electricity. There are some stories!		
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	Thanks to my wonderful Granddaughters, and the many families I've met across Marana (thanks dog parks!!) I always ask myself, will this plan/strategy/direction promote a healthy prosperous quality of life for families in Marana? Its the safety, quality of life in Marana that attracts businesses and families. Thank you for this opportunity to serve.		
Full Name	Terry Rozema		
Full Address	Marana Municipal Complex 11555 W Civic Center Drive Marana AZ 85653		
Relationship	Volunteered together for the regional DUI task force in 1994. Community friendship		
Phone Number	[REDACTED]		
Full Name	Tom Hoyt		
Full Address	[REDACTED] Tucson AZ 85718		
Relationship	longtime friend. Co worker at UNS Energy since 1993		
Phone Number	[REDACTED]		
Phone Number	[REDACTED]		
Name of Business	none		
Person with Interest	none		
Type of Interest	none		
Additional Information	NA		
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No		
If Yes, please explain			
Are you, a relative, or any member	No	Marana Regular Town Council Meeting May 3, 2022	Page 82 of 200

of your household an employee of the Town of Marana?	
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	none
Signature Data	First Name: Sharon Last Name: Foltz Email Address: [REDACTED] <i>Sharon B Foltz</i> Signed at: April 13, 2022 4:57pm America/Phoenix
Full Date	4 13 2022

DAVID J. HINDMAN
Mesch Clark Rothschild, P.C.

[REDACTED] Tucson, Arizona 85701

[REDACTED] Fax: [REDACTED]

E-mail: [REDACTED]

PROFESSIONAL EXPERIENCE:

October 2006 to Present - MESCH CLARK ROTHSCILD, P.C.

Shareholder of firm. A business lawyer specializing in corporate restructuring, commercial bankruptcy representation, commercial litigation, transactions, construction and real estate matters. Bankruptcy representation includes counsel to debtors, creditors, Chapter 7 trustees, and equity holders.

- Commercial litigation representations include: ownership/partnership disputes; represented contractors and owners in construction disputes; represented landlords and lessors in lease disputes; represented numerous lenders against borrowers, and borrowers against lenders; represented franchisor in multimillion dollar litigation brought by vendor; represented founders of mortgage originator in claims brought by Chapter 11 Liquidating Trustee.
- Real estate representations include: purchase and sale transactions and disputes; financing; boundary disputes; commercial landlords and tenants; quiet title actions.
- Debtor representations include: In re Epicenter Partners (5 jointly administered cases); Pro's Ranch Markets, Inc. (8 jointly administered cases); In re Bashas, Inc. (3 jointly administered cases).
- Creditor representations include: 10K, LLC (In re WVSF Holdings, LLC); Hessaire Products, LLC (In re Naughton Plumbing Sales Co., Inc.); Shamrock Foods Company; National Loan Acquisitions Company;
- Chapter 7 Trustee representation: In re Stinger Flys, LLC.

EDUCATION:

UNIVERSITY OF ARIZONA, JAMES E. ROGERS COLLEGE OF LAW, Tucson, Arizona

- J.D. received May 2006
- Arizona Journal of International and Comparative Law Staff Writer
- Author: "The Effect of Intellectual Property Regimes on Foreign Direct Investments in Developing Economies" 23 Ariz. J. Int'l & Comp. L. 467 (2006)

UNIVERSITY OF ARIZONA, ELLER GRADUATE SCHOOL OF MANAGEMENT, Tucson, Arizona

- Masters of Business Administration 2006

BRIGHAM YOUNG UNIVERSITY, Provo, Utah

- B.S., Mechanical Engineering; Minors in Business Management and Japanese, May 2002

BAR ADMISSIONS:

- State Bar of Arizona (2006)
- United States District Court in Arizona (2006)
- United States Tax Court (2013)
- United States District Court in Colordao (2019)
- United States Court of Appeals, Ninth Circuit (2020)

PROFESSIONAL AND CIVIC APPOINTMENTS/AFFILIATIONS:

- Arizona Bankruptcy American Inn of Court 2011-2017;
- Arizona Bankruptcy Court Self Help Center Volunteer – 2012-Present;
- Southern Arizona Chapter of J. Reuben Clark Law Society, Board Member, 2007-2014;
- Salvation Army Tucson ARC, Advisory Board Member, 2008-2010
- Open Doors Community School – School Board – 2018-Present
- Marana Citizens' Forum Delegate – 2017 to Present
- Marana Rotary Club – member 2016-2021
- Lawyers for Literacy – past volunteer
- Wills for Heroes – past volunteer

AWARDS

- Southwest Super Lawyers “Rising Star” 2015, 2016, 2017
- Southwest Super Lawyer 2020, 2021
- Best Lawyers, Bankruptcy and Creditor/Debtor Rights/Insolvency and Reorganization Law, 2021
- Best Lawyers, Lawyer of the Year, Bankruptcy and Creditor Debtor Rights/Insolvency and Reorganization Law, 2022
- Arizona State Bar Bankruptcy Section “Hon. Eileen W. Hollowell Pro Bono Award” 2019
- Arizona Daily Star “40 Under 40” Award Winner 2009



Board and Commission Application

Town of Marana

Submitted On:
March 31, 2022 2:36pm
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	Hindman Resume 3_31_22.pdf
First Name	David
Last Name	Hindman
Email	
Full Address	Marana AZ
How many years have you lived at this address?	7
How many years have you lived in Marana?	12
Phone Number (Daytime)	
Phone Number (cell or home)	
Occupation	Attorney
Employer	
What is your vision for the Town?	Marana is already a welcoming and vibrant place to live and work, and I would like to see it continue that way. Marana has an opportunity to leverage its history, strong sense of community, and existing resources to continue providing opportunities for new and existing residents to come together and experience what makes Marana the best place to live and work in Arizona. I want to see Marana keep and build upon what already makes it a great place to live and work, while planning and building for the future, and to continue to provide opportunities for new and existing residents and businesses to experience the best of Marana.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	Marana will need to balance competing demands for resources from different stakeholders who have different priorities. As Marana continues to grow, it will face new and increasing demands for services, and more conflicting priorities among its increasingly diverse stakeholders. Marana will be asked to stretch resources in new ways to meet those changing and increasing demands, and to accommodate growth while maintaining the amenities and character that makes Marana the special place that it is.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	To me, Marana’s best asset for residents is the sense of community you get from living here. The Town has made the feeling of community a priority and readily accessible through investing in wonderful parks, schools, neighborhoods, events and recreational opportunities, which have already attracted great residents and will continue to attract many more great residents. Marana’s resorts and recreational areas add to the overall community feel, and also bring visitors from all over the area and country.
Please explain your professional background	I am a business and real estate attorney, having practiced law in Pima County since 2006. I primarily represent individuals and local businesses in business and real estate transactions and disputes.

Describe your experience working with a Council-appointed board or commission	I have been a delegate on the Marana Citizen’s Forum since 2017, working with other delegates and Town Staff to present recommendations to the Town Council on a variety of topics relating to the Town. I have enjoyed my time on the Citizen’s Forum and found it a worthwhile way to serve Marana.
Describe a time when you had to stand firm and make a tough or unpopular decision	As a lawyer, I often represent clients who are looking to use the law to resolve issues in their favor. I regularly give to clients honest assessments of their situation, both from a legal as well as practical perspective, even when that advice was not what the client is expecting and requires the client to rethink their goals. In some instances, this results in the loss of a client, but the majority of clients eventually appreciate that my honest assessment allows them to make better decisions. I regularly have to balance the competing interests of my clients, opposing parties, and the law in finding resolutions that all sides can agree to.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	Through my work, my service on the Marana Citizen’s Forum, and in my church and school associations, I have relationships with residents in a variety of demographics and living conditions throughout the different areas of Marana. While I live in only one part of Marana, my family and I spend time throughout Marana at parks, sporting events and schools, recreational areas, and at businesses and with friends. The well being of Marana is important to me. Out of all the areas in and around Tucson, I chose to live here and am raising my family here. I want Marana to be a successful, healthy vibrant community for many reasons. I understand that what is best for some residents may not be what is best for others, and if appointed to serve on the Planning Commission I will consider the competing interests while balancing what is best for the Town overall.
Full Name	Thom Cope
Full Address	Tucson AZ
Relationship	Law partner
Phone Number	
Full Name	Kent Crotts
Full Address	Tucson AZ
Relationship	Friend, attend church together
Phone Number	
Phone Number	
Name of Business	Mesch Clark Rothschild, PC
Person with Interest	Self David Hindman
Type of Interest	Partner at law firm
Additional Information	In the past, my firm has provided legal services to the Town of Marana, and to clients regarding matters involving the Town of Marana. To my knowledge, no such matters in the past directly involved the Planning Commission. In the unlikely event my firm represents a party that has a

	matter for the Planning Commission, I would recuse myself from such matters.
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	None
Signature Data	First Name: David Last Name: Hindman Email Address: [REDACTED] <i>David J Hindman</i> Signed at: March 31, 2022 2:36pm America/Phoenix
Full Date	3 31 2022



Board and Commission Application

Town of Marana

Submitted On:
April 2, 2022 12:55pm
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	Resume for Marana jpm 202022.docx
First Name	John
Last Name	Mc Intyre
Email	
Full Address	
How many years have you lived at this address?	Since 2008
How many years have you lived in Marana?	Since 2002
Phone Number (Daytime)	
Phone Number (cell or home)	
Occupation	Retired
Employer	Retired
What is your vision for the Town?	That all our neighbors will be able to assist & promote the many facets of the Town of Marana without reservation so that all of our neighbors and neighborhoods will be able to enjoy a better Town of Marana.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	In these extremely trying times and ever changing concerns, financial health neighborhoods Town. I feel that the Town must keep the excellent professional staffs and workers to handle any & all of the ongoing neighbors concerns and the ability to address and resolve any problems with understanding and compassion for all.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	It is the excellent neighbors of the Town and the neighborhoods that seem to "promote" themselves and want visitors to be come neighbors.
Please explain your professional background	I have over 40 years of continuing executive management and expertise. I have been honored to have served over 12+ years on Marana's Board of Adjustment as a member & Chairman. Over the past 20+ years been able assist numerous organizations in their financial and management operations & needs.
Describe your experience working with a Council-appointed board or commission	I have over 20+ years of working with the Town of Marana in numerous boards, projects & commissions. I had the personal pride in being able of assisting the Town for over 12+ years serving on the Board of Adjustment as a member & Chair.
Describe a time when you had to stand firm and make a tough or	In my numerous years of executive management, this is a requisite for the executive level and management that I have and continue to assist & serve on and will bring that expertise to the

unpopular decision	Planning Commission.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	I'm currently & have with my work on the Board of Adjustment represented numerous and varied communities all thru Marana so that all of our neighbors will be able to enjoy a better Town of Marana
Full Name	Don Duncan
Full Address	
Relationship	Personal Friend
Phone Number	
Full Name	Norman Fogel
Full Address	
Relationship	Personal Friend
Phone Number	
Phone Number	
Name of Business	N/A
Person with Interest	N/A
Type of Interest	N/A
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated	N/A Marana Regular Town Council Meeting May 3, 2022 Page 90 of 200

lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	
Signature Data	First Name: John Last Name: Mc Intyre Email Address: <i>John P. Mc Intyre</i> Signed at: April 2, 2022 12:55pm America/Phoenix
Full Date	4 2 2022

Resume

John P. Mc Intyre



Community Involvement

Town of Marana, AZ

Adopt-A-Roadway Program
Board of Adjustment Commissioner
Board of Adjustment Chairman
Marana Food Bank

Interfaith Community Services

Northwest Interfaith Center - Tucson, AZ

Retired Board Representative
Retired Member of the Finance Committee

Our Lady of the Desert Church – Tucson

Diocesan Certified Volunteer – member of various groups

St. Mark Catholic Church - Tucson, AZ

Retired Board Representative - ICS
Diocesan Certified Volunteer - member of various groups

Catholic Diocese of Tucson, AZ

Diocesan Certified Volunteer

Dove Mountain Community Association - Marana, AZ

Homeowners Executive Advisory Committee
Finance Committee
Compliance/Fines Committee

Professional Experience

Sales & Executive Management - Various Corporations
[1970 – 2002] – Chicago, Lincolnwood, Lombard
Certified Teacher Archdiocese of Chicago
[1971 – 1973]

Education

Bachelor of Arts [History] Loyola University – Chicago [1971]

Dear Planning Commission Selection Committee:

I am excited to submit my application for the opening on the Marana Planning Commission. I love the town of Marana and would love to be part of the team that helps make recommendations for zoning and land development. As a Marana resident for the past 14 years, I believe my passion for this community's success, my understanding of the feelings and needs of homeowners, and my background in business will give me the ability to give meaningful insight to planning and zoning considerations.

Being involved in the local community is a priority in my life. I served for three years on the Gladden Farms HOA Board. I have been a Little League Coach, a past board member for the Marana Marlins swim team, and I spend many hours volunteering my time with a local Boy Scout Troop. I regularly participate in community and school service projects including Eagle Scout Projects, Comcast Days, Community Cleanup Days, and Food Bank Collections Days.

Being part of the planning advisory board would be a great way for me to contribute to a town that has become home to me. I care very much about its future and would love to contribute to this important part of our community's future success.

Regards,

A.J. Miller



Arthur J. Miller

Marana, AZ 85653

Summary of Management Experience

Fourteen years of experience leading and training pharmaceutical sales teams and mentoring new DSMs. Led and attended training for the following: Situational Leadership II, Symphony – Performance Development, 7 Habits/Principle Centered Leadership, Franklin Covey – Time Management, Now Discover Your Strengths – Strength Finder, and Integrity Selling. Ten years of experience building Career Development Plans with sales teams including creating motivating individual development plans, building strong analytical business plans that impact territory results, and writing performance management reviews that build and inspire representatives. Under my leadership, sales professionals have improved in their roles and have been recognized regionally and nationally for their accomplishments. Proven track record of building sales teams across large geographies.

Summary of Leadership Experience

Sales management professional experienced in hiring, training, and developing sales professionals. Skilled at turning around underperforming teams. Demonstrated ability to teach, train, and coach employees resulting in significant skills improvement. Personally trained and then educated sales professionals on 11 disease states. Proven success in primary care, specialty, and hospital settings. Excellent interpersonal, time management, and presentation skills.

PROFESSIONAL EXPERIENCE

J&J- Janssen Neuroscience

2017 to Present

Executive Area Business Specialist, Tucson, AZ.

Promote two groundbreaking injectables for schizophrenia and launched Spravato.

- 2021 #77 out of 362
- 2020 #18 out of 362, President's Circle winner
- 2019 #1 Territory in District and #5 territory in the West Region for Spravato launch
- 2018 District Rep of the Year
- 2018 Ranked #45 YTD out of 219 through Q2 sales data
- 2017 Ranked #4 out of 220, President's Circle winner, and member of #1 District in the nation
- 2H National District Contest winner – only district in the nation to qualify
- Q2 2017 & Q1 2018 #1 District in the region
- Field Trainer, Competitor Lead, Safe Fleet Lead, and Contest Lead for the district.

Quintiles- Janssen Neuroscience Contract

2014 to 2017

Regional Sales Manager, Phoenix, AZ.

Recruit, coach, and train CNS specialty sales representatives to drive sales of two groundbreaking injectables for schizophrenia.

- 2015 & 2016 - Earned Exceeds Performance Rating.
- 2015 & 2016 – 2 out of 5 national Winner's Circle recipients from my region.
- Promoted 3 specialty sales representatives from ME to ABS.
- Development of people has led to 6 of 9 territories with significant sales improvement in 2015.
- Work with partner ABMs to increase responsibility and scope of 6 out of 6 MEs.
- Created a recognition program for my team and manage national recognition program.
- Oversee Winner's Circle program for the nation.
- Experienced working with Specialty Pharmacy Channels for Long Acting Injectable medications.
- Responsible for sourcing, screening, one-on-one interviews, and candidate site arrangements for new hire interviews.
- Instruct and maintain HR policies and regulations with team.

URL Rheumatology Contract

2011 to 2012

District Sales Manager, Phoenix, AZ

Hired, coached, and trained a new 11-member team over a six-state geography. Coordinated resources and operations leading to sales growth for the gout product, Colcrys, with rheumatologists, nephrologists, internal medicine, and family practice providers.

- Improved national sales rankings from 18/32 in January to 2/32 as of June 2012.
- Trained team on Colcrys resulting in a share change of 0.2% in March 2011 to 7.4% in June 2012.

- Led team through data challenges that resulted in national rankings of 24/32 to 12/32 by Dec. 2011.
- Coached team to achieve potential resulting in one rep earning President's Club in 2011. Five of my reps ranked in top 10%, out of 319, were on track to earn award when contracted ended Aug. 2012.
- Successfully lobbied for my rep to one of four accepted in the Management Development Program.
- Recruiter – Responsible for sourcing, screening, one-on-one interviews, and interview site arrangements for 36 new hire sales associates. Instructed and maintained HR policies and regulations with team.

Santarus, Inc.

2013 to 2014

District Sales Manager, Phoenix, AZ

Coached and trained a realigned 9-member team over four-state geography. Coordinated resources and operations leading to sales growth for GI and diabetes products with gastroenterologists, endocrinologists, internal medicine, and family practice providers.

- Led team to finish year 101% to plan.
- Coached team to appropriately sell Uceris for U.C., led to faster growth than region and nation April through Nov. (Dec. data not available)
- Led District to improve rankings for Zegerid from 19th to 10th in the nation.
- Led District to improve ranking for Glumetza from 18th to 11th in the nation.
- Successfully led launch training for Uceris, growing it 490% vs. nation growth of 419%, from April.
- Completed 28 speaker programs and utilized \$128,000 budget for 630 product education lunches.
- Mentored rep was accepted to the management development program, only rep from region.

Shionogi Pharma

2010 to 2010

District Sales Manager, Phoenix, AZ

Coached and trained an inexperienced 9-member team in a six-state geography. Coordinated resources and operations leading to sales growth for cardiovascular and diabetes products.

- Q3 sales results were 106% to plan for the district.
- Taught selling skills to inexperienced team and improved regional rankings 33% in just 3 months.

AstraZeneca Pharmaceuticals

2007 to 2009

District Sales Manager – Tucson, AZ

Award winning manager. Coached and trained a 9-member team in a large geography. Trained and led team in 2 product launches. Coordinated resources and operational communications that led to sales growth for assigned products. Managed marketing budgets and general expenses.

- Coaching led to 2 promotions into Specialty Sales and 4 promotions within sales ranks.
- Trained team to improve customer dialog which led to Crestor sales growing \$2.4 million in 2009.
- Averaged 25 speaker programs, utilizing an \$183,000 marketing budget per year.
- Helped gain access to Yuma Hospital. It represented \$400,000 in potential sales for 2009.
- Received the prestigious 2008 Area Sales Impact Award given to only 2 of 80 District Managers.
- Coordinated resources and operational communications which led to a Nexium sales ranking improvement of 300% and Atacand meeting sales goals in 2008.
- Improved 2007 sales team rankings from last to first in the region, in first 6 months.

Sanofi-Aventis Pharmaceuticals

1999 to 2007

District Sales Manager - Grand Rapids, MI (2003-2007)

Award winning manager. Coached and trained 8-12 member teams in a multi-state geography. Led 3 successful product launches. Coordinated resources and data analysis that led to sales growth for assigned products. Managed marketing budgets and general expenses.

- Personally coached and mentored 26 sales representatives, resulted in 10 National Sales Award winners and 11 promotions.
- 2006 Finished the year 121% to goal which resulted in a national ranking of 12th out of 113 managers and 4th in the Area.
- 2006 Winner of a Regional Sales Award Trip and Ring.
- 2005 Finished the year 101% to goal.
- Planned and facilitated launch of new antibiotic – Ketek.
- Led turnaround of inherited team, leading them from last to #1 in region.
- Led team to gain approval of Ketek on a major hospital formulary.
- Regional recruiting manager 2005-06.
- Trained/mentored two new managers.
- Planned, organized, and led two career fairs with over 100 pre-screened candidates
- Screened/interviewed 13 ideal candidates for region, all were hired.
- 2004 Grew Allegra by 37,300 scripts, Nasacort AQ by 11,600 scripts and Ketek by 12,500 scripts; Finished year 115% to goal.

- 2003 Ranked #1 of 50 District Sales Managers within the Respiratory III Business Unit.

Senior Sales Associate and Trainer - Idaho Falls, ID (1999-2002)

An award winning rep that successfully sold in the Allergy, Diabetes, and Osteoporosis markets.

- Promoted 4 times, including a promotion to regional trainer and national new-hire class facilitator.
- Grew Amaryl to be the #1 sulfonylurea in the territory and to over 90% market share with top endocrinologist.
- Launched Actonel – growing sales to >\$500,000 in 2002.
- Developed plan that led to 8 hospitals adding Allegra to their formulary over a tri-state area.
- Improved Allegra sales from <\$1 million in 1999 to >\$2.25 million in 2002.
- 2002 finished year 105% to plan, 2001 finished year 100% to plan, 2000 finished year 108% to plan.
- Key awards: NOVA Award in 2000 and Ring Winner in 2000 and 2002, Manager Choice Award in 2000 and 2001 for outstanding achievement, Safety Coordinator of the Year in 2001, Allegra and Actonel Circle of Excellence Awards in 2000, Peer Recognition Award winner in 2000 and 2002.

Opportunities explored while between jobs in Pharma

Ensign Group – Administrator in Training, 2014

- Trained to be a skilled nursing home administrator
- Gained an understanding of the marketplace – approximately 4 months in the training program

Wells Fargo – Financial Planner, 2011

- Studied and trained for Series 7 License - approximately 2 ½ months in role
- Passed the Series 7 License on 1st attempt

EDUCATION

Utah State University, Logan, Utah

Major: *B.S. Managerial Economics*

Minors: *Finance & Political Science*

AFFILIATIONS

Boy Scouts of America

Committee Chairman, Past Scoutmaster, and Past Cubmaster, Wood Badge, Eagle Scout

Little League & AYSO

Past Coach – Softball, Baseball and Soccer.

Home Owner's Association

Board of Directors



Board and Commission Application

Town of Marana

Submitted On:
March 30, 2022 11:42pm
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	████████████████████ Arthur J Miller Resume 2022.docx
Please upload any other documentation here.	████████████████████ AJ Miller Planning Commission Cover Letter.docx
First Name	A.J.
Last Name	Miller
Email	████████████████████
Full Address	████████████████████ Marana AZ ██████
How many years have you lived at this address?	14
How many years have you lived in Marana?	14
Phone Number (Daytime)	████████████████
Phone Number (cell or home)	████████████████
Occupation	Pharmaceutical Sales
Employer	████████
What is your vision for the Town?	To be the #1 town in Arizona to live and work.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	Balancing growth with supporting infrastructure.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	We have the space to grow. We have a diverse population with a vast skill set. We have a community culture of taking care of our people. It's a place people want to live.
Please explain your professional background	I have been in sales my entire career. I see myself as a problem solver. Finding solutions and preparing for success are my specialty.
Describe your experience working with a Council-appointed board or commission	I was on the Gladden Farms Board for three years. We managed the community budget, reserve funds, and future landscaping plans.
Describe a time when you had to stand firm and make a tough or unpopular decision	There were two different times on the HOA Board when I voted opposite of everyone else. One time was on raising the HOA fees. We needed an extra \$60,000 out of our budget to keep the HOA assessments unchanged. Considering the size of our yearly budget and the new houses coming online with assessment fees, we could have adjusted our budget to leave HOA fees unchanged that year.

If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	I was taught to treat others like you want to be treated. I was also taught that when you borrow something you return it better than you borrowed it. So, I would make decisions for other communities as if I was living there.
Full Name	Mark Patton
Full Address	Marana AZ
Relationship	Friend
Phone Number	
Full Name	Roger Esplin
Full Address	Marana AZ
Relationship	Friend
Phone Number	
Phone Number	
Name of Business	N/A
Person with Interest	N/A
Type of Interest	N/A
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your	N//A

household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	
Signature Data	First Name: A.J. Last Name: Miller Email Address:  Signed at: March 30, 2022 11:41pm America/Phoenix
Full Date	3 30 2022

Angela D. Wagner-Gabbard

Tucson, AZ 85743

Cell Phone

CANDIDATE STATEMENT: As a former journalist, professional writer and editor, and community volunteer, I am always looking for opportunities to expand my horizons and give back to the community.

QUALIFICATIONS:

I hold a bachelor's degree in journalism from the University of Northern Colorado with a minor in political science. As a former award-winning print journalist, I have covered cities and towns in the past including planning and zoning commissions. This has allowed me to see both smart growth and growth that was unwise for the local community. I possess a love for people and natural interest in learning. My prior career as a journalist has given me excellent experience in interviewing, research, and working on tight deadlines. As a freelance writer, I have written for a variety of industries from real estate to landscaping and yoga, making a well-rounded individual. I stay abreast of local news and live in Marana so I have a personal interest in the growth of our community and the preservation of open space and our local history. I have also volunteered in my community for years on commissions as appointed by the town council as well as for local nonprofit youth sports organizations.

EDUCATION:

1994-2000	Bachelor's Degree in Journalism/Mass Communications, University of Northern Colorado
2009-2010	Post-bachelor's Teaching Certification, Pima Community College

AWARDS:

2003	Best News Story for a weekly newspaper with under 30,000 circulation from the Arizona Newspaper Association for article "When Worlds Collide," <i>Apache Junction Independent</i>
2010	Marana Education Foundation Hero of 2010

EMPLOYMENT:

June 2015-Current	<i>Wagner Freelancing</i> I am the owner and operator of my own freelance business writing for clients who need content for their business websites or print publications. I have researched and written for client websites while capturing the essence of their business and promoting their services using SEO. I have also been hired to edit material for publication in professional journals as well.
2014-Current	<i>jVista Website Services</i> My responsibilities include researching and writing SEO content for a wide variety of client websites upon demand while meeting deadlines. I have met with clients to garner an understanding of their business needs, conducted interviews to capture who they are for their About Me pages, written copy for a number of pages on each website as well as self-edited my content for spelling, grammar, and punctuation. In addition, I have produced monthly blogs. I also have conducted some outside sales for the company as well as for Tucsoncentral.com, an online business directory owned by the same family.

2009-July 2015 *Marana High School, English and Journalism Teacher*

My responsibilities included lesson planning for students' grades 9-12 in alignment with state standards. I worked with students to teach a variety of skills including reading, literature, public speaking, and writing they would need for college and careers. I assisted students with goal setting and strategizing for success. My duties also included working with parents and other teachers at the secondary level. I served in additional capacities including being a member of the school's anti-bullying and anti-drug Safe and Supportive Schools Committee. I also ran the annual freshman transition program each summer. I multi-tasked on a daily basis moving from planning and grading to working with students, calling parents, meeting with other teachers, reviewing grades, and tutoring students in small groups or individually.

2008-2009 *Marana High School, Intervention Specialist*

My responsibilities included response to intervention (RTI), student assessment and review, working with students to goal set and strategize for success, and working with parents and teachers to plan for and implement a success plan. I built trust through strong relationships with students, parents and teachers to ensure achievement of student goals.

2005-2008 *Substitute Teacher, Marana Unified School District*

My responsibilities included accepting assignments from the school district where needed to cover for absent teachers grades K-12. I arrived at assigned time, taught students lessons left by regular classroom instructor in various subjects, and was responsible for the education and welfare of students under my supervision. I reported back to the office at the end of the day both in person and in writing to notify them of how the day went. I also communicate directly with teachers in writing to let them know how things went. Occasionally my responsibilities also include playground or recess duty, lunchroom duty, or bus duty. I was also responsible for reporting any suspicion of child abuse or neglect.

2003-2005 *Reporter, East Valley Tribune*

My responsibilities included covering the city of Chandler, Arizona, and filling in where needed. I was charged with covering everything about the city from elections and council meetings to neighborhood issues as well as growth and development. I typically developed and researched my own story ideas, but quickly and enthusiastically followed up on assigned leads, even when off of my normal beat. As a professional journalist, I became proficient at interviewing, finding sources, and establishing a rapport with sources of information. Adept at turning stories quickly to meet deadlines, I took deep pride in my work as a community watchdog. I developed a great number of sources in various levels of government as well as with the general public and the business community who came to trust me and understand my journalistic integrity. As a member of the *Tribune* team, I participated in group brainstorming sessions, daily news meetings, and was an integral part of the newspapers San Tan Initiative to provide stronger and better coverage of the East Valley. A willing learner, I was always striving to improve myself as a journalist and professional. I was a member of the Valley of the Sun chapter of the Society of Professional Journalists, aided in the *Tribune*'s annual holiday adopt-a-family program, and participated in Make A Difference Day with co-workers. I believe my contributions to the company were important to covering the news of the East Valley and helping the newspaper achieve its goals while allowing readers to better understand what was happening around them and how it impacted their lives.



Board and Commission Application

Town of Marana

Submitted On:
March 29, 2022 12:30pm
America/Phoenix

Board or Commission	Planning Commission
Please upload your resume here.	████████████████████ Angela Wagner Gabbard's Resume Updated for P& Z App March 29, 2022.doc
First Name	Angela
Last Name	Wagner Gabbard
Email	████████████████████
Full Address	████████████████████ TUCSON AZ ████████
How many years have you lived at this address?	More than 17 years.
How many years have you lived in Marana?	More than 17 years.
Phone Number (Daytime)	██████████████
Phone Number (cell or home)	██████████████
Occupation	Freelance Writer and Editor
Employer	Self Employed
What is your vision for the Town?	I know that Marana is going to grow so we need to work on smart growth. We need to ensure that we maintain our community feel, celebrate and honor our agricultural heritage, and lure businesses that provide jobs for our citizens that also gives Marana a stable tax base. We need to bring in corporate partners that believe in giving back to the local community. Finally, as we grow, we need to ensure a strong balance of housing, business, and open space so Marana continues to be a great place to live, work, and play.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	Water will definitely become an issue as we are facing a climate crisis. Growing wisely as we expand our tax base while retaining our unique small town feel will be imperative as well. We also need to look at establishing and enacting Marana's main street vision and look at ways to draw visitors to the area.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	I love that Marana has all of the amenities of a major city but has kept its small town feel. I think Marana has many cultural and recreational opportunities that we need to market to our residents and visitors. Finally, we have room for growth so we can look at the kind of businesses and corporate partners we would like to invite to be part of our community.
Please explain your professional background	I have a degree and background in print journalism. As an award winning journalist, I covered many towns and cities including planning and zoning commissions. I have seen areas that have done a great job with smart growth and others that haven't. After relocating to Marana in February 2005, I worked for the Marana Unified School District as a high school English and journalism teacher for 10 years. In June 2015, I launched my own freelance and editing business here in Marana called Wagner Freelancing. I help businesses and organizations with their social media management, marketing, SEO, website content, press releases, marketing materials, and more. Marana Unified School District Meeting May 3, 2022

Describe your experience working with a Council-appointed board or commission	I was appointed by the town council to serve as Marana's liaison on a joint committee for the Silverbell corridor improvement project in conjunction with Pima County and the City of Tucson 13 to 15 years ago. I have also served on the Marana Citizen's Forum since its inception roughly eight years ago. These opportunities have given me great insight into Marana, neighboring areas, and what goes into planning and development. I have seen the growth that has occurred since my family moved here and know that more is coming.		
Describe a time when you had to stand firm and make a tough or unpopular decision	My family is heavily involved in the rugby community. Last year, we had to make the difficult decision to separate our youth rugby teams from Tucson Rugby Club and form a new club, the Marana Youth Rugby Club. It created some fallout but we believe it was best for the kids and families we coach. There were some people that judged us very harshly for doing so but we asked our families what they wanted and we followed suit. Now our players and parents are better off as a result and we are working on growing our new nonprofit to benefit youth in the community through the sport of rugby and the opportunities it has to offer.		
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	I have been involved in the community for years and have gotten to know my neighbors and others living here through work and volunteer opportunities. I have come to love Marana and the culture here. I want to honor Marana's past by caring for it in the present and planning appropriately for its future. I will work with the council, staff, developers, and members of the community to find out what our best options are and to understand the benefits and drawbacks of each proposed development. I love talking to my friends, neighbors, and members of the community to keep my finger on the pulse of what's happening in addition to reading local news. All of this plays into making the best decisions for the future of our community.		
Full Name	Ed Honea		
Full Address	Marana AZ		
Relationship	Friends		
Phone Number			
Full Name	Patty Comerford		
Full Address	 Marana AZ 		
Relationship	Friends		
Phone Number			
Phone Number			
Name of Business	Wagner Freelancing		
Person with Interest	Self		
Type of Interest	I own the company		
Additional Information	This is a small business I own and operate out of my home. There is no physical location since my business is conducted 99 percent online. This should not cause a conflict of interest for me as a member of the planning commission.		
Have any of the above businesses	No	Marana Regular Town Council Meeting May 3, 2022	Page 104 of 200

conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	Not applicable.
Signature Data	First Name: Angela Last Name: Wagner Gabbard Email Address: [REDACTED]  Signed at: March 29, 2022 12:15pm America/Phoenix
Full Date	3 29 2022



Council-Regular Meeting

A1

Meeting Date: 05/03/2022

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: May 3, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2022.008: Relating to Development; approving a rezoning of approximately 6.3 acres of land located east of Twin Peaks Road and south of Camino de Manana from R-36 (Residential) to Neighborhood Commercial (NC) (Brian D. Varney)

Discussion:

Request

The Planning Center is requesting approval to rezone approximately 6.3 acres of land from R-36 (Residential) to Neighborhood Commercial (NC).

Marana General Plan

The 2040 Marana General Plan designates the proposed rezoning area in the land use category of Low Density Residential (LDR). The LDR designation accommodates commercial uses that serve surrounding residential areas. Commercial developments are limited to ten acres in size and should provide pedestrian connectivity to adjacent residential areas.

Surrounding Land Use and Site Characteristics

The rezoning area is bordered on the north by undeveloped property that was recently rezoned from R-36 (Residential) to R-7 (Residential) and will accommodate up to 76 residential lots. Beyond Twin Peaks Road to the west lies the single-family residential zoned Twin Peaks Vista Specific Plan, which will accommodate up to 58 homes. South and east of the proposed rezoning area is the 190-lot, Preserve at Twin Peaks, residential subdivision with over 100 homes currently permitted and under

construction.

The topography of the proposed rezoning area is characterized by relatively flat terrain with an average overall slope between 3% and 5% from the northeast to the southwest. The site is impacted by three minor wash crossings, as well as by minor sheet flow, and it is located within FEMA Zone X. Town staff will require the submittal of a drainage study and will evaluate all on-site and off-site drainage in greater detail during the review of a development plan and improvement plans. All appropriate drainage infrastructure will be required to be constructed by the developer.

Proposed Land Use

The development plan for Twin Peaks Center proposes a mixture of neighborhood scale commercial uses. The site analysis document proposes four conceptual development scenarios with uses that are typically permitted within Neighborhood Commercial zoning. These uses include commercial office and various retail / service uses, including restaurants and an option for a convenience store. Staff has stipulated that more intensive uses, such as those including drive-through service, and, particularly, a convenience store, shall only be located on a pad in the northwest corner of the site nearest the intersection. Although the property owner is not obligated to develop under any particular one of the proposed development scenarios, the scenarios are provided to indicate what could be constructed in terms of a viable site design on a forthcoming development plan. The depth of the proposed bufferyards around the rezoning area meet or exceed what is required by Town Code and shall be required to meet vegetation densities in accordance with the Town buffer standards. An existing wildlife corridor, east of the rezoning area, that currently directs wildlife through the property is proposed to be routed around the site to a nearby culvert crossing that enables wildlife to safely cross underneath Twin Peaks Road. The applicant has worked with the Environmental Engineering Division staff to create a safe route for wildlife around the project through the use of special wildlife fencing and a landscaped corridor. All future commercial development within the rezoning area will be subject to a complete review and approval by staff of a detailed development plan package including all appropriate improvement plans, landscape plans, and elevation plans. A comprehensive design review will be performed on all proposed development, and compliance with Town of Marana Multi-Family, Commercial, and Industrial Design Standards, as well as the requirements of the Twin Peaks Corridor Study will be required.

Access and Circulation

Vehicle access to the rezoning area is proposed on both the Twin Peaks Road and Camino de Manana frontages. The access on Twin Peaks is proposed roughly 500' south of the newly signalized intersection and will serve as a limited, right-in, right-out access point. The access proposed on Camino de Manana is proposed at approximately 275 feet east of the intersection and will serve as a full access point. Pedestrian access, improved to Town of Marana standards, will be provided at both frontages that allows safe and convenient access to the site. Both frontages have adjacency to asphalt-paved, shared-use paths that provide multi-modal access to and from the larger Town network. Future onsite circulation will be evaluated at the time of development plan review and will meet Town standards. A traffic study has been

reviewed and approved by the Marana Traffic Engineering Division, and further evaluation will occur at the time of development plan review.

Utilities

The rezoning area is located within the Town of Marana water service area. A 16-inch water line is located within a public utility easement along the west boundary of the rezoning area. Connection to this line will require the submittal and approval of a plan identifying water use, fire flow requirements and all on-site and off-site water facilities needed. Water service agreement(s) will be necessary as required by the Marana Water Department, and all necessary on-site and off-site water infrastructure will be required to be constructed by the property owner / developer at the time of development. Sewer service will be provided by Pima County Regional Wastewater Reclamation Department with access to a 15-inch sewer line located within the adjacent public utility easement. The rezoning area lies within the service areas of Golder Ranch Fire District, TRICO, Southwest Gas, Century Link and Comcast.

Citizen Participation

The applicants held an online virtual neighborhood meeting on October 7, 2021 to introduce the proposed rezoning to the nearby property owners. All property owners within 600 feet of the rezoning area were notified of the date and time of the meeting. Two people attended the meeting. Three questions were raised pertaining to post-development drainage, the plans for Twin Peaks Vistas, and the availability of the PowerPoint presentation. All questions were addressed by the applicant.

Public Notification

This public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary 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.

Case Analysis Review Criteria

Pursuant to Town Code section 17-3-1(D), the Planning Commission and Town Council shall consider the following criteria, at a minimum, in reviewing an application for rezoning:

- Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;

Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes

- The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;

With the acceptance of the recommended conditions, this rezoning will benefit the community by extending public services and trails and by providing neighborhood commercial services.

- Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of

street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

- Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;

The rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

- The zoning districts and existing land uses of the surrounding properties;

Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land uses.

- Whether the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development;

With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

- Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;

Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area.

- Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

The subject property is not suitable for the uses to which it has been restricted under the existing zoning classification.

- Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character.

- If applicable, the length of time the subject property has remained vacant as zoned;

The subject property has remained vacant since annexation to the Town.

- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;

Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Town Council to consider. Should the Town Council choose to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance attached.

Planning Commission Recommendation

The proposed rezoning was considered at a public hearing before the Marana Planning Commission on March 30, 2022. The Planning Commission voted unanimously 6-0 to recommend to the Town Council approval of the requested rezoning.

Suggested Motion:

I move to adopt Ordinance No. 2022.008, approving the Twin Peaks Center Rezoning subject to the recommended conditions.

Attachments

Ordinance No. 2022.008

Exhibit A

PCZ2110-002 TPCR_Map

PCZ2110-002 TPCR_App

PCZ2110-002 TPCR_Site Analysis

MARANA ORDINANCE NO. 2022.008

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 6.3 ACRES OF LAND LOCATED EAST OF TWIN PEAKS ROAD AND SOUTH OF CAMINO DE MANANA FROM R-36 (RESIDENTIAL) TO NEIGHBORHOOD COMMERCIAL (NC)

WHEREAS Marana Manana, LLC (the “Property Owner”), owns approximately 6.3 acres of land located east of Twin Peaks Road and south of Camino de Manana within Section 12, Township 12 South, and Range 12 East, described on Exhibit “A” attached to and incorporated in this ordinance by this reference (the “Rezoning Area”); and

WHEREAS the Property Owner has authorized The Planning Center to submit an application to rezone the Rezoning Area from R-36 (Residential) to Neighborhood Commercial (NC) (“this Rezoning”); and

WHEREAS the Marana Planning Commission held a public hearing to consider this Rezoning on March 30, 2022 and voted unanimously 6-0 to recommend that the Town Council approve this Rezoning subject to the recommended conditions; and

WHEREAS the Marana Mayor and Town Council held a public hearing to consider this Rezoning on May 3, 2022 and determined that this Rezoning 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-36 (Residential) to Neighborhood Commercial (NC).

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Marana Town 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 Conceptual Land Use 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 Marana Water Department (the “water provider”) prior to approval of a preliminary plat or development plan 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 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) must be accepted by the Golder Ranch Fire District prior to Town Council consideration of a final plat or Town staff approval of a development plan for any portion of the Rezoning Area.

8. 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.
9. The Property Owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for 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 water provider 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.
10. 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.
11. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
12. The Property Owners shall coordinate with the Town of Marana Environmental Project Manager during the process of designing and installing the wildlife fencing required for this project.
13. Development of a convenience store or a drive-through service of any type shall only be permitted on a pad in the northwest corner of the Rezoning Area, closest to the intersection of Twin Peaks Road and Camino de Manana, and is not permitted in any other portion of the Rezoning Area.

Section 3. 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 4. 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 3rd day of May, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

 First American Title™	Commitment for Title Insurance
	BY First American Title Insurance Company
Exhibit A	

Order No.: **60014984-001-B13-BW**

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

Parcel 1:

That portion of the West half of the Northwest quarter of the Southwest quarter of Section 12, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

BEGINNING at the West quarter corner of said Section 12;

THENCE South 89 degrees 59 minutes 45 seconds East, a distance of 551.09 feet to a point on the West right-of-way line of El Camino De Manana as shown in [Book 2 of Road Maps at page 1](#);

THENCE South 21 degrees 32 minutes 15 seconds West, along said right-of-way line, a distance of 611.15 feet to a point of curve;

THENCE at an angle to the right and concave to the Southeast, having a central angle of 02 degrees 58 minutes 22 seconds and a radius of 2,148.68 feet, an arc distance of 111.48 feet to a point;

THENCE at an angle to the tight and concave to the Southeast, having a central angle of 10 degrees 07 minutes 09 seconds, and a radius of 2,148.68 feet, an arc distance of 379.48 feet to a point;

THENCE at an angle to the right and concave to the Southeast, having a central angle of 16 degrees 10 minutes 13 seconds, and a radius of 365.84 feet, an arc length of 103.25 feet to a point on the West line of said Section 12;

THENCE North 01 degrees 23 minutes 57 seconds West, along the West line of said Section 12, a distance of 1,076.70 feet to the TRUE POINT OF BEGINNING.

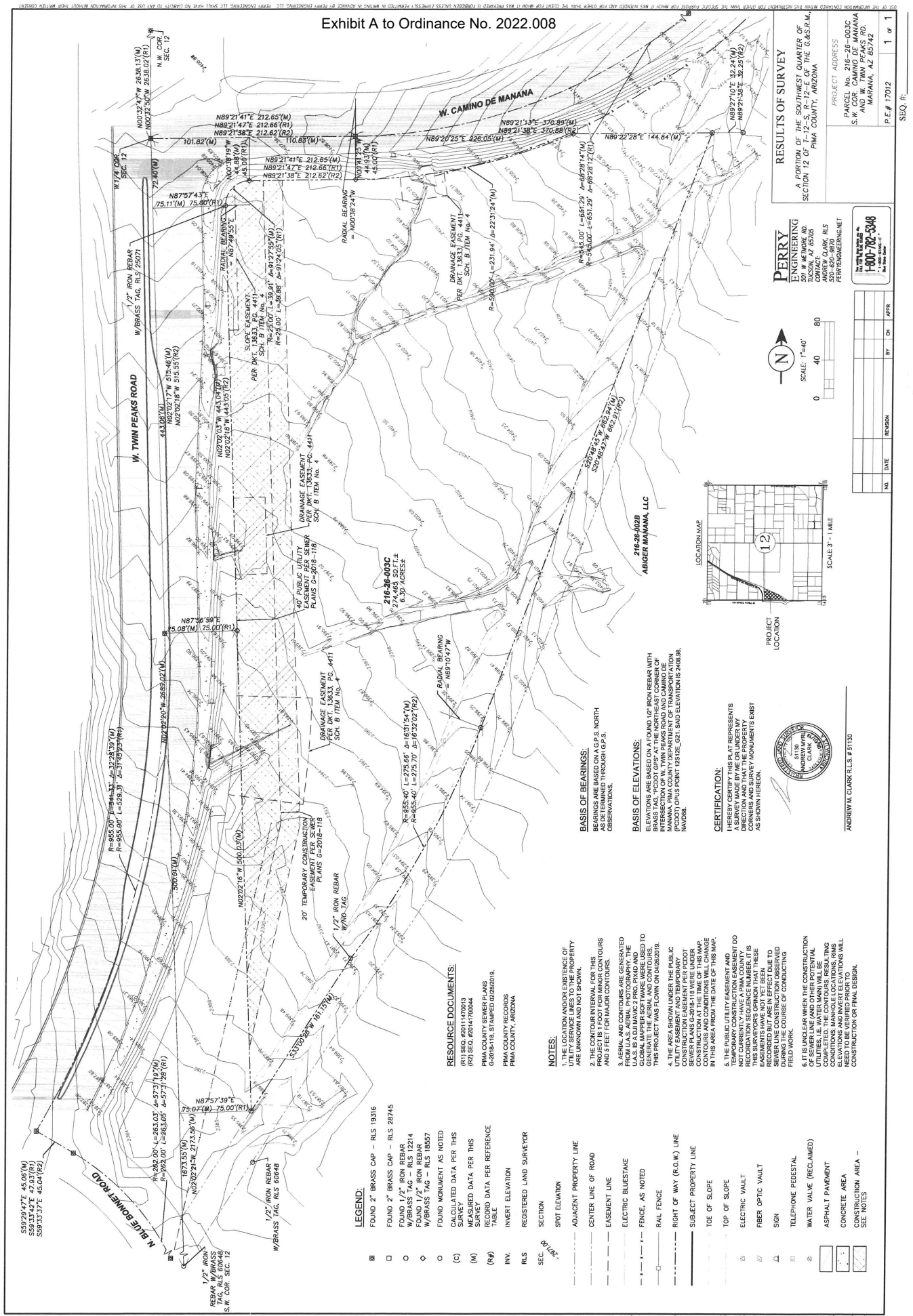
EXCEPT that portion conveyed to the Town of Marana, a body politic, in [Docket 11563 at page 2214](#).

FURTHER EXCEPT that portion conveyed to the Town of Marana, an Arizona municipal corporation, in [Docket 13633 at page 4406](#).

(JV Arb 79)

Parcel 2:

The Western ½ of the right-of-way established by RIGHT-OF-WAY Proceedings Number 220 in [Book 2 of Roads at page 3](#) in the Office of the Pima County Recorder, abandoned by Marana Resolution No. 2009-108, lying within the West half of the Northwest quarter of the Southwest quarter of Section 12, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, and adjacent to the Southeast boundary of the land described in [Docket 7915 at page 1775](#).





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

1: 9,028



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Marana Regular Town Council Meeting THIS MAP IS NOT TO BE USED FOR NAVIGATION
May 3, 2022

Notes

**PROJECT APPLICATION****APPLICATION TYPE**

- | | | | |
|--|--|--|---|
| ☐ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☒ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☐ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

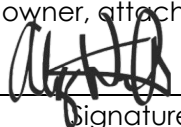
Project Name: Twin Peaks Center Rezone	
Description of Project: Neighborhood commercial center	Number of Lots: N/A
Parcel No.(s): 216-26-003C	Gross Area (Acres): 6.3
Project Address: Southeast corner of Twin Peaks Road and Camino de Mañana	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Marana Mañana LLC	Contact Name: Kelli Perry		
Address: 6340 North Campbell Avenue #278	City: Tucson	State: AZ	Zip: 85718
Email: Kelli@sears-financial.com	Phone No.: (520) 529-8217		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 E Congress Street, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information 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.)

Lexy Wellott		10/12/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____

**MARANA MANANA, LLC
6340 N. CAMPBELL AVE., STE. 278
TUCSON, AZ 85718
520-529-8217**

August 6, 2021

Town of Marana
Development Services Department, Planning & Zoning Division
11555 W Civic Center Drive
Marana, AZ 85653

**Subject: Twin Peaks Center Rezoning (5337 W Twin Peaks Road)
On Tax Parcels: 216-26-003C**

To Whom It May Concern:

As an authorized signee of the above-referenced tax parcel, I hereby authorize The Planning Center and Perry Engineering to act as my agent throughout the rezoning application process.

Very Truly Yours,

Kelli Perry



Authorized Signee (Tax Parcel 216-26-003C):
Marana Mañana, LLC.
Attn: Kelli Perry
6340 N Campbell Avenue, Suite 278
Tucson, AZ 85718

TWIN PEAKS CENTER REZONE

Marana, Arizona

March 2022

Case # PCZ2110-003



Twin Peaks Center Rezone

5355 W Camino de Manana
Tucson, AZ 85742

Submitted to:

Town of Marana

Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Marana Mañana LLC

6340 North Campbell Avenue #278
Tucson, AZ 85718
Telephone: (520) 529-8217
Email: Kelli@sears-financial.com

Prepared by:

The Planning Center

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Tucson, Arizona 85701
Telephone: (520) 623-6246
Email: lwellott@azplanningcenter.com

and

Perry Engineering

501 West Wetmore Road
Tucson, AZ 85705
Telephone: (520) 620-9870
Email: kperry@perryengineering.net

March 2022

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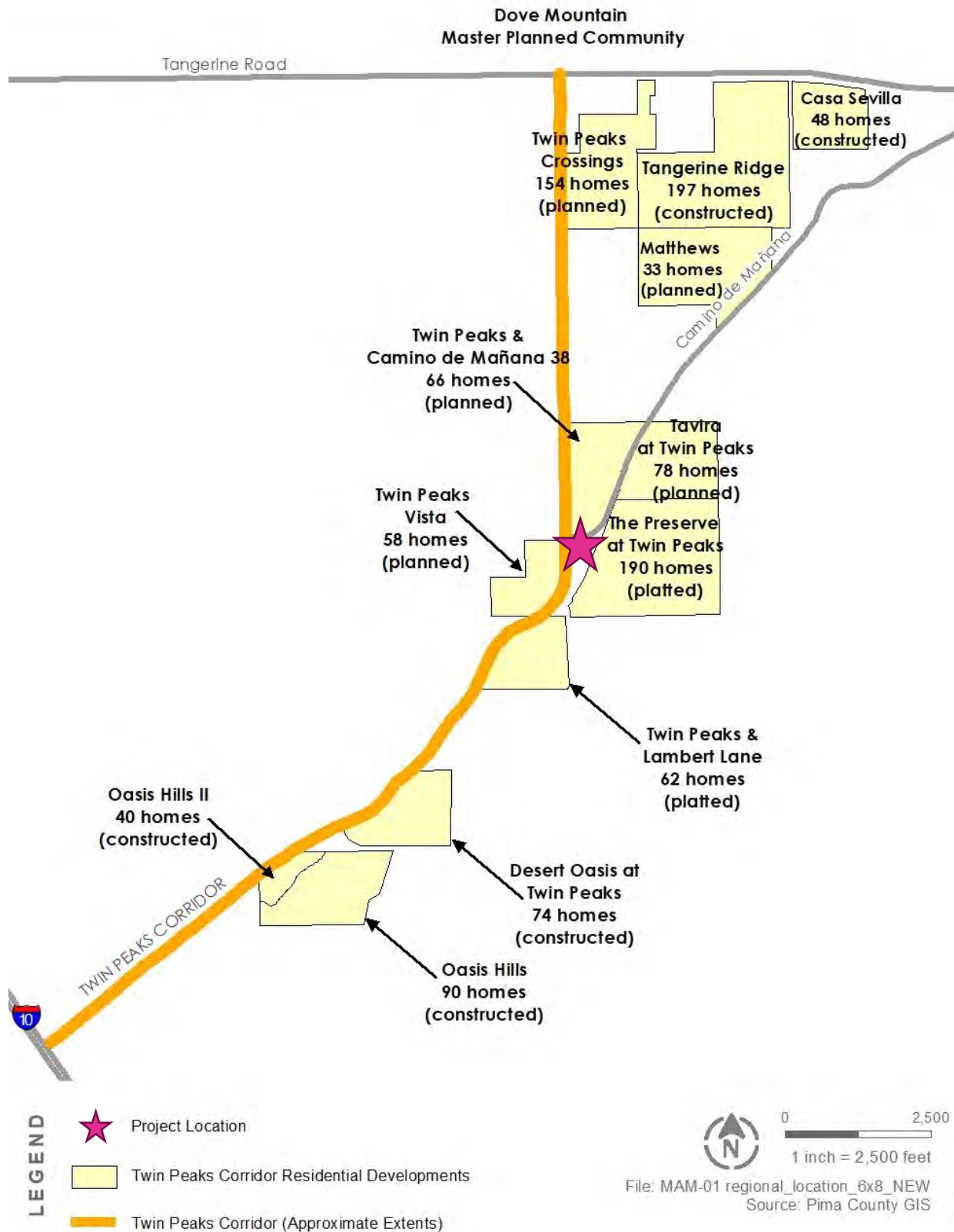
INTRODUCTION

This Development Capability Report (DCR) is prepared in conformance with the Town of Marana Rezoning Code and Checklist to rezone a 6.3-acre site located at the southeast corner of West Twin Peaks Road and West Camino de Mañana. The purpose of this document is to establish and manifest all of the factors that directly or indirectly influence a rezoning decision and demonstrate the proposed development's compatibility with the surrounding area and consistency with applicable Town of Marana regulatory documents. It summarizes the results of a recently completed inventory and analysis study and was compiled utilizing topographic and hydrologic analyses, responses from the appropriate governmental agencies, background data, and information gained from visiting the site.

Marana Mañana LLC, the property owner, requests to rezone their 6-acre property from R-36 (Residential Zone) to NC (Neighborhood Commercial) to develop Twin Peaks Center. Located near the "center" of the Twin Peaks Corridor, Twin Peaks Center is envisioned to be a high-quality neighborhood commercial development capable of bringing convenient shopping, dining, office, personal services, and employment opportunities within walking and biking distance for thousands of residents (existing and future) located within proximity of the site. Refer to the *Regional Context Exhibit* on the following page.

Since an end-user is currently unknown and to maximize the property's commercial viability, Marana Mañana proposes to speculatively rezone the site by imposing a number of thoughtfully crafted zoning conditions that respond to the site's constraints (limited and generally-fixed access points, irregular shape, existing easements, etc.) and surrounding context. This approach allows flexibility to develop Twin Peaks Center in a manner responsive to unknown consumer needs and market demands and consistent with the existing and planned development along the Corridor.

As demonstrated in the Conceptual Land Use Plan (CLUP) and the accompanying illustrative development scenarios, Twin Peaks Center will be designed to activate the Corridor with commercial uses at a soon-to-be signalized intersection while demonstrating sensitivity to the adjacent residential land uses through building setbacks, height limitations, landscape buffer, screening, etc. While uses and overall site configuration will remain unknown until end-users are identified, the CLUP and accompanying illustrative development scenarios ensure that Twin Peaks Center fits seamlessly into the existing area while enhancing the community character and quality of life along the Twin Peaks Corridor.



A. Anticipated Benefit to the Community

Considering that this proposal presents opportunities for land uses to develop that are unique to the surrounding area, it is anticipated that Twin Peaks Center will provide immense benefit to the community by:

- Providing convenient access to future neighborhood-scale commercial opportunities that foster gathering and social engagement
- Encouraging walkability, and in turn, reducing vehicle miles traveled
- Generating tax revenues for the Town of Marana (construction, sales, etc.)
- Promoting land uses that create employment opportunities within proximity to residences
- Encouraging pedestrian connectivity to existing and planned sidewalks and paths
- Providing high-quality infill development on property otherwise unsuitable for residential development
- Implementing restrictions on building placement and height to protect adjacent residential uses
- Introducing an innovative and flexible rezoning approach that allows market demand and consumer needs to drive the development of the site.

B. Adherence to Town Plans

Twin Peaks Center has been designed in accordance with the Town of Marana general plan, *Make Marana 2040*, the Town of Marana strategic plan, *Strategic Plan Four*, and the *Twin Peaks Corridor Study*. The following describes how the Twin Peaks Center conforms to the goal and policies outlined in each plan.

1. Make Marana 2040

Make Marana 2040 is the Town of Marana's long-range plan, which provides policy direction to guide future community growth and development within the Town. According to *Make Marana 2040*, the subject property lies within the East Growth Area. The East Growth Area is intended to become a well-integrated community that provides for opportunities for business, commercial and residential uses to coalesce as a means of strengthening the community. Twin Peaks Road is considered one of the prominent corridors in this growth area.

Twin Peaks Center aligns with *Make Marana 2040* through compliance with the following goals and policies.

- Goal BE-1: Marana has distinct areas of commerce and employment that are prosperous and attract targeted industries.
 - *Policy BE 1-2: Encourage commercial and employment uses in appropriate areas to support residents with local jobs and meet the Town's economic needs.*

Twin Peaks Center complies with the aforementioned goal and policy by providing opportunities for commerce along a major corridor that foster an integrated community while promoting job creation and tax revenues.

- *Goal BE-2: Non-residential development is compatible with existing and planned residential areas.*
 - *Policy BE 2-1: Amend or adopt Zoning and Design Standards to improve land use compatibility through transitional land uses, setbacks, lot size, building height, landscape bufferyards, and roadway design.*
 - *Policy BE 2-2: Provide onsite transitional land-use techniques, including building orientation, site design, bufferyards, building height limitations, setbacks, and other methods to reduce impacts of non-residential uses on residential areas.*
 - *Policy BE 2-3: Provide ingress/egress from an arterial or higher classification street for large non-residential development in any residential land use category.*

Twin Peaks Center will enhance commercial opportunities for the Twin Peaks Corridor and provide potential retail, dining, and office space in a heavily residential area. It will be designed to minimize the impacts of commercial development on surrounding residences to the greatest possible extent. Noise, light, and visual impacts from the commercial development will be mitigated through design elements such as thoughtful building placement and configuration, setbacks, and height limitations. Ingress and Egress will be provided from Twin Peaks Road (an arterial road) and Camino de Mañana (a collector road).

- *Goal BE-7: Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community.*

- *Policy BE 7-1: Incorporate the full range of uses to support the ultimate build-out population in development proposals for large-scale residential areas that support the neighborhood community.*

Twin Peaks Center is one of the only remaining properties along the corridor that can logically support commercial development (i.e., presence of a signalized intersection) and isn't already planned for residential uses. As such, this project conforms to this goal and policy by encouraging uses that are needed to sustain the existing and planned residential areas and establish a well-balanced community.

2. Strategic Plan Four

Strategic Plan Four is Marana's strategic plan that communicates the Town's future direction as it relates to achieving financial stability, providing exceptional public services, and investing in infrastructure. At the core of the strategic plan are 5 overarching goals: commerce, community, progress and innovation, heritage, and recreation. The following briefly describes how Twin Peaks Center contributes to each goal.

- **Commerce** – Twin Peaks Center will provide opportunities for neighborhood commercial uses to develop that not only promote job creation and local business, but also, generate revenues for the Town through construction sales tax, retail sales tax, and development impact fees.
- **Community** – this development fosters community by providing convenient access to commercial services within walking and biking distance of existing and future residents and encouraging connectivity to existing and planned pedestrian infrastructure; both of which are critical components contributing to livability and quality of life.
- **Progress and Innovation** – considering that this proposal is to speculatively rezone the property without a specific end-user, Twin Peaks Center embraces innovation and change by allowing future market demands and consumer needs to drive the overall development of the property.
- **Heritage** – Twin Peaks Center will enhance the community character of the surrounding area and the Town by integrating common design elements and features consistent with other development along the Twin Peaks Corridor.

- **Recreation** – while Twin Peaks Center does not feature any recreational amenities onsite, it furthers this goal by providing opportunities for conveniently accessible destination uses (restaurants, personal services, etc.) while encouraging pedestrian connectivity and pedestrian-scaled amenities throughout the Center. These items combined foster walkability and healthy lifestyles.

3. Twin Peaks Corridor Study

Twin Peaks Center is located in the middle of the Twin Peaks Corridor, an approximately 4-mile stretch of road that extends from Interstate 10 to Tangerine Road. The Corridor is capped with large-scale commercial development on either end with residential development of varying scales in between. Town of Marana staff studied the Corridor in 2014 in response to several residential rezonings. The result was the Twin Peaks Corridor Study, which provides planning guidance to ensure a common design theme along Twin Peaks Road. Twin Peaks Center supports the following goals and policies as outlined in the *Twin Peaks Corridor Study*:

- **Goal 1:** *Create a brand for the Twin Peaks Corridor that is characterized by certain common elements found in each new development. These include recreation amenities, monument signage entry treatments, landscaping, color palette, and the use of similar materials.*
- **Goal 2:** *Create development that achieves minimal visual impact on the surrounding desert environment as viewed from rights-of-way, adjacent development, and designated recreation and open space areas.*
- **Goal 3:** *Enhance native desert landscaping within developments and in adjacent buffer zones that serve to improve the overall aesthetic of the Corridor.*

Twin Peaks Center conforms to the goals outlined in the *Twin Peaks Corridor Study* by orienting buildings toward Twin Peaks Road to protect adjacent residential uses and preserve view corridors, encouraging pedestrian connectivity to planned and existing sidewalks and paths, and establishing an attractive character for the site that features common elements (e.g. color palettes, materials, architectural styles, landscaping, monumentation and entry treatment) with other development along the Corridor.

C. Impacts to Adjacent Uses and Mitigation

To ensure impacts on adjacent uses are minimized, the following measures will be deployed to ensure compatibility.

- Landscape bufferyards and screen walls will be per Chapter 17 of the Marana Town Code and the Town of Marana Commercial Design Standards to prevent light trespass from headlights and intrusions into the neighborhood.
- Specific uses currently permitted in the NC zone that are not neighborhood-scale in nature are explicitly prohibited.
- Building placement and height restrictions
- Requiring four-sided architecture and the use of non-reflective building materials on above-ground floors.
- Reducing onsite lighting intensity after business hours and complying with the Town of Marana Outdoor lighting code.

TWIN PEAKS CENTER REZONE

I. Development Capability Report



DEVELOPMENT CAPABILITY REPORT

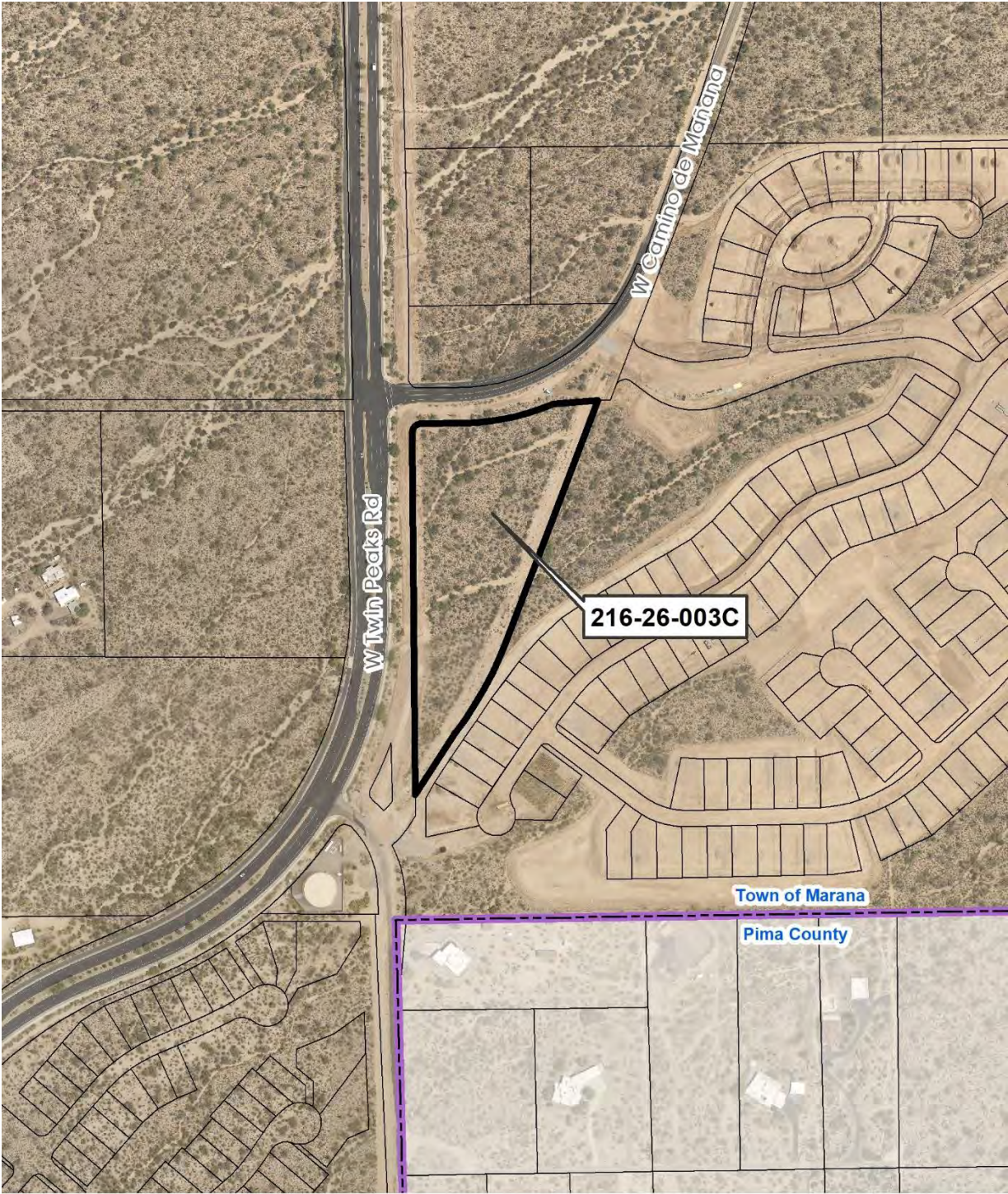
A. Location

Identified by Assessor's Parcel Number (APN) 216-26-003C, Twin Peaks Center is a triangular-shaped property located at the southeast corner of Twin Peaks Road and Camino de Mañana. More specifically, the site is located at 5337 West Twin Peaks Road / 5391 West Camino de Mañana in the Town of Marana in Township 12 South, Range 12 East, Section 12 (see *Exhibit I.A.1 Location*). This location is approximately 2.4 miles northwest of the Twin Peaks Road and Interstate 10 interchange near the "center" of the Twin Peaks Corridor.

B. Onsite Land Uses

The Twin Peaks Center property is currently vacant with some disturbance along the western edge due to the Twin Peaks – Blue Bonnett Road Gravity Sewer Improvement Project. The entire east boundary is also graded from Camino de Mañana's former roadway alignment. Camino de Mañana now borders the property on the north, and Twin Peaks Road borders it on the west.

As shown in *Exhibit I.E: Survey and Topography*, a sixteen-inch water main and fifteen-inch sanitary sewer line within a 40-foot public utility easement run along the western property boundary until tapering off near the southern end of the property where Twin Peaks Road begins to curve westerly. The water line is owned by the Town of Marana and currently terminates near the northern boundary of The Preserves at Twin Peaks. The water line will presumably be extended further north towards Tangerine Road as the planned development along the Corridor is constructed. Pima County Regional Wastewater Reclamation Department owns the existing public sewer. Two drainage easements also exist on the north and west boundaries.



- LEGEND**
- Project Boundary
 - Marana Town Limits
 - Parcel

Notes:
Project Site is located at:
Township 12S, Range 12E, Section 12
Acreage: 6.3 acres
Parcel APN: 216-26-003C



1 inch = 400 feet

File: MAM-01_site_6x8
Source: Pima County GIS

C. Information on Properties within a Quarter Mile

4. Existing Zoning

Twin Peaks Center is currently zoned R-36. Properties within ¼ mile of the site are residentially zoned (including the SR, R-36, R-6 and R-7 zones) or master-planned (F zone). The master-planned properties east and west of the site (The Preserve at Twin Peaks and Twin Peaks Vista, respectively) permit residential subdivisions consistent with the R-6 zone. Existing zoning for all adjacent properties (in both the Town of Marana and Unincorporated Pima County) are listed in *Table I.C: Land Use and Zoning Characteristics* and shown in *Exhibit I.C.1: Existing Zoning*.

5. General Plan / Pima County Comprehensive Plan Land Uses

Make Marana 2040's Future Land Use Map designates Twin Peaks Center as Low Density Residential (LDR). In recognition that limited commercial services are necessary to sustain residential communities, the General Plan allows for neighborhood-scale commercial uses within the LDR land use. Properties located in Unincorporated Pima County south of Twin Peaks Center and The Preserve at Twin Peaks are designated as Low Intensity Urban (LIU). Land use designations for all properties within ¼ mile are listed in *Table I.C* and shown in *Exhibit I.C.2: General Plan/Comprehensive Plan Land Use Designation*.

6. Surrounding Land Uses

Twin Peaks Center is generally surrounded by vacant land, either master-planned for residential subdivisions or unsubdivided, see *Table I.C*. A handful of large lots with existing single-family residences are also within ¼ mile of Twin Peaks Center, helping to create a mix of lifestyles, housing types, and income levels that drive consumer spending.

7. Number of stories for existing structures

Structures on properties within ¼ mile of the site are one- and two stories. The tallest structure is a Marana Water storage tank located approximately 250 feet from the southern property corner. Heights (in stories) for structures within ¼ mile are listed in *Table I.C*.

Table I.C: Land Use and Zoning Characteristics

	North	East	South	West
Zone (Jurisdiction)	Zone R-36: Single Family Residential (Town of Marana) Zone R-7: Single Family Residential (Town of Marana)	Zone F: Specific Plan "The Preserve at Twin Peaks" (Town of Marana)	Zone F: Specific Plan "The Preserve at Twin Peaks" (Town of Marana) Zone R-6: Single Family Residential (Town of Marana) Zone SR: Suburban Ranch (Pima County)	Zone F: Specific Plan "Twin Peaks Vista" (Town of Marana) R-36: Single Family Residential (Town of Marana)
General Plan/ Comp. Plan Designation	Low-Density Residential Traditional Neighborhood	Master Planned Area	Master Planned Area Low-Intensity Urban (Pima County)	Master Planned Area Low-Density Residential
Land Use (Existing)	Vacant	Common Area / Residential	Residential	Vacant / Residential
Building Height	N/A	Two-Story	Two-Story	Single-Story

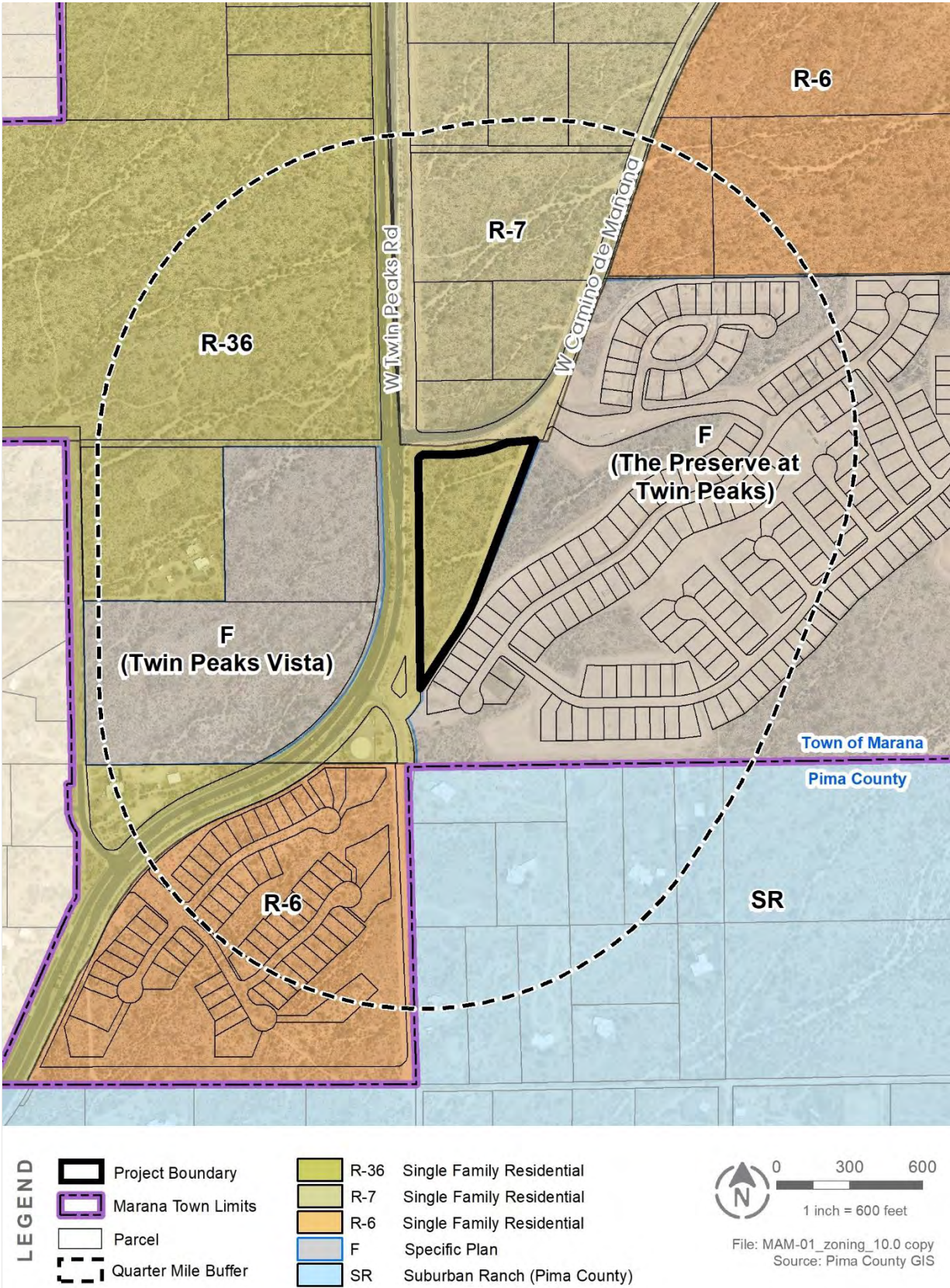
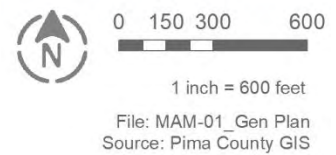
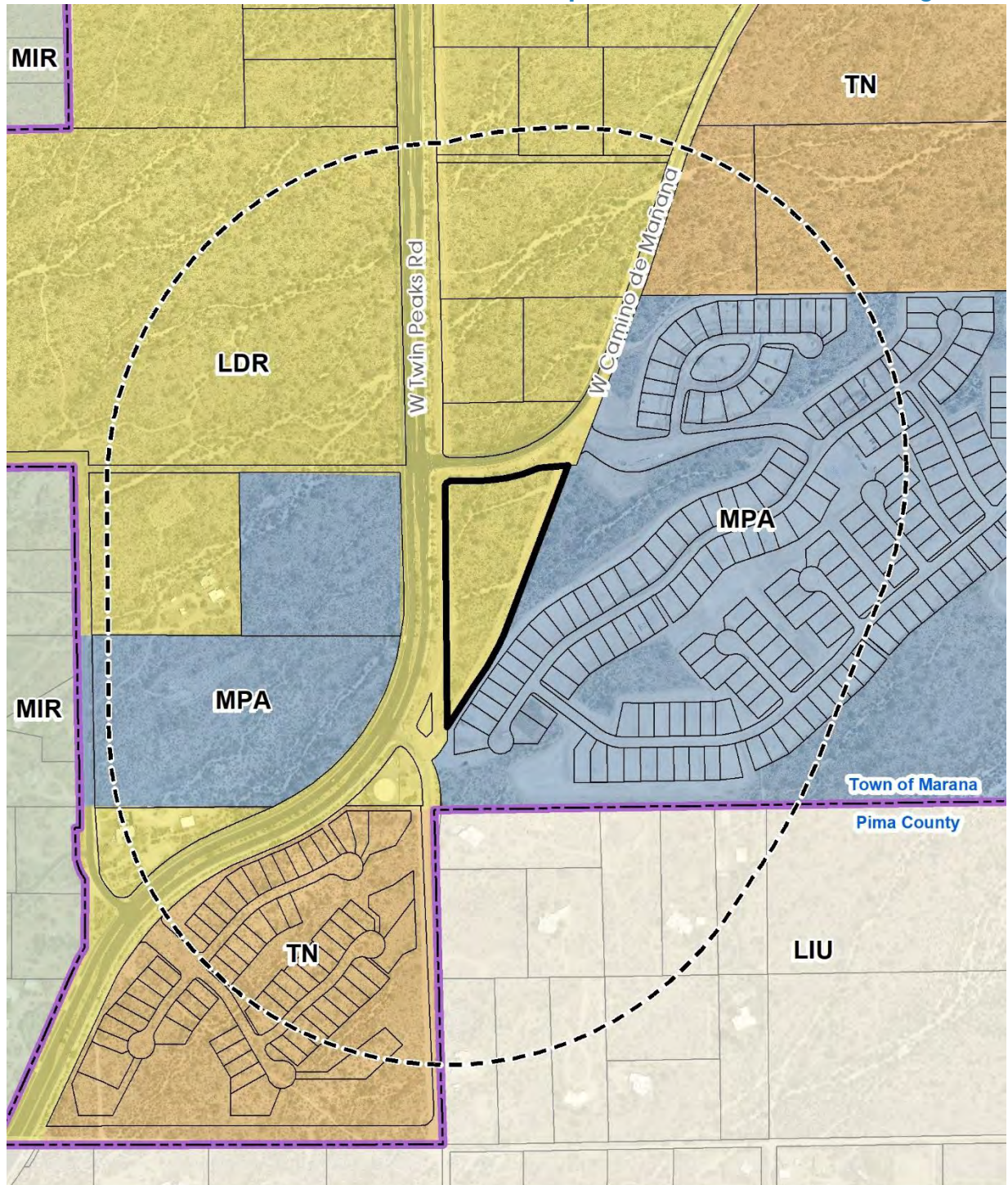


Exhibit I.C.2: General Plan/Comprehensive Plan Land Use Designations



8. Pending and Conditional Rezoning Cases

Twin Peaks 38, located north of Twin Peaks Center across Camino de Mañana, was approved in August 2021 by Town Council. This request rezoned 38 acres from R-36 to R-7 for the development of 76 single-family residences. Refer to *Table I.C.6* below and the area highlighted in green on *Exhibit I.C.6: Development Context*.

9. Subdivisions & Development Plans

Two platted subdivisions are located within ¼ mile of Twin Peaks Center. The Preserve at Twin Peaks, located east of Twin Peaks Center, is a 190-lot subdivision currently under construction by Lennar. South of the property, the Twin Peaks and Lambert Lane subdivision is located on the east side of Twin Peaks Road. It consists of 62 single-family residential homes. A preliminary plat for Twin Peaks Vista was submitted in 2015 for the development of 58 single-family residential properties. Refer to the areas highlighted in red and orange in *Exhibit I.C.6: Development Context*.

There are no development plans within a ¼ mile of the property.

Table I.C.6: Surrounding Subdivisions & Rezoning Cases

Map ID	Subdivision Name	Jurisdiction	Sequence Number
1	The Preserve at Twin Peaks Lots 1- 190	Marana	20200660138-2020-1
2	Twin Peaks and Lambert Lane, Lots 1-62	Marana	20202690096
3	Twin Peaks 38 Rezone	Marana	(Rezoning)
4	Twin Peaks Vista, Lots 1-58	Marana	(Preliminary Plat)

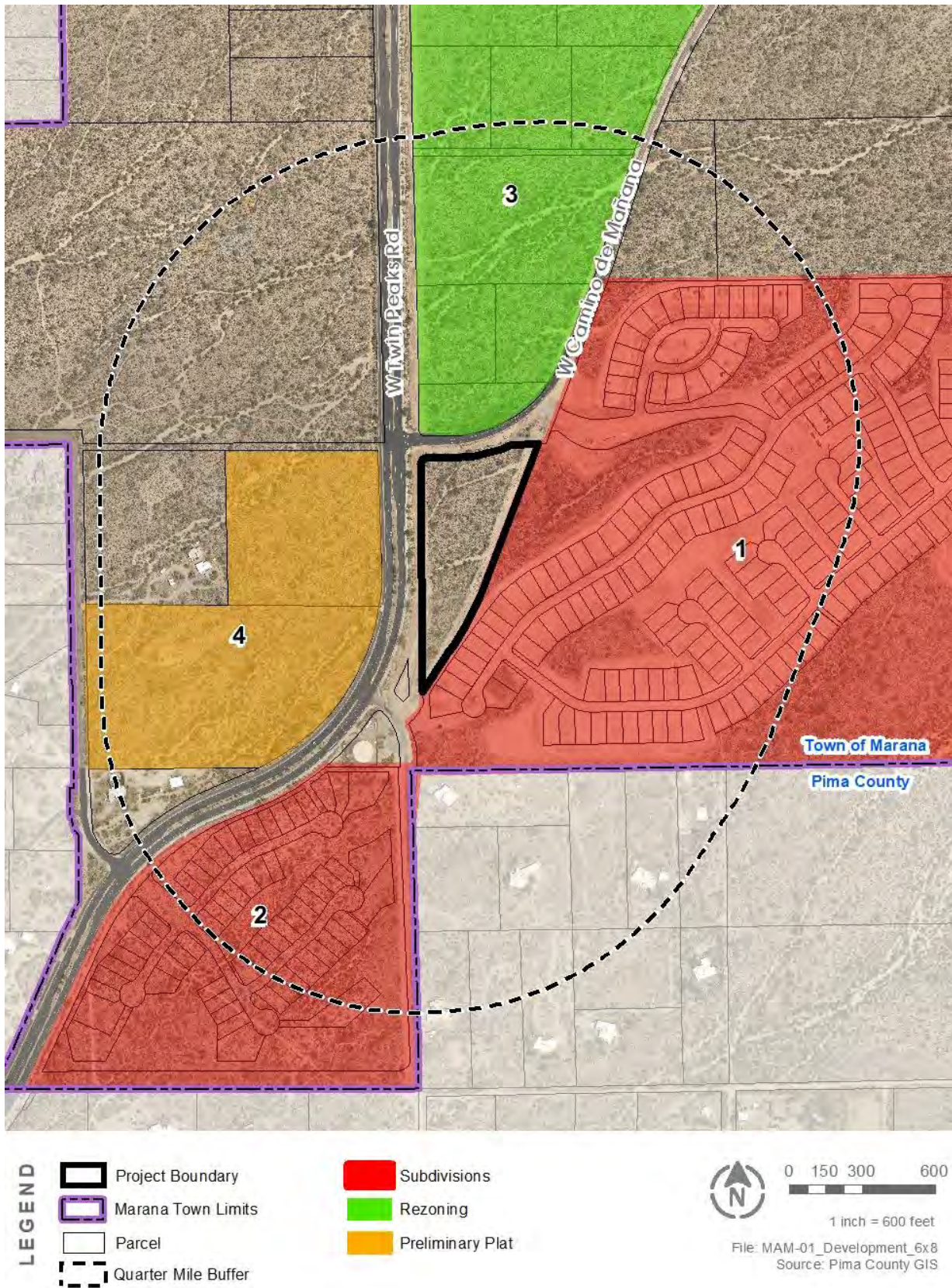
10. Adjacent Architecture

Architectural styles on adjacent properties consist of those typical to the Desert Southwest, including territorial, Santa Fe, and ranch. Homes are one and two stories with pitched tile or flat roofs, stucco finishes, and painted with earth-tone color palettes.

D. Wells

No wells are present onsite or within 100 feet of the property.

Exhibit I.C.6: Existing Development Context



E. Topography & Slope

1. Topographic Characteristics

In its existing condition, much of Twin Peaks Center is natural desert, except for areas previously disturbed for the installation of utilities. It is part of the Tortolita Piedmont sloping to the southwest from the Tortolita Mountains. The ground generally slopes from the northeast to southwest through the site between 3% and 5%. A few minor washes through the site convey stormwater runoff to existing culverts under Twin Peaks Road (see *Exhibit I.E: Survey and Topography*).

a. Hillside Conservation Areas

There are no instances of slopes greater than 15% on the property. Therefore, the site is not subject to the requirements of the Hillside Development Ordinance.

b. Rock Outcrops

There are no rock outcrops on or near the site.

c. Slopes of 15% or Greater

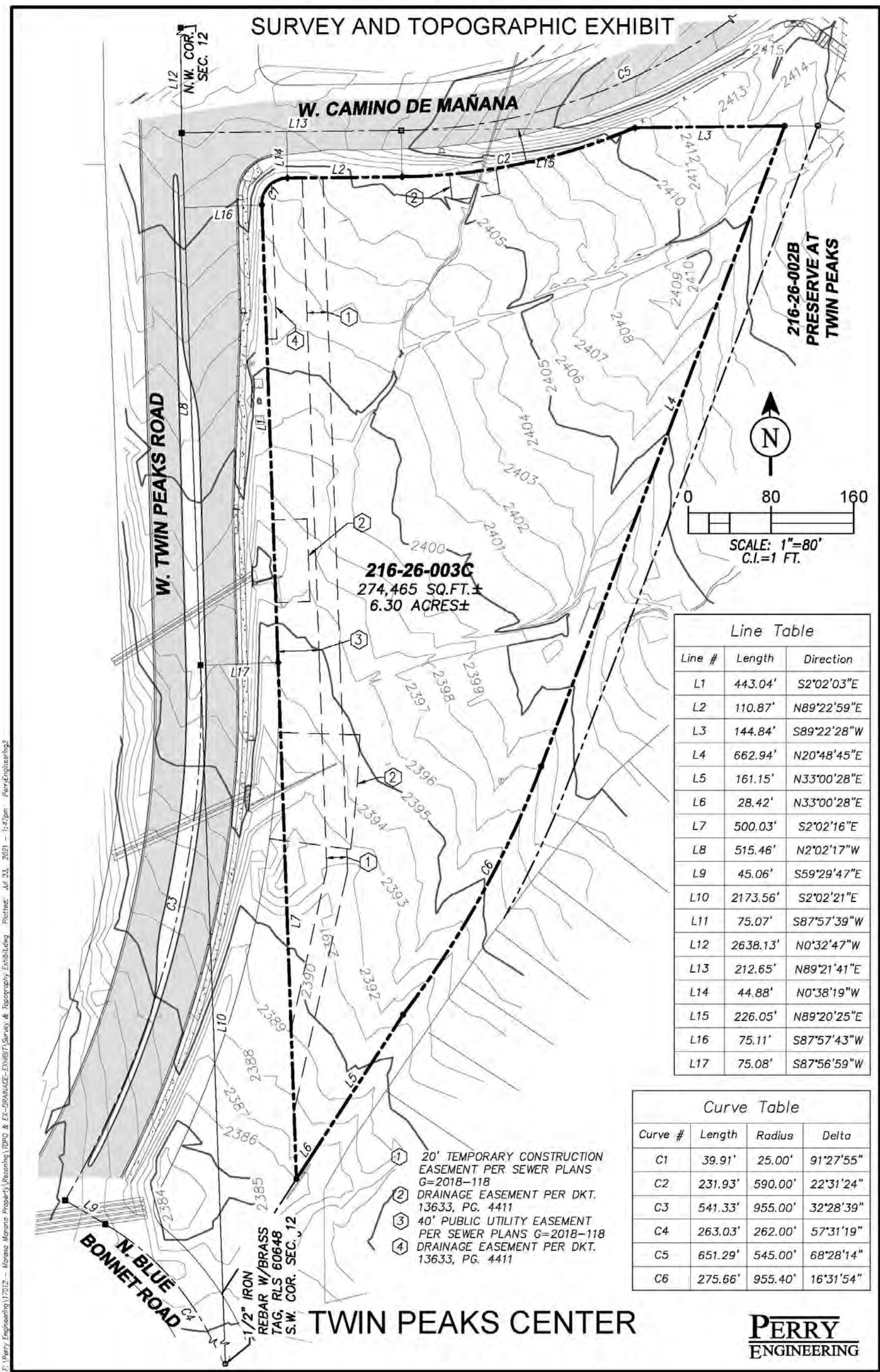
There are no instances where slopes are greater than 15% on or near the site.

d. Other Significant Topographic Features

There are no other significant topographic features within the site boundary.

2. Pre-development Cross Slope:

As calculated utilizing publicly available data provided by Pima County GIS, the predeveloped Average Cross Slope (ACS) is 4.46%.



F. Hydrology

Perry Engineering prepared the following analysis of the site's existing hydrology conditions.

1. Offsite Hydrology

Twin Peaks Center receives offsite runoff from the north and east. Flow enters the site from the north in two places. There is an 18-inch culvert under Camino de Mañana. Per the road plans for Camino de Mañana, the 100-year peak discharge conveyed through that culvert is 10 cubic feet per second (cfs). The other area where offsite stormwater enters from the north is via a roadside scupper on the entrance road into The Preserve at Twin Peaks subdivision that lies to the east of the property. Otherwise, other flows from the north are prevented from entering the site by the elevated Camino de Mañana, which lies about six feet higher in elevation than the subject property.

The Preserve at Twin Peaks is adjacent to the entire east side of the property, and offsite flows will enter the site from that development. Flows from a small area combined with the aforementioned scupper flow enter the northeast corner with a peak 100-year flow of 6 cfs. Other runoff from the common area of the Preserve and from discharge from onsite Preserve detention basins enters in a broad flow at the middle of the east side. These flows peak at 91 cfs per the approved Preserve drainage report. Finally, runoff from the rear of four Preserve residential lots will enter the site along the southeast side as unconcentrated sheet flow with a 100-year value of 16 cfs. See *Exhibit 1.F: Existing Conditions Hydrology*.

2. Onsite Hydrology

Onsite existing hydrology consists of three defined minor washes. Onsite flows not contained in the washes traverse the site as sheet flow. One of the three washes conveys the flow from the culvert under Camino de Mañana. This minor wash combines with another within the parcel and directs these combined flows to an existing 2-36 inch culvert under Twin Peaks Road. The existing peak runoff flow at the culverts was determined to be about 27.7 cfs. Per the road construction plans for Twin Peaks Road, these culverts were designed to safely pass 75 cfs.

The majority of the flow entering from The Preserve at Twin Peaks to the east is contained within the central lying natural watercourse. The 91 cfs flow coming from there combines with 7.8 cfs generated onsite to concentrate at, and pass under, Twin Peaks Road in an existing 2-29 "x 45" elliptical culvert.

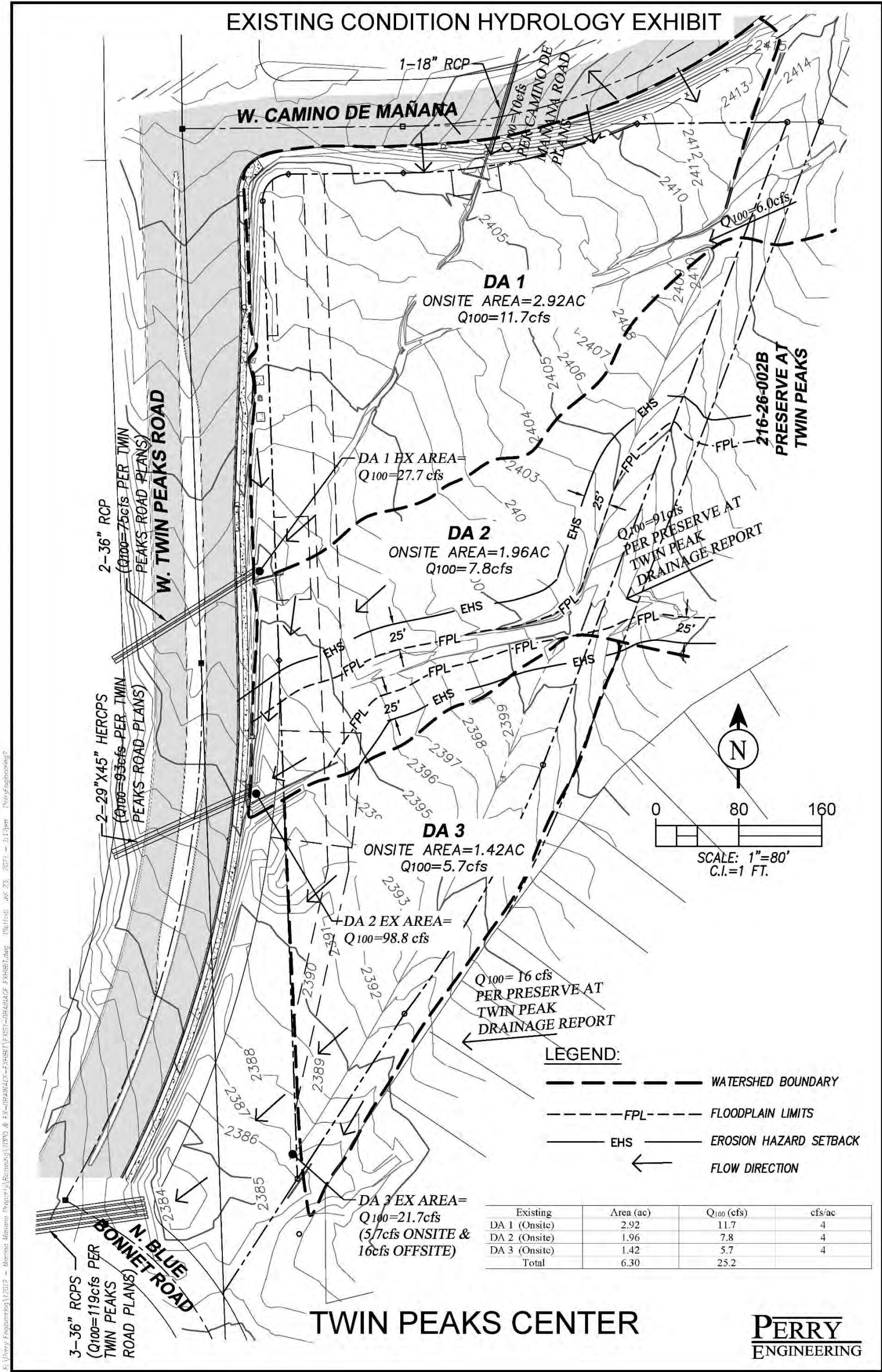
Per the Twin Peaks Road Plans, these pipes were designed to convey this magnitude of flow.

The site's southern portion accepts the aforementioned 16 cfs peak offsite runoff and passes it through the southern portion of the property as sheet flow. The peak flow leaving the site along the west property line in this area is about 21.7 cfs. From there, the flows enter into a 3-36" culvert at the northeast corner of Twin Peaks and Blue Bonnet Road, where it is safely passed under Twin Peaks Road. These pipes are able to convey 119 cfs per the Twin Peaks Road Plans.

3. 100-Year Floodplains

The Town of Marana requires the determination of floodplains for any watershed with a 100-year peak discharge exceeding 50 cfs. There is one floodplain on the site that meets this criterion. The wash near the middle of the property receives offsite runoff of 91 cfs. By the time it leaves the site through culverts under Twin Peaks Road, the existing condition 100-year peak discharge is 98.8 cfs. The 100-year floodplain and the associated default 25-foot erosion hazard setbacks are shown in *Exhibit 1.F: Existing Conditions Hydrology*. There are no other areas of sheet flooding across the site where peak flows exceed 50 cfs.

The subject property does not lie within a Federal Emergency Management Agency (FEMA) recognized Special Flood Hazard Area (SFHA). The site area is designated as being in FEMA Zone X, an area outside of the 500-year floodplain.



G. Vegetation

1. Vegetative Communities and Associations Onsite

Vegetation onsite and in the surrounding area is typical Sonoran Desert scrub comprised predominately of Foothills Palo Verde, Ironwood, Saguaro, Perennial Shrubs, Cholla, and Prickly Pear species. The property occurs within the Arizona Upland subdivision of the Sonoran Desert Scrub biotic community (Brown and Lowe 1980). The existing onsite vegetation is categorized as Ironwood Desert Scrub Special Element across the entirety of the site. Upland Palo Verde-Mixed Cacti is north and south of the Pima County identified Important Riparian Area C shown in *Exhibit I.G.1: Vegetation*.

A site visit conducted in May 2021 revealed the site's vegetation is predominately comprised of Foothills Palo Verde trees and various annual shrubs and cacti species. Ironwood, Mesquite, and Saguaro are also present onsite but to a far less extent than the aforementioned species. The western boundary has recently seen a large amount of disturbance from utility and stormwater infrastructure improvements, and it appears as though the mitigation is not complete, as evidenced by a small Barrel and Saguaro cacti nursery in and adjacent to the southern property corner. The east boundary is disturbed from the former alignment of Camino de Mañana. The undisturbed vegetation appeared to be in a moderately healthy state given the dry conditions of the past couple of years, and there was evidence of die back and mistletoe throughout the property. Refer to the *Table I.G.*

Table I.G: Onsite Vegetation

Common Name	Scientific Name
Foothills Palo Verde	Parkinsonia microphylla
Mesquite	Prosopis velutina
Saguaro	Carnegiea gigantea
Creosote	Larrea tridentata
Barrel Cactus	Ferocactus wislizeni
Cholla Cacti (various)	Cylindropuntia species

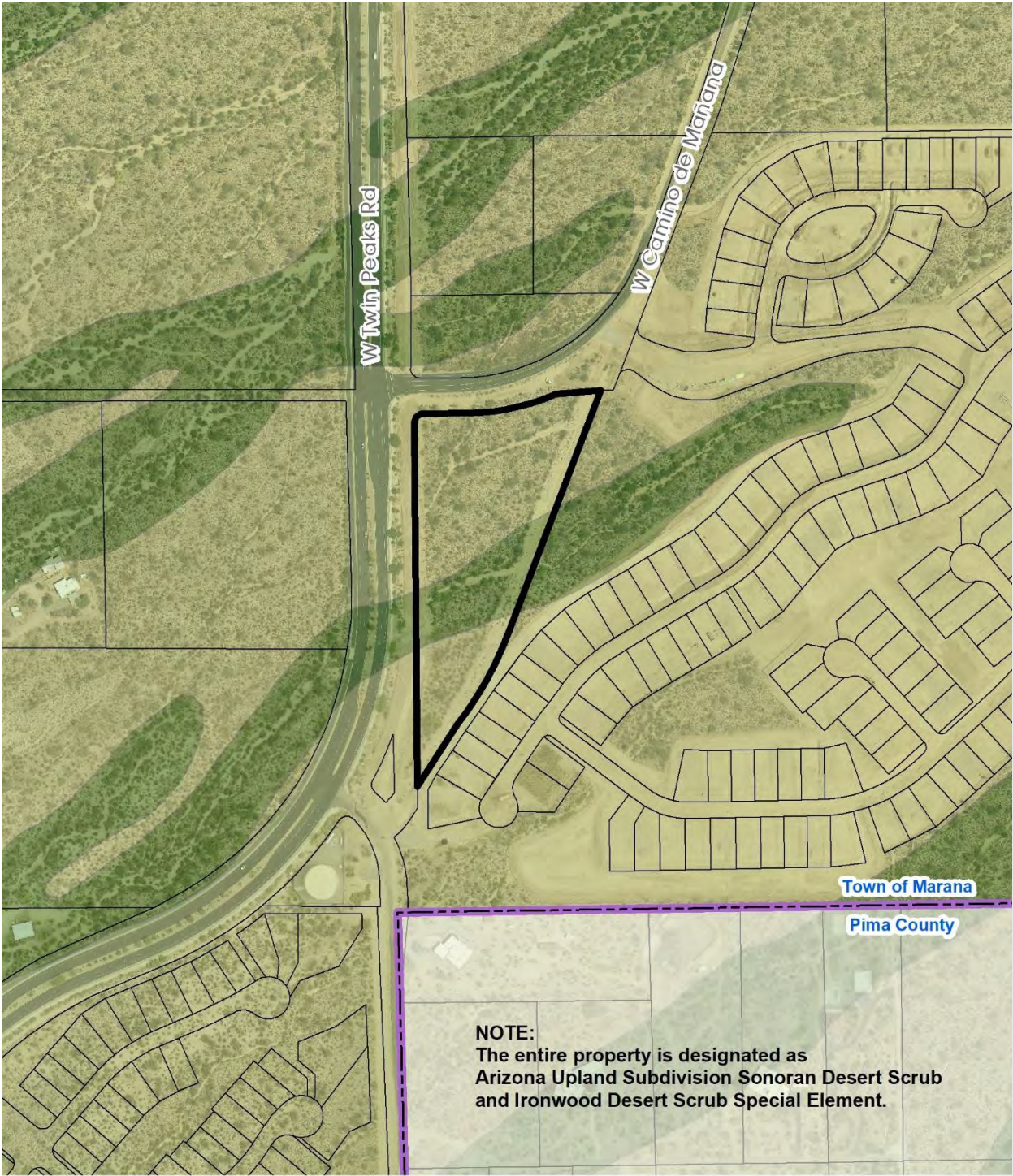
2. Significant Cacti and Groups of Trees and Federally Listed Threatened or Endangered Species

The Saguaro population appears to be multi-generational with a varying degree of large and small specimen. Five Saguaros were identified as significant species as part of the Site Resource Inventory (SRI). The five-specimen range in height from approximately fifteen feet to twenty-two feet,

all of which have a varying number of arms. No Ironwood were identified as significant species. Refer to *Exhibit I.G.2: Site Resource Inventory*.

3. Vegetative Densities by Percentage of Plant Cover

Pima County GIS categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property, which accounts for approximately 4.05 acres, as medium density.



LEGEND

- | | |
|--|--|
|  Project Boundary |  Upland Palo Verde Mixed Cacti |
|  Marana Town Limits |  Pima County Identified IRA 'C' |
|  Parcel | |



File: MAM-01 Veg_6x8
Source: Pima County GIS

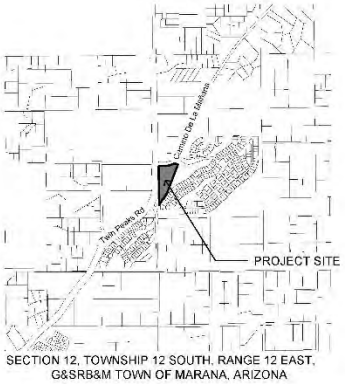
SITE RESOURCE INVENTORY TWIN PEAKS CENTER REZONING

- Notes
- 1. This aerial photo is less than two years old.
 - 2. This site has no unique rock outcroppings.
 - 3. The majority of the site is undisturbed.
 - 4. There is a mapped wash on site. It is unknown and under 500 CFS.
 - 5. There is Pima County identified IRA Xeroriparian 'C' on-site.
 - 6. The site features Saguars (*Carnegiea 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*). The significant vegetation is identified on the map.

Legend

- SITE BOUNDARY
- WASH UNDER 500 CFS
- PARCELS
- 1' CONTOURS
- SIGNIFICANT VEGETATION
- PIMA COUNTY IDENTIFIED RIPARIAN AREA
IMPORTANT RIPARIAN AREA 'C'

NAME	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CAUPER	VIABILITY	TRANSPLANT	DISPOSITION	ARMS	NOTES
101	CARNEGIEA GIGANTEA	SAGUARO	38	0	HIGH	LOW	PIP	4	
102	CARNEGIEA GIGANTEA	SAGUARO	22	0	HIGH	LOW	PIP	5	
103	CARNEGIEA GIGANTEA	SAGUARO	19	0	HIGH	LOW	PIP	2	
104	CARNEGIEA GIGANTEA	SAGUARO	36	0	HIGH	LOW	PIP	0	quintessential specimen
105	CARNEGIEA GIGANTEA	SAGUARO	15	0	MEDIUM	LOW	PIP	6	dehydrated



LOCATION MAP
SCALE: 3" = 1 MILE



PROJECT: MAM-01
DATE: 5.15.21
DRAWN BY: C.J.L.
CHECKED BY: D.B.

CALL TWO WORKING
DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
OUTSIDE
MARICOPA COUNTY

#	REVISIONS/SUBMITTALS	DATE

PLANNER:
THE PLANNING CENTER
2 E CONGRESS, SUITE 600
TUCSON, AZ 85701
TEL: 520-623-6146

ENGINEER:
PERRY ENGINEERING
505 W WETMORE ROAD
TUCSON, AZ 85705
TEL: 520-620-9870

OWNER:
MARANA MAÑANA, LLC
6340 N CAMPBELL AVE, SUITE 278
TUCSON, AZ 85718

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

MARANA MAÑANA
REZONING
SITE RESOURCE INVENTORY
(SRI)

CASE NO:
REFERENCE
SRI
1 OF 1

H. Wildlife

1. Letter from Habitat Specialist

In support of this analysis, the Arizona Game and Fish Department (AGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool to locate records of habitat and species occurrence within three miles of the property. The entire HDMS review document is submitted in the *Appendix* of this document.

a. Presence of any Threatened or Endangered Species

The Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*) has been identified by the HDMS as occurring within three miles of the project site. The owl carries an SC (species of concern) designation by the US Fish and Wildlife Service and is listed as a sensitive species (S) by the US Forest Service (USFS) and the Bureau of Land Management (BLM).

The Fulvous Whistling-Duck (*Dendrocygna bicolor*) has been identified by the HDMS as occurring within three miles of the project site. The duck carries an SC (species of concern) designation by the US Fish and Wildlife Service.

The Sonoran Desert Tortoise (*Gopherus morafkai*) has been identified by the HDMS as occurring within three miles of the project site. The desert tortoise carries a C (candidate species) designation by the US Fish and Wildlife Service and is listed as a sensitive (S) species by the BLM and US Forest Service (USFS).

The Lesser Long-nosed Bat (*Leptonycteris yerbabuenae*) has been identified by the HDMS as occurring within three miles of the project site. The duck carries an SC (species of concern) designation by the US Fish and Wildlife Service.

The Tumamoc Globeberry (*Tumamamoca*) has been identified by the HDMS as occurring within three miles of the project site. The globeberry carries a DL (Delisted) designation by the US Fish and Wildlife Service and is listed as a sensitive species (S) by the US Forest Service (USFS) and the Bureau of Land Management (BLM).

b. High Densities of Given Species Population

As indicated by the HDMS review, there are no high densities of a given species located within the boundaries of the proposed site.

c. Aquatic or Riparian Ecosystems

As indicated by the HDMS review, there are no aquatic or riparian ecosystems located within the boundaries of the proposed site. Pima County has identified approximately 1.26 acres of the site as Xeroriparian C. This area is located approximately 340 feet north of the southern property boundary.

d. Wildlife Corridors

As indicated by the HDMS review, there are no wildlife corridors located within the boundaries of the proposed site. While there are no mapped corridors traversing the site, it should be noted that this site is part of a larger wildlife corridor that connects the Tortolita Mountains to the Tucson Mountains.

2. AGFD Wildlife Concerns

The proposed development will consider specific recommendations presented by AGFD regarding the design of the project as a means of maintaining wildlife connectivity and minimizing adverse impacts to wildlife.

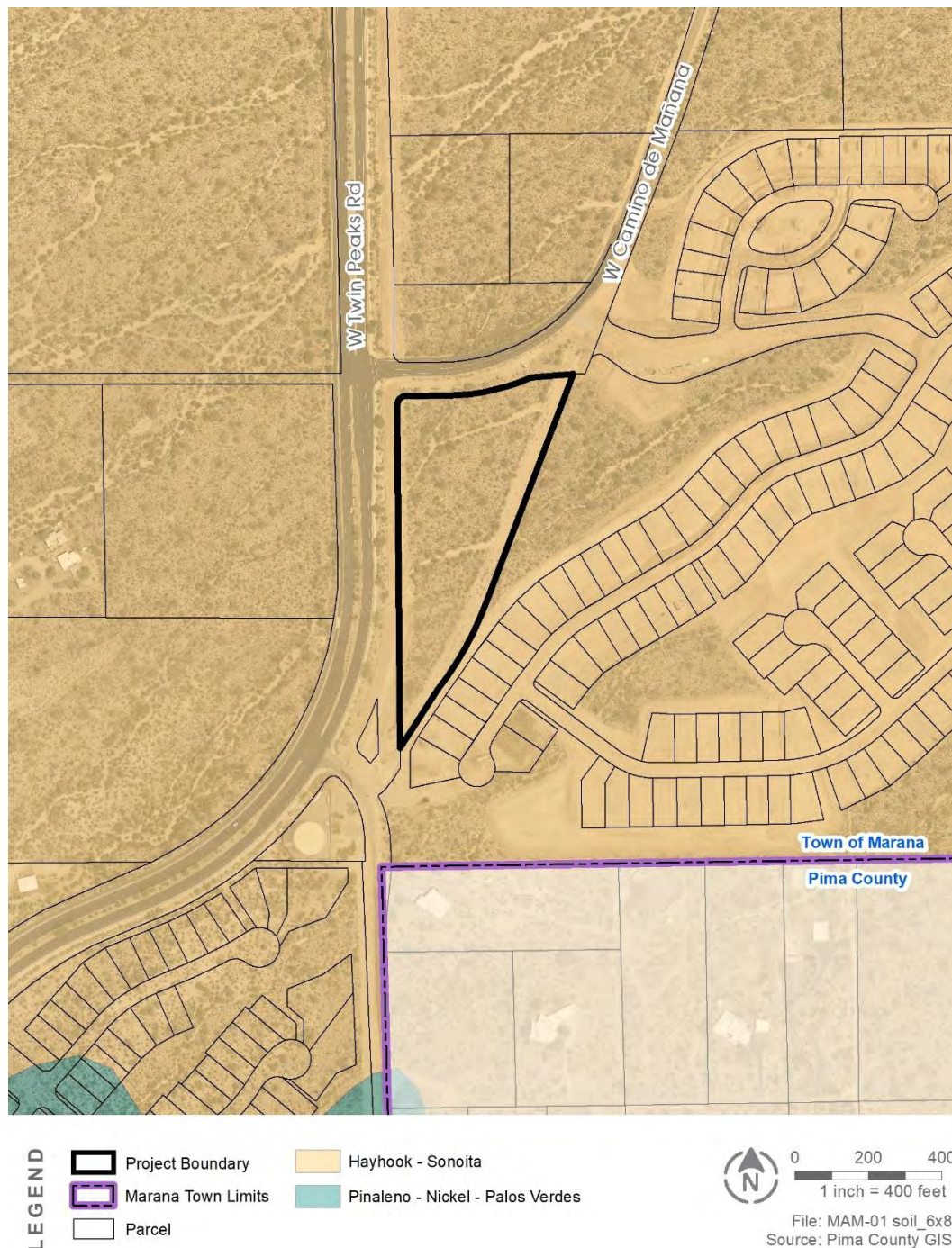
3. Wildlife Crossings

Wildlife crossings are not located on the project site. However, given that this site is located within a larger wildlife corridor, the proposed development will continue to keep the existing culverts located along Twin Peaks Road accessible so wildlife can use them for safe passage under the roadway. Wildlife fencing will also be provided on the western boundary from the southern edge of the existing Twin Peaks Road culvert located south of the property's midpoint and wrapping around to be in line with the southern edge of the proposed screen wall on the eastern property boundary. Designated wildlife crossings can be found north of Camino de Mañana.

I. Soils

The property consists solely of the Hayhook-Sonoita soil series. This soil type is very deep and well-drained, typically found on sloping fan terraces. It formed in alluvium derived dominantly from granite and is typically found at elevations between 2,200 and 3,600 feet. See *Exhibit I.I: Soils*.

Exhibit I.I: Soils



J. Viewsheds

The property is located at an intersection between a major arterial roadway and a minor collector, both of which are at higher elevations than the property. Camino de Mañana lies approximately 6 feet higher than the project site and slightly impedes views to the north when close to the steep slope along the roadway. This does, however, make the project more visible from that vantage point. Twin Peaks, while barely higher in elevation, does not impede views to the west, the right-of-way landscape screens portions of views in both directions. The adjacent residential development is higher in elevation than the project site, and its perimeter wall screens views into the future development. Refer to *Exhibit I.J.1: Views*.



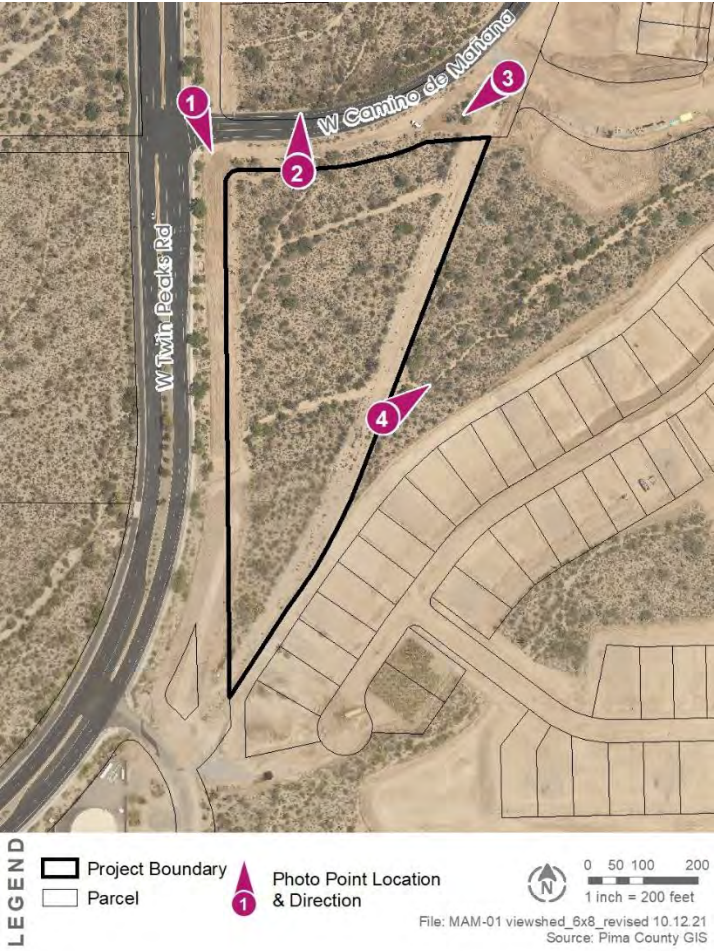
View from the northeast corner of Camino de Mañana and Twin Peaks Road looking south-southeast across the site where it's closest to being at grade with both roadways.



View looking north across Camino de Mañana directly west of the drainage culvert and before the grade change of the roadway obscures northerly views.



View looking northeast of the open space (with the roofs of a few homes in the background) between the site and the backyard walls of homes currently under construction in the Preserve.



View from the southern edge of turf at the gated entry for The Preserve at Twin Peaks. As shown, the Preserve is higher in elevation and will have foreground views of existing vegetation and new landscape buffers with Twin Peaks Center beyond that.



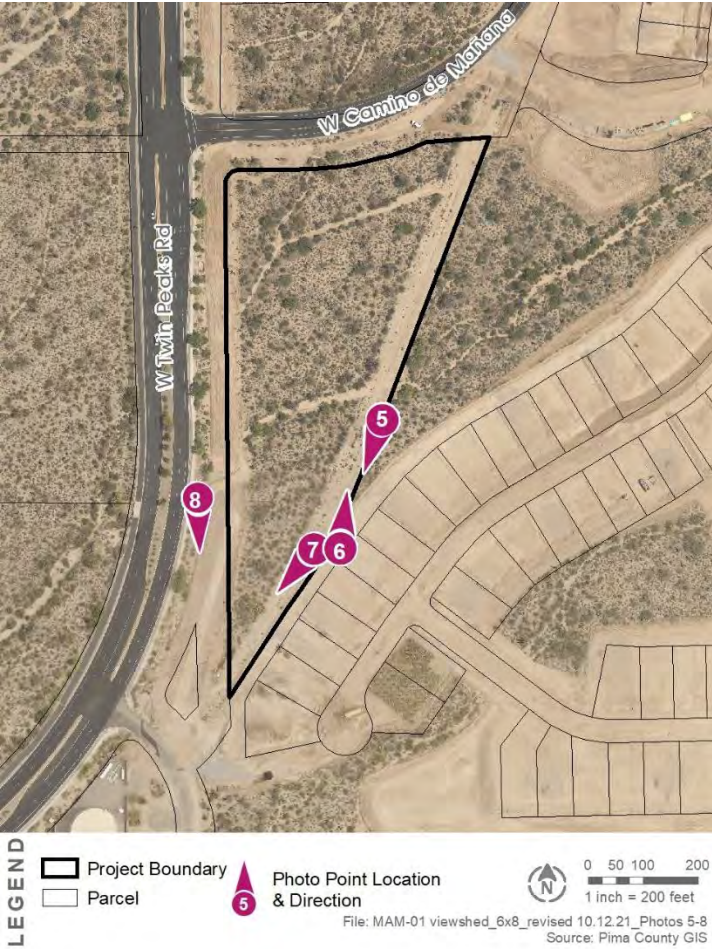
View along the eastern edge of the former Camino de Mañana alignment showing where the open space between the site and the backyard walls in the Preserve narrows



View looking north outside the backyard walls in the Preserve before the adjacent lots curve east away from the property. Visibility from the Preserve is low due to the 6'+ backyard walls and the Preserve's slight increase (approx. 2') in elevation.



View from the sidewalk on Twin Peaks Road showing that the site sits lower than the roadway and the Preserve, and is partially screened by vegetation in the right-of-way.



View from the edge of the backyard walls in the Preserve southwest across the property toward Twin Peaks Road with the Marana Water tank at the northern terminus of Blue Bonnet Road in the background.

K. Traffic

Twin Peaks Road is listed as an arterial road; it is a north-south street with two travel lanes in each direction and bike lanes. It has a center-raised median, curb, and gutters in both directions, sidewalk on the east side, and a multi-use path on the west side. Twin Peaks Road is the primary vehicular access for this area and connects the Dove Mountain community in the north to I-10 in the south.

Camino de Mañana is an east-west collector road with termini at Twin Peaks Road and Tangerine Road. It has one travel lane in each direction, and there are no curbs, gutters, or sidewalks on either side.

As part of The Preserve at Twin Peaks development (east of the project), the developer was required to make roadway improvements that include a traffic signal at the intersection of Twin Peaks Road and Camino de Mañana and a pedestrian sidewalk on the south/east side of Camino de Mañana from Twin Peaks Road to the entrance of the Preserve at Twin Peaks subdivision.

Refer to the Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates, Inc., submitted under separate cover, for detailed information, including but not limited to speed limits, right-of-way information, etc., for roadways in the area.

L. Bicycle, Recreation & Trails

There are no public recreation areas within one mile of the property. The closest park is Tangerine Sky, located on the southeast corner of Tangerine Road and Camino de Oeste. Arthur Pack Regional Park is approximately 2 miles southeast of the project. The Preserve at Twin Peaks has a park with shade structures, playground equipment, and a turf area within the gated community.

According to the Town of Marana *Parks and Recreation Master Plan 2020-2030*, a district park is proposed along the Twin Peaks corridor between I-10 and Tangerine Road to serve the existing and planned residential communities. The future district park will be programmed with tennis and basketball courts, lighted fields and baseball diamonds, a dog park, a playground, and a variety of open-play fields. There are also three trails proposed within one-mile of Twin Peaks Center: Camino de Mañana Wash Trail, Potvin Road Trail and Linda Vista to Potvin Road Trail.

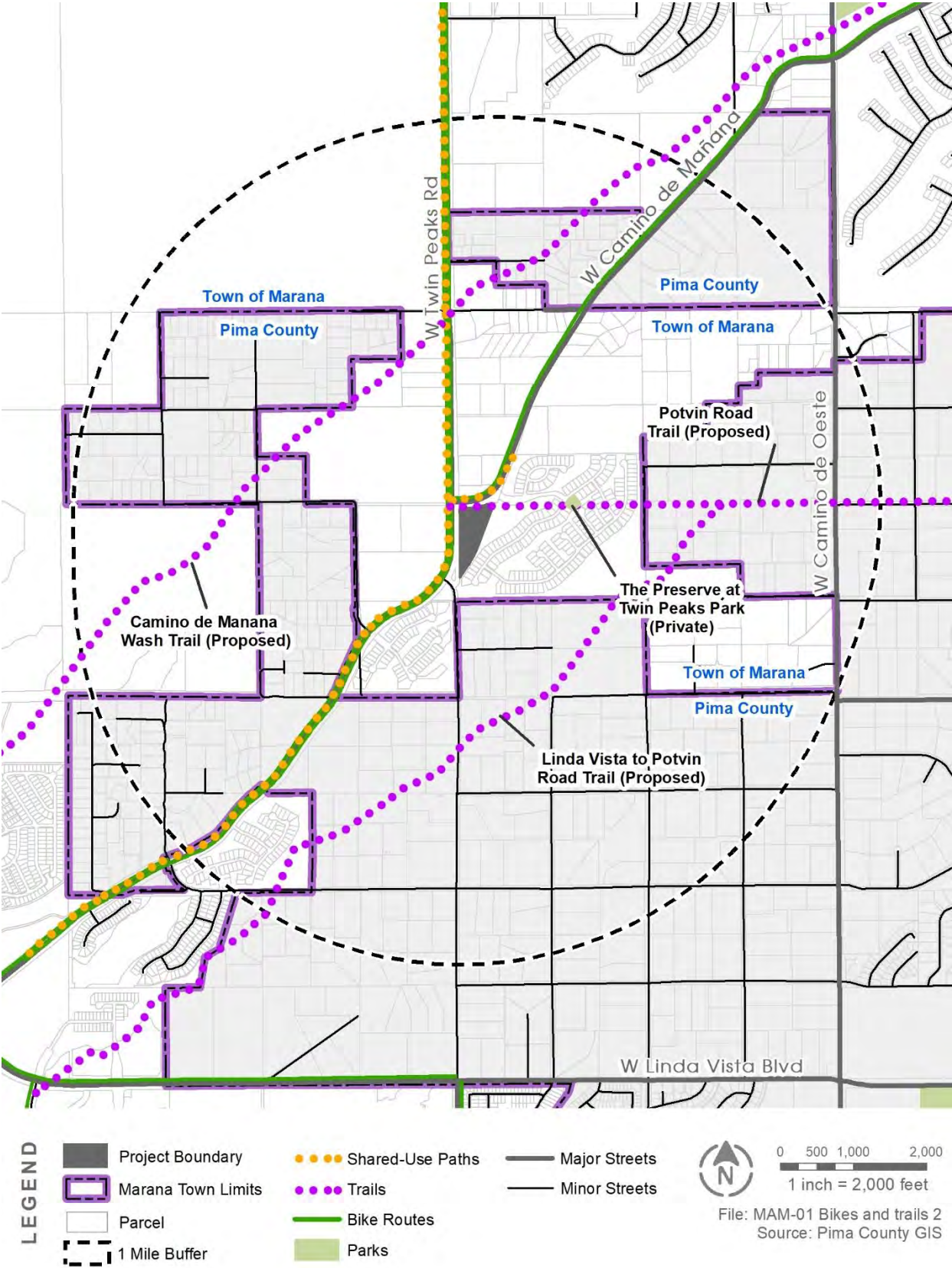
A 10-foot asphalt shared-use path has been constructed along the west side of Twin Peaks Road. There is an existing sidewalk that runs parallel to the western property line and serves as a path. Access to the asphalt shared-use path on

the west side of Twin Peaks will be provided via a future crosswalk to be installed as part of the intersection signalization. A 10-foot asphalt path was recently installed by the developer of The Preserve at Twin Peaks along Camino de Mañana from Twin Peaks Road to the northern limits of The Preserve.

In order to accommodate the proposed access point on Camino de Mañana, the recently constructed asphalt path may need to be relocated. The developer of Twin Peaks Center will be responsible for relocating and repaving any portion of the path that conflicts with proposed access point. Access to the existing sidewalk and shared-use path adjacent to Twin Peaks Center will be provided at various locations along the northern and western property boundaries to facilitate pedestrian connectivity.

Twin Peaks Road and portions of Camino de Mañana contain a striped shoulder that may serve as bicycle routes. See *Exhibit I.L.1: Bicycle, Recreation & Trails*.

Exhibit I.L.1: Bicycle, Recreation & Trails



M. Cultural, Archaeological & Historic Resources

According to a records search performed by SWCA Environmental Consultants (SWCA), fifteen (15) survey projects have been conducted within a one-mile radius of the project, each of which was conducted for residential or commercial development, as well as utility and transportation infrastructure projects. The project has been surveyed as part of the Northern Tucson Basin Survey (NTSB) conducted in the early to mid-1980s by the University of Arizona. According to SWCA, nine (9) archaeological sites have been identified within a one-mile radius. Two of those sites are not likely to be considered significant resources, six sites are newly recorded, and no data is available, and the final site is currently lived in, and the Arizona State Museum (ASM) discourages assigning numbers to in-use historic-era features.

Due to the age of the survey and methods used during that time, SWCA recommends that a qualified archaeological contractor be consulted before any ground disturbances take place. Refer to *Exhibit I.M: Archeological Records Search Summary Letter*.

Exhibit I.M: Archeological Records Search Summary Letter



June 15, 2021

Lexy Wellott
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701

Re: Archaeological Records Review of Parcel 216-26-003C in Marana, Pima County, Arizona

Dear Ms. Wellott:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcel 216-26-003C in support of the environmental review requirements for rezoning privately owned land with the intent of commercial development. The parcel is located at the southeast corner of Twin Peaks Road and West Camino de Mañana in Section 12, Township 12 South, Range 12 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Ruelas Canyon, Arizona, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 15 archaeological survey projects have been conducted in or within 1.0 mile of the project parcel. These projects were conducted between 1981 and 2014 for residential and commercial development, road improvements, potable water and wastewater pipelines, cellular communications towers, and academic research. The parcel has been previously surveyed as the result of one survey, the Northern Tucson Basin Survey (NTBS). The NTBS, conducted in the early and middle 1980s by the University of Arizona, completely overlapped the subject parcel. The NTBS consisted of an 1,800-km² study area, which received varying degrees of survey coverage.

Nine archaeological sites have been identified with 1.0 mile of the subject parcel, the nearest of which is approximately 80 m southeast of the parcel. Two sites are historic artifact scatters and not likely to be considered significant resources, six sites are newly recorded, and no data has yet been made available in AZSITE. El Camino de Mañana Road, an in-use historic-era structure, has also been documented as a cultural resource in AZSITE, although the Arizona State Museum (ASM) currently discourages the assignment of archaeological site numbers to in-use historic-era features.

In addition, the National Park Service's National Register of Historic Places (NRHP) online database was searched to identify properties listed in the NRHP that are located within or near the subject parcel. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcel is the USDA Tucson Plant Materials Center, which is approximately 10.5 miles southeast of the project parcel.

Exhibit I.M: Archeology Records Search Summary Letter (cont'd.)



Archaeological Records Review of Parcel 216-26-003C in Marana, Pima County, Arizona

RECOMMENDATIONS

1. Although the subject parcel was previously surveyed during the NTBS, the NTBS survey was conducted over 30 years ago would not be considered satisfactory (adequate or accurate) when evaluated under SHPO Guidance Point No. 5: SHPO Position on Relying on Old Archaeological Survey Data (Available at <https://azstateparks.com/shpo-guidance-points>), primarily because of changes that have since occurred in survey methodology and site definitions. Therefore, SWCA recommends, that a qualified archaeological contractor be consulted before any ground-disturbances. A list of archaeological contractors is available on the Arizona State Museum (ASM) website at: <https://statemuseum.arizona.edu/crm>
2. Pursuant to Arizona Revised Statute §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.
3. City, county, or municipal governments may have requirements; therefore, SWCA recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at dbarr@swca.com or 520-325-9194.

Sincerely,

A handwritten signature in blue ink, appearing to read "David M. R. Barr", followed by a long horizontal flourish.

David M. R. Barr, M.A., RPA
Project Director (Arizona Antiquities Act Permit No. 2021-031bl)

N. Existing Infrastructure & Public Facilities

1. Police

The property is located within Marana's town limits and will be served by the Marana Police Department. The main police station is located at the Marana Municipal Complex, approximately eight miles northwest of the property. The Marana Police Department operates a substation at the Marana Operations Center approximately four and a half miles southwest of the property.

2. Fire

The subject property is located within Golder Ranch Fire District. However, fire protection is provided by Northwest Fire District. The nearest fire station is Northwest Fire Station 339, located on Thornydale Road north of Tangerine Road, approximately one and a half miles northeast of the property.

3. Schools

The property is located within the Marana Unified School District, but schools will not be impacted by this commercial development proposal.

4. Library

Pima County's Wheeler Taft Abbett Senior Library is located at Crossroads at Silverbell District Park.

5. Water

Twin Peaks Center is located within Marana Water's obligated service area. A 16-inch watermain runs along Twin Peaks on the western edge of the property and an 8-inch watermain runs along Camino de Mañana on the northern edge of the property.

6. Natural Gas

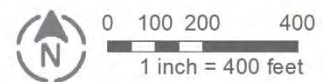
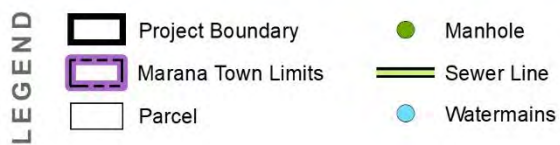
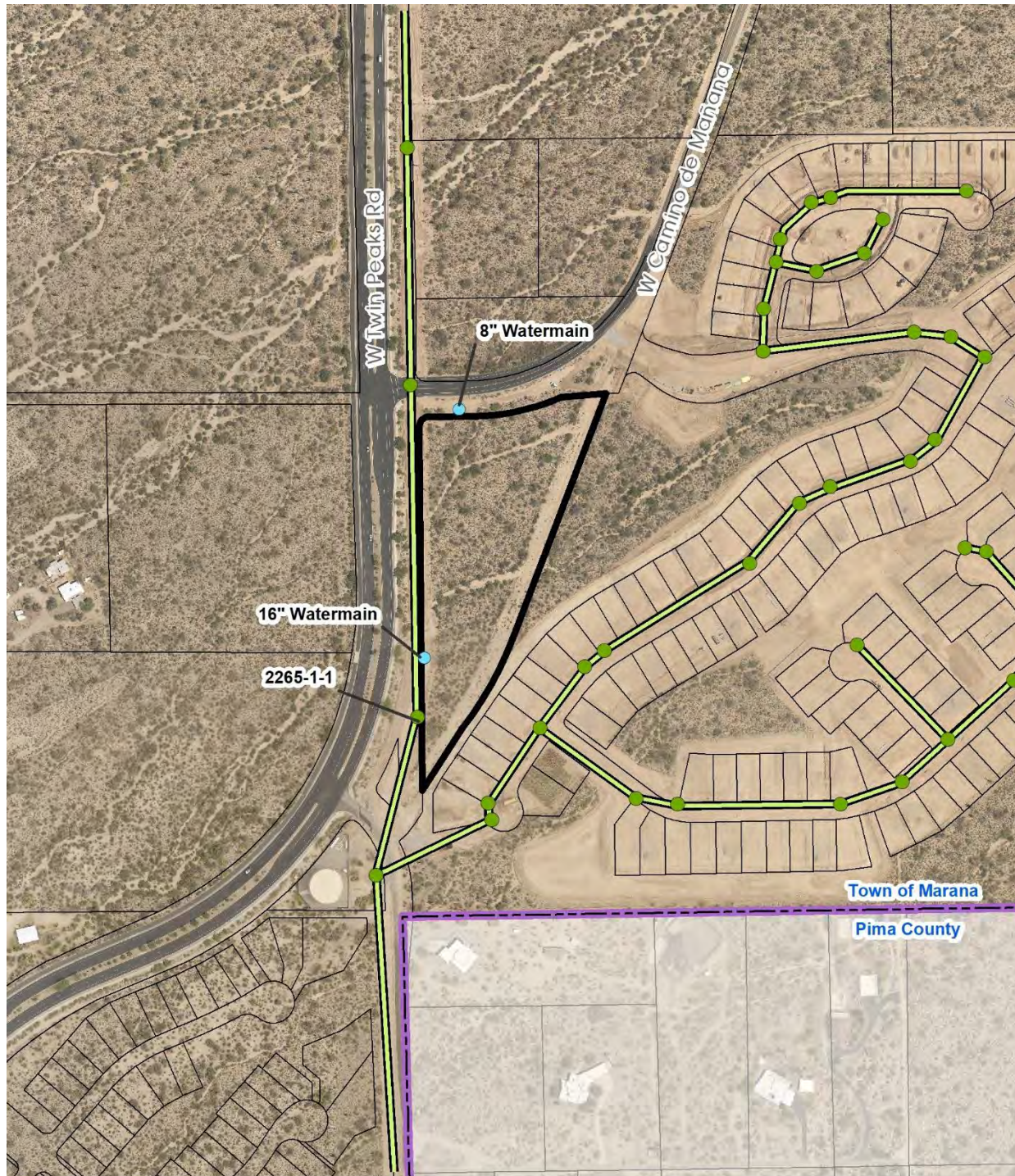
Southwest Gas provides natural gas service to the property.

7. Electricity

TRICO provides electricity to the subject parcel.

8. Wastewater

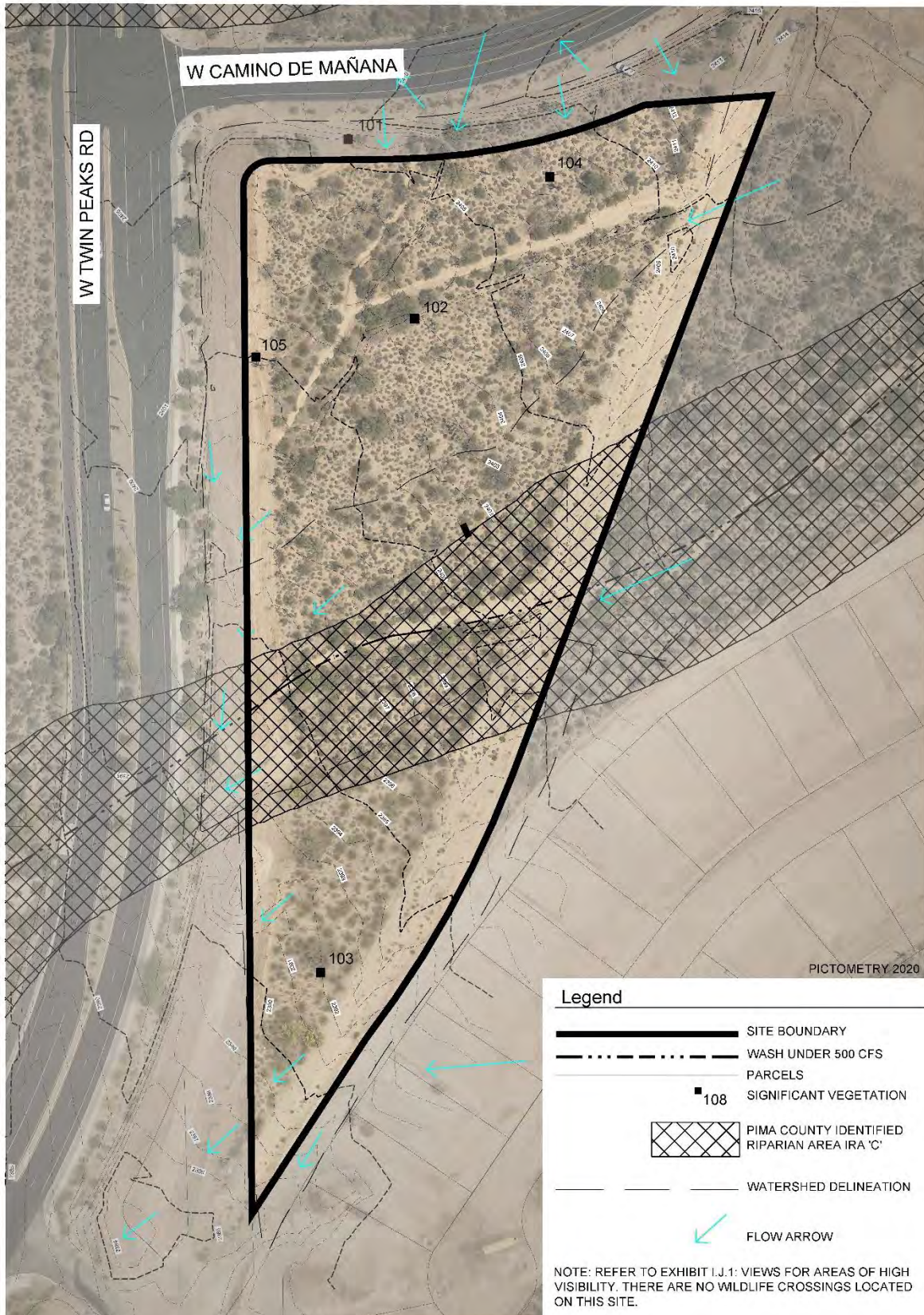
A potential connection to public wastewater infrastructure exists at a manhole located in Twin Peaks Road adjacent to the property. The manhole, identification number 2265-1-1, connects to a 15-inch PVC line running north along the east side of Twin Peaks Road. See *Exhibit I.N.8: Sewer Connection*.



File: MAM-01 sewer 2_6x8
Source: Pima County GIS

O. Composite Constraints (McHarg) Map

The following map combines individual elements detailed in prior sections to illustrate existing onsite constraints. The purpose of the McHarg Composite Map is to highlight areas that are available for development. As shown, much of the site is suitable for development except for the areas constrained by the site's irregular shape, existing utility easements and adjacent topography. Section II. Proposed Land Use Plan provides a detailed discussion on how the proposed land use plan responds to the site's physical constraints. Refer to *Exhibit I.O: McHarg Map*.



MARANA MAÑANA REZONE

II. Proposed Land Use Plan



PROPOSED LAND USE PLAN

A. Narrative

As previously stated, Marana Mañana LLC requests to rezone their property from R-36 (Residential Zone) to NC (Neighborhood Commercial) to develop the Twin Peaks Center, a neighborhood-friendly commercial endeavor. Because the area is predominantly zoned for residential uses, the neighborhoods (both existing and planned) lack nearby access to basic needs and services such as restaurants, childcare, retail, offices, and healthcare. Twin Peaks Center is envisioned as neighborhood-scale commercial development that complements the surrounding area and the Twin Peaks Corridor by allowing for convenient shopping, dining, personal services, and employment opportunities to fill that void.

Marana Mañana LLC purchased the vacant 6-acre property in 2018, intending to develop it as an infill project upon the completion of the Twin Peaks Corridor utility infrastructure improvements. Now that the improvements are complete, planned residential communities along the Corridor are under construction, and the economy is rebounding from the impacts of COVID-19, the owner is seeking to position the property for future commercial development needed to support the residents of the 450 existing and future homes within the immediate project vicinity as well as the 1,000+ homes along the entire Corridor). The site is constrained by its irregular shape, limited access (right-in/right-out), generally fixed driveway locations due to proximity to the intersection, the east-west wash traversing the central portion of the site, and the grade differential from adjacent roadways, etc. The need for commercial services combined with these constraints and its location at a soon-to-be signalized intersection make commercial development more appropriate than residential.

To maximize the property's commercial viability and position it for marketing to future users, Marana Mañana proposes to speculatively rezone the 6.3-acre site to NC. Potential impacts of this zoning have been anticipated and mitigated offered through a number of thoughtfully crafted self-imposed zoning conditions. The conditions correspond with the Conceptual Land Use Plan (CLUP) and four separate illustrative development scenarios included herein to guide future development and ensure design compatibility is achieved.

The Conceptual Land Use Plan is the foundation for the regulations/restrictions proposed for the development of Twin Peaks Center, while the illustrative development scenarios provide examples of the types of neighborhood-scale land uses envisioned to be developed. The illustrative development scenarios presented herein serve solely as a guide for the development of the property

and are for conceptual purposes only. The final design(s) for future end-users will be determined at the time of development.

This approach allows flexibility to develop Twin Peaks Center in a manner responsive to market demands while being consistent with the existing and planned development along the Corridor.

B. Relationship to Make Marana 2040, Strategic Plan Four and Twin Peaks Corridor Study

Make Marana 2040 designates Twin Peak Center as Low-Density Residential, which permits for residential subdivisions with a maximum density of 2 residences per acre and commercial uses (limited to 10 acres) that directly serve surrounding residential uses. Considering that Twin Peaks Center will occupy less than 10 acres, encourages pedestrian connectivity, and provides opportunities for neighborhood-scale uses that directly serve the surrounding residential communities, development of Twin Peaks Center is permissible by *Make Marana 2040*.

Twin Peaks Center furthers *Strategic Plan Four* by proposing a development type that directly contributes to the Town's economic vitality through the generation of tax revenues and job creation. It also promotes walkability and strengthens neighborhood stability by providing opportunities to work and play in proximity to over a thousand existing and planned residences.

Twin Peaks Center will further the *Twin Peaks Corridor Study* by orienting buildings toward Twin Peaks Road, encouraging pedestrian connectivity to planned and existing sidewalks and paths, and establishing a character for the site that features common elements (e.g., color palettes, materials, architectural styles, landscaping, monumentation and entry treatment) with other development along the Corridor.

C. Compatibility with Adjoining Properties

Considering that Twin Peaks Center is bordered by two prominent public streets that are soon to be signalized and predominantly abuts common area in the adjoining Preserve at Twin Peaks subdivision, commercial development at this location is appropriate. Twin Peaks Center will be designed in accordance with the Town of Marana Commercial Design Standards and will feature architectural styles, colors, and materials consistent with the other developments along the Corridor. All buildings will be required to provide four-sided architecture to ensure the construction of appealing facades.

To ensure compatibility with homes located in The Preserve at Twin Peaks, building placement and height restrictions as well as landscape bufferyards, and screening will be implemented. Additionally, non-compatible uses permitted in the NC zone, such as single-family detached homes, public stables, cemeteries or mausoleums, food processing plants, and indoor shooting ranges, are prohibited. Planned residential across the street to the north and west will be minimally impacted since the existing right-of-way width, traffic along the roadways, and proposed landscape buffers (in the planned subdivisions and within Twin Peaks Center) create significant separation between future commercial and residential uses.

D. Land Use Plan

In response to the site's constraints and the over 1,000 existing and planned homes along the Corridor, Twin Peak Center presents a unique approach to rezone the 6.3-acre site from R-36 to NC to position it for future commercial development based on market demand and consumer needs. This means that Twin Peaks Center does not present a traditional request where the property is rezoned for a specific use based on a preliminary development plan. Instead, Twin Peaks Center presents a rezoning request that will allow for future development of any use permitted in the NC zone as prescribed by Chapter 17-4 of the Marana Town Code.

Recognizing that some uses allowed in the NC zone may present conflicts with the residential character of the surrounding area, this rezoning request recommends a series of self-imposed zoning stipulations that correspond to the CLUP and several illustrative development scenarios as the mechanism for controlling the development of Twin Peaks Center. These tools add limitations and outright prohibition of certain uses while allowing Twin Peaks Center to develop with uses that directly benefit surrounding neighborhoods. The CLUP provides the foundation for development of Twin Peaks Center as it relates to site access (vehicular and pedestrian), building placement and height, landscape buffers and screening, onsite drainage, and monument locations. The illustrative development scenarios are intended to serve as the guide to shape the overall character of the development. Any future development within Twin Peaks Center will be subject to review and approval by Town staff by way of the development plan and design review processes, and shall comply with all Town regulations and standards at the time of development.

1. Conceptual Land Use Plan

As shown in *Exhibit II.D.1: Conceptual Land Use Plan*, vehicular access will be provided at one location on Twin Peaks Road and one on Camino de Mañana. While final location of the access points will be determined at the time of development, the access point on Twin Peaks Road shall be at least 500 feet from the intersection of Twin Peaks Road and Camino de Mañana. The driveway on Twin Peaks Road will provide limited access restricted to right-in/right-out turn movements only, while the access point on Camino de Mañana will provide full access. In addition to access provided at each driveway, direct pedestrian connections to the existing pedestrian infrastructure are proposed at one location on Twin Peaks Road and one location on Camino de Mañana.

To ensure that more intensive neighborhood commercial uses such as convenience stores with fuel stations, drive-through restaurants, automotive service facilities, bars, childcare facilities, etc. are compatible with adjacent residences, the CLUP depicts a minimum 100-foot building separation measured from the residential lots located in The Preserve at Twin Peaks. Other building setbacks include a 40-foot setback from Twin Peaks Road, 20 feet from Camino de Mañana, and a 25-foot building setback measured from the eastern property boundary where Twin Peaks Center is adjacent to common area in The Preserve at Twin Peaks rather than residential lots.

Landscape bufferyards and screening within Twin Peaks Center will be provided in accordance with Title 17 of the Marana Town Code and the Twin Peaks Corridor Study. A 20-foot landscape buffer will be provided along the western property boundary adjacent to Twin Peaks Road and along the northern property boundary adjacent to Camino de Mañana. Additionally, a 20-foot buffer will be provided along the eastern property boundary. Screening will be provided in accordance with Title 17 of the Marana Town Code. Wildlife fencing will be provided along the southern portion of the property to direct wildlife from the wash and landscape buffers to the existing culvert located south of the property's midpoint adjacent to Twin Peaks Road.

Buildings within Twin Peaks Center will be limited to two stories with a maximum height of 30 feet as prescribed by the NC zone. Buildings will feature four-sided architecture with a mix of earth-tone color palettes and materials, and architectural embellishments such as colored stucco, arched windows, stone veneer columns, roof overhangs, etc. Building siting and

locations should be arranged to orient activity away from The Preserve at Twin Peaks with onsite transitions.

Lighting within Twin Peaks Center will be provided on building facades and throughout parking areas, and may consist of small sconce fixtures, surface-mounted fixtures, or low-profile light poles. All exterior lighting shall be in conformance with the Town of Marana Outdoor Lighting Code and will be downward directed to prevent spillover onto adjacent properties.

Onsite parking will be provided as required by Title 17 of the Marana Town Code through a parking justification analysis. Loading zones and dumpsters are encouraged to be at least 50 feet from any residential lot in The Preserve at Twin Peaks.

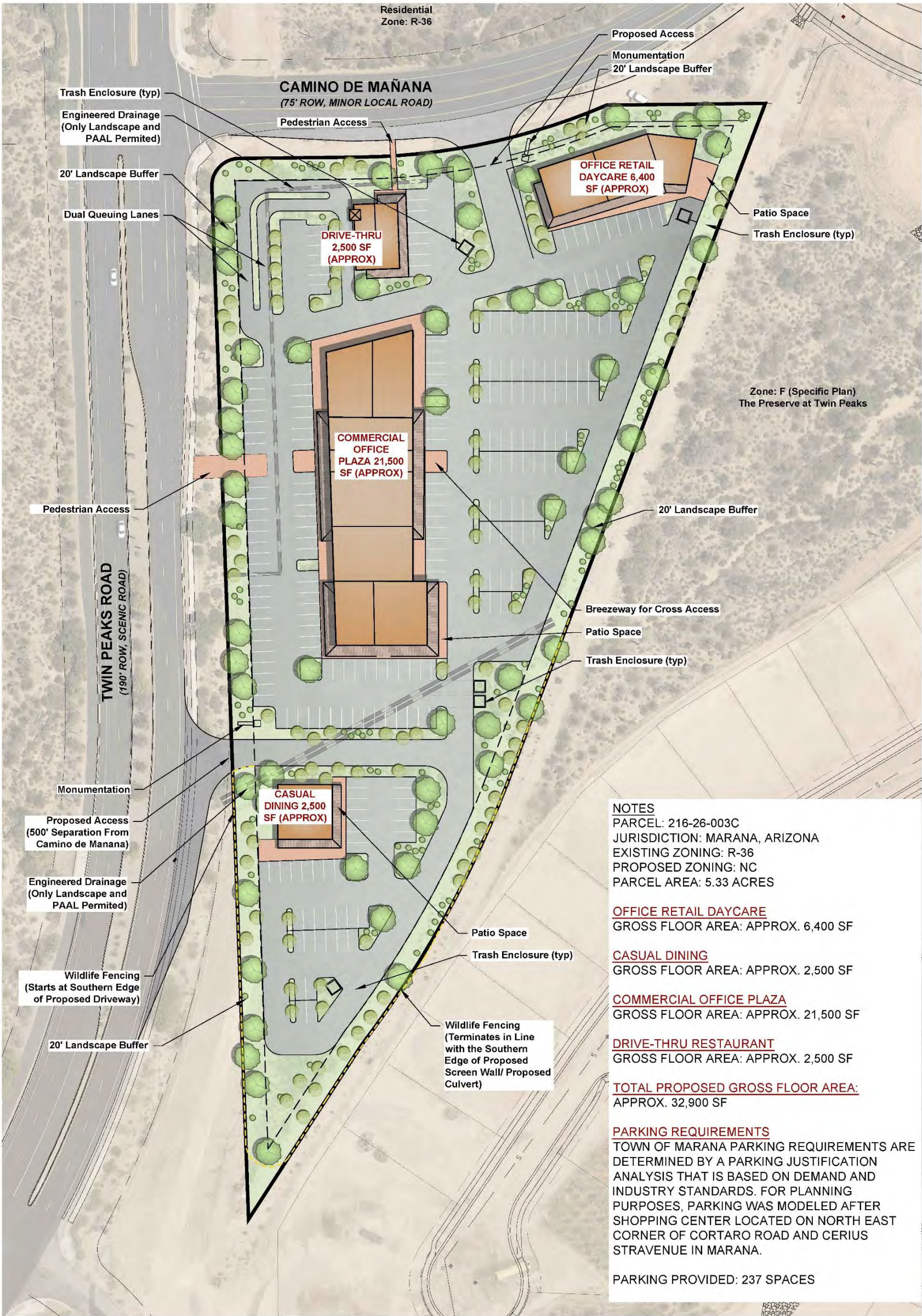


2. Illustrative Development Scenarios

To demonstrate the potential types and configurations of uses envisioned for Twin Peaks Center, four development scenarios are provided to showcase potential uses and site configurations and guide future site development. While *Exhibits II.D.2.a-d* display a variety of uses and site configurations, these scenarios serve solely as conceptualizations for Twin Peaks Center and should be used to inform the end development of the site. Final end-users and site configuration will be determined at the time of development.

Each illustrative development scenario was designed to activate the Twin Peaks Corridor with neighborhood commercial offerings within walking and biking distance of a growing residential population while providing appropriate transitions to adjacent housing. As such, the scenarios encourage pedestrian access from existing sidewalks and paths. These direct connections lead patrons to Twin Peaks Center's open-air plazas, breezeways, and walkways that provide pedestrian access to the various uses throughout the site. Building pads are strategically located to orient activity toward Twin Peaks Road and Camino de Mañana and away from homes currently under construction in the adjacent Preserve at Twin Peaks subdivision. Traffic intensive uses such as drive-thru restaurants, fuel service stations, and convenience stores are also positioned in the northwest corner of the site to ensure compatibility.

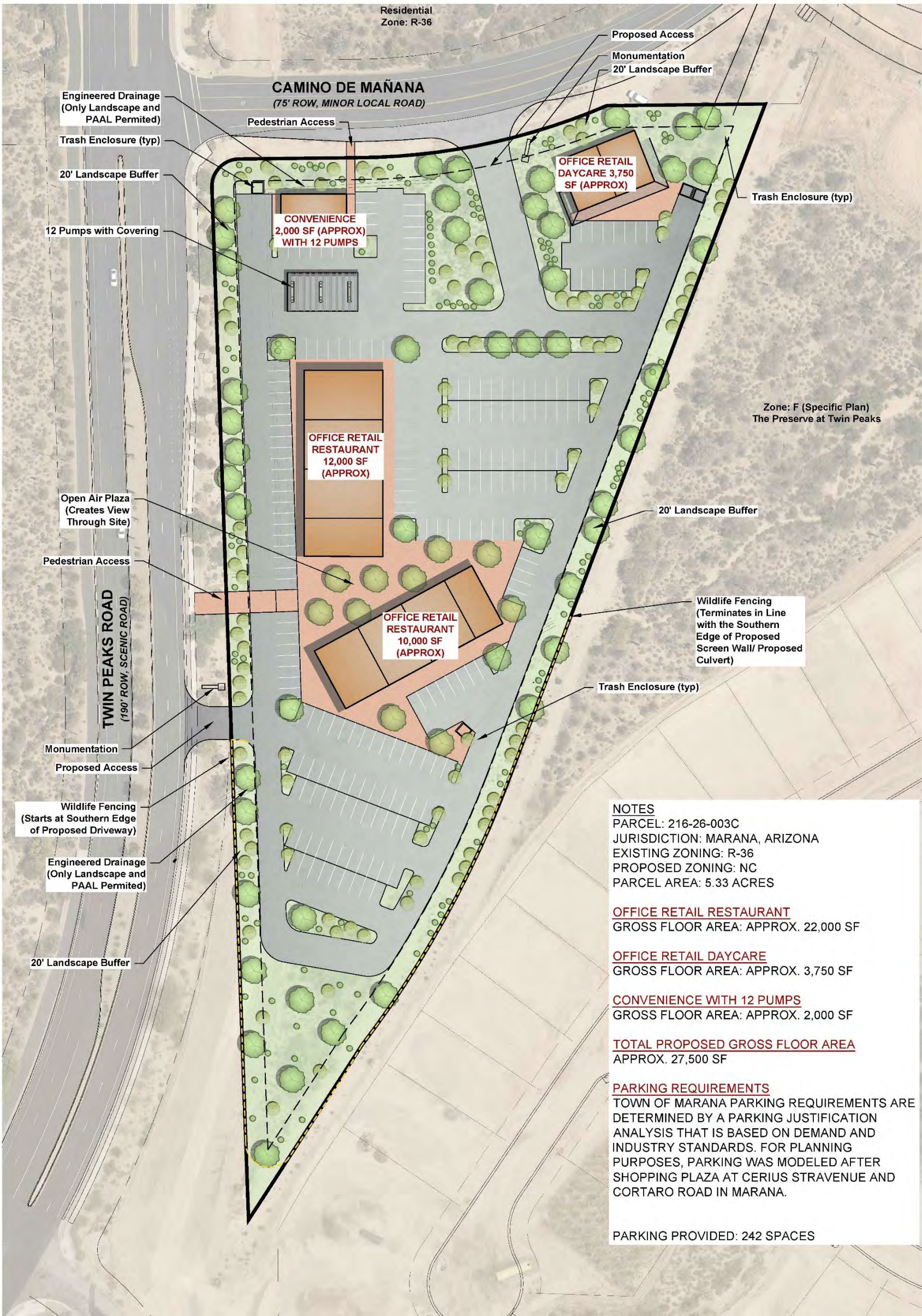
As shown in *Exhibit II.D.2.a: Illustrative Development Scenario #1*, this scenario contemplates approximately 32,900 square feet (sf) of gross floor area in four buildings generally located adjacent to Twin Peaks Road and Camino de Mañana, providing significant separation from adjacent residential properties. Uses vary throughout the site; however, more intensive uses are located near the intersection of the two roads. Twin Peaks Center in this scenario includes a two-story commercial/office building in the Center with a casual dining spot and a drive-through restaurant with dual queuing lanes oriented toward Twin Peak Road. A smaller pad is oriented toward Camino de Mañana for a childcare facility, office, retail, or other commercial use to serve the neighborhood. Onsite transitions are provided by orienting buildings toward the streets with parking closer to The Preserve at Twin Peaks.

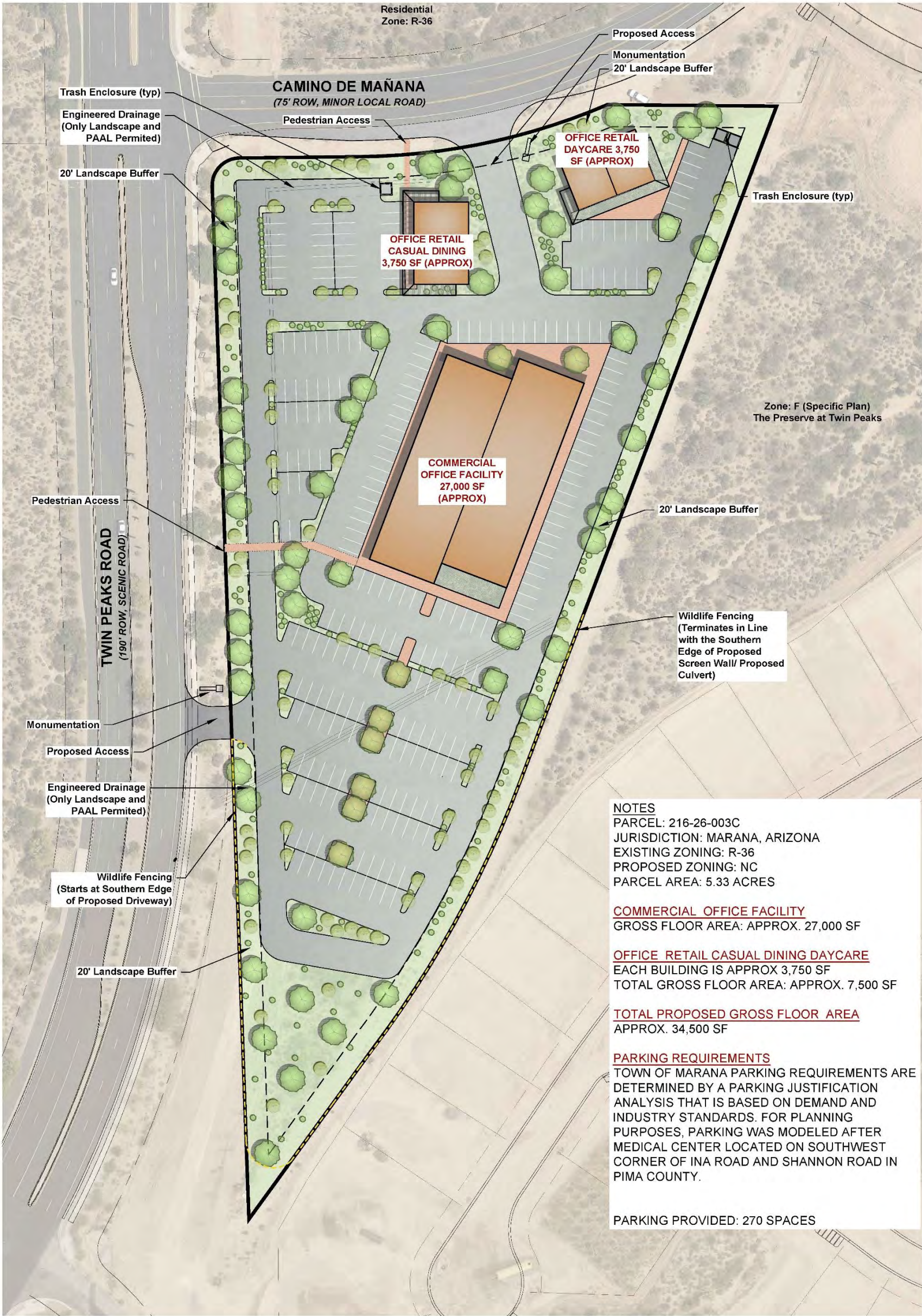


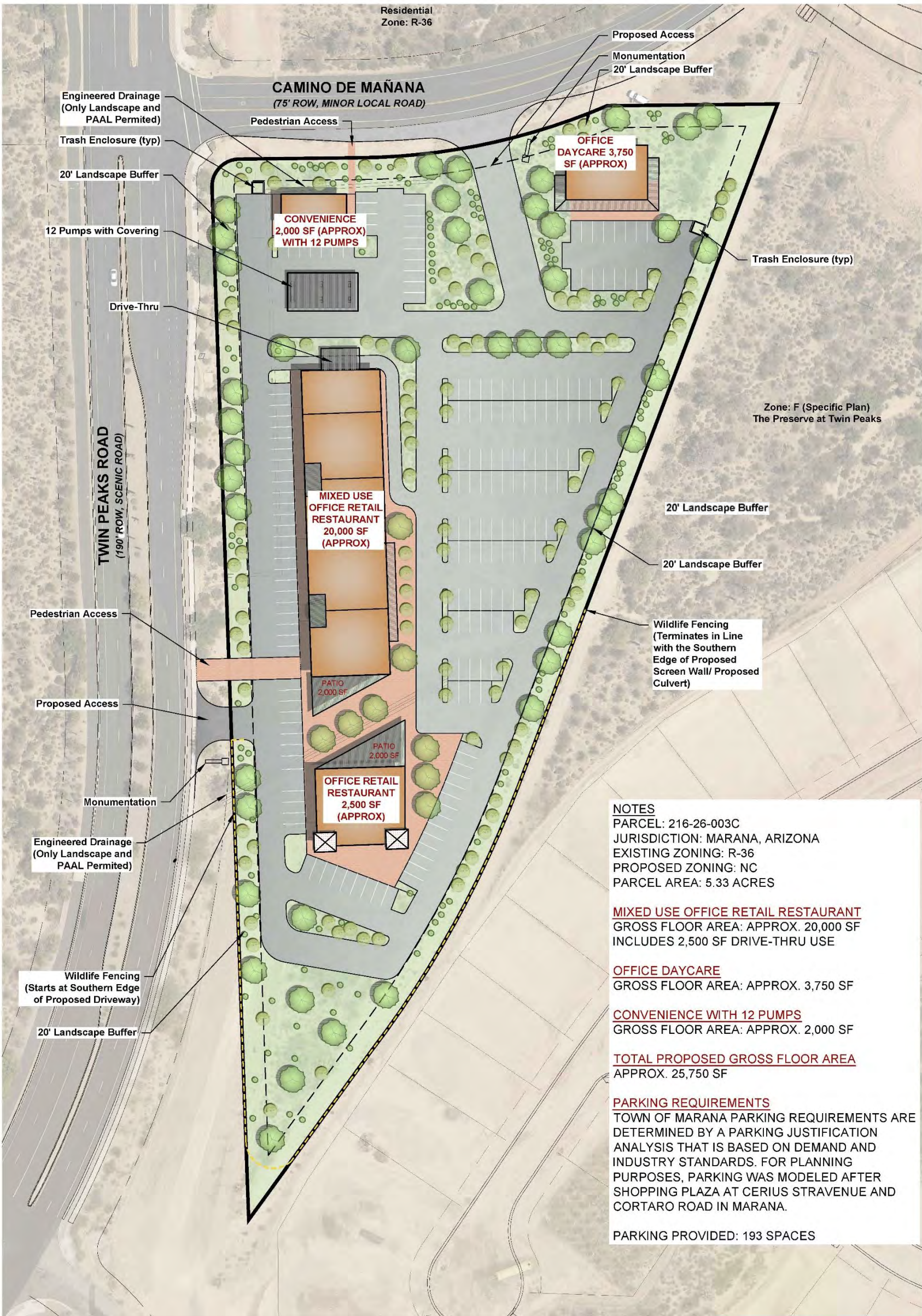
The *Exhibit II.D.2.b: Illustrative Development Scenario #2* design contemplates providing a mix of uses, including a convenience store with 12 gas pumps, childcare, offices, restaurants, and retail uses. Four buildings are proposed with approximately 27,500 sf of total gross floor area. The two buildings located in the center of the property have been positioned to create an inviting open-air plaza that directly connects to Twin Peaks Road. Additionally, this configuration effectively screens the gas-canopy located in the northwest corner of Twin Peaks Center from future residences to the southeast while creating visual interest and facilitating opportunities for social interaction.

Exhibit II.D.2.c: Illustrative Development Scenario #3 depicts Twin Peaks Center as a larger office/commercial development in the central portion of the site with opportunities on Camino de Mañana for casual dining, office, commercial, retail, and childcare. This concept proposes a total gross square footage of 34,500 sf within three single-story buildings. Buildings in this concept are positioned to the center and north end of the site with parking and additional buffering toward the south to provide a compatible transition from the homes in The Preserve at Twin Peaks.

Exhibit II.D.2.d: Illustrative Development Scenario #4 envisions Twin Peaks Center developing as a neighborhood strip center typical in predominantly residential areas with numerous opportunities for commercial, retail, office, and restaurant uses as well as a childcare facility, a drive-through with a single queuing lane and a convenience store with 12 gas pumps. This scenario proposes 34,500 sf of gross floor area in four single-story buildings generally oriented along Twin Peaks Road and Camino de Mañana. This scenario encourages a direct connection to the open-air plaza and provides space for outdoor community interactions. Considering that this is the most intensive development scenario, traffic and hydrology analyses for Twin Peaks Center utilized this alternative to examine the impacts on the surrounding street network and watersheds.







E. Additional Development Standards

To ensure Twin Peaks Center develops in a manner consistent with the surrounding area and furthers the vision for the Town as set forth by Make Marana 2040, Strategic Plan Four and the Twin Peaks Corridor Study, the following provides a list of additional standards for development.

1. Direct pedestrian connections to existing sidewalks or paths shall be provided at a minimum of one location on Twin Peaks Road and one location on Camino de Mañana.
2. Traffic intensive neighborhood commercial uses, such as drive-thru restaurants, fuel service stations and convenience stores shall be positioned in the northwest portion of the site away from homes in The Preserve at Twin Peaks.
3. Buildings shall feature four-sided architecture with a mix of earth-tone color palettes and materials, and architectural embellishments, including but not limited to, colored stucco, arched windows, stone veneer columns, roof overhangs.
4. A traffic impacts analysis shall be submitted at the time of development plan which will indicate any additional traffic mitigation measures that will be needed to address final proposed uses.

F. Proposed Topography

Developed condition site grading will substantially follow the existing topography on the site. However, the three minor washes on the site are intended to be filled in, and the central wash replaced with a storm drain. The post-developed project average cross slope will essentially remain at the previously calculated 4.46%.

G. Proposed Hydrology

This analysis was prepared by Perry Engineering utilizing Illustrative Development Scenario #4 (*Exhibit II.D.2.d*) as the basis. Actual drainage plans will be prepared at the time of development based on end-users and overall development plans.

1. Drainage Concept

As shown in *Exhibit II.G.1: Developed Condition Hydrology*, the site will continue to accept the offsite runoff and will continue to convey it through the site. The developed condition drainage will not adversely affect the upstream nor downstream properties.

Flows entering the site from the north through the culvert under Camino de Mañana and the scupper at the entrance to The Preserve at Twin Peaks subdivision will be intercepted upon arrival by landscaped, shallow water-harvesting basins and then released through the site. The water harvesting basins will provide the first flush mitigation of these flows.

Offsite flow entering the project along the east side from The Preserve at Twin Peaks project's natural open space will still be allowed to enter the site as it does in the existing condition. Once onsite, the entire flow will be collected in a trench drain that will span the 100-year floodplain width at the property line. Once collected, the runoff will be conveyed via 2–36-inch underground storm drains to the same culverts under Twin Peaks Road where the stormwater drains are in the existing condition.

The other area where stormwater runoff enters the site is along the east property line at the southern portion of the subject property. This runoff will continue to enter the site as sheet flow and will be directed into the southern detention basin.

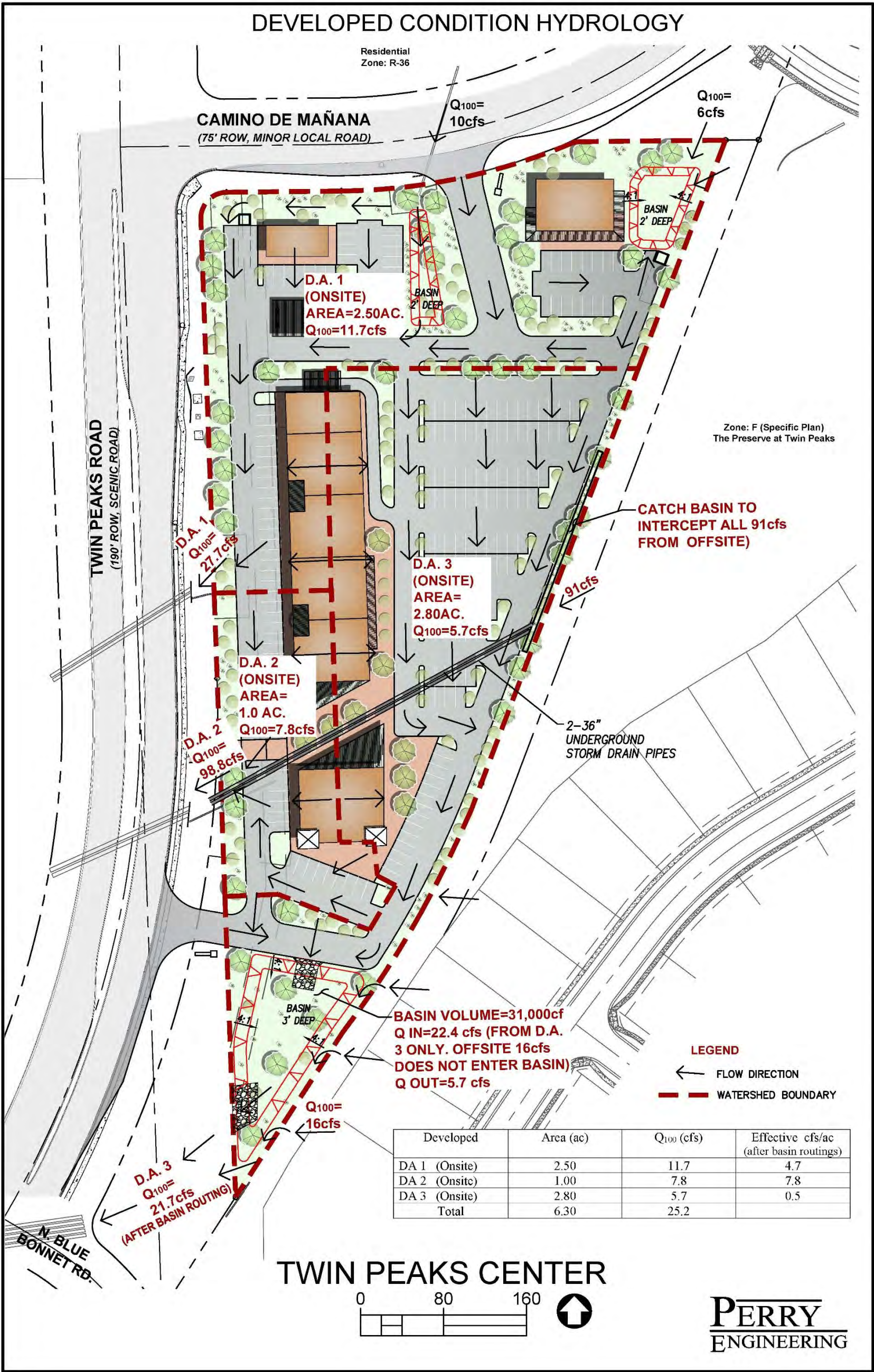
There will still be three main watersheds on the site; however, to provide mitigation of increased peak runoff due to the developed condition increase in imperviousness, the southernmost drainage area, DA 3, will be enlarged in size, and the other drainage areas, DA 1 and DA 2, will be reduced in size.

DA 1 will be reduced to 2.50 acres of onsite drainage. With water harvesting in basins and landscape areas, the developed condition onsite peak flow leaving the site will be 11.7 cfs, the same as that in the existing condition.

Likewise, DA 2 will also be reduced to 1.00 acre, producing an onsite peak flow of 7.8 cfs equal to the existing condition.

DA 3's overall area will be increased in the developed condition. Flow from this onsite drainage area of 2.80 acres will be 22.4 cfs before entering the southern basin. Outflow from the basin will be reduced to DA 3's pre-developed condition of 5.7 cfs. Using the Pima County detention volume estimation equations, the basin will require a volume of about 18,700 cubic feet to achieve the requisite reduction in peak flow. The basin shown in the southern portion of DA 3 has been sized to provide twice this volume at 37,000 cubic feet.

An application has been submitted to the Army Corps of Engineers (ACOE) to review onsite washes and issue a Preliminary Jurisdictional Delineation (PJD). Should the ACOE find that the site contains 404 jurisdictional waters, a permit will be obtained to allow for the filling of the washes.



H. Vegetation

Capital improvement projects and developer-driven infrastructure improvements have led to the disturbance of the eastern and western property boundaries. The western property boundary includes a 40-foot utility easement that will be revegetated with shallow rooting shrubs and perennials. Trees and other deep-rooted vegetation will not be planted within this area; therefore, a right-of-way use permit will be utilized to accommodate landscape buffer yard requirements. It is anticipated that the landscape buffer adjacent to the eastern property boundary can be accommodated in that area. All bufferyards will be provided in accordance with the Twin Peaks Corridor Study and the Marana Town Code. The vegetation will be inventoried and mitigated in accordance with the Town of Marana's native plant preservation codes and ordinances.

I. Wildlife

Two existing easements and areas of disturbance onsite disrupt existing wildlife habitat. Considering the existing disturbance on the parcel and its proximity to nearby planned development and two roadways, there are more appropriate and suitable areas of wildlife habitat in the vicinity. The Town of Marana has established eight wildlife crossings along Twin Peaks Road north of Camino de Mañana and south of Tangerine Road. Three of these crossings are within 0.2 miles of Twin Peaks Center. These crossings and those along Tangerine Road have been strategically located to direct wildlife through known wildlife corridors that are best suited for continuity from the Tortolita Mountains to the Santa Cruz River and the Tucson Mountains beyond.

As shown on the Conceptual Land Use Plan and the Illustrative Development Scenarios, a 20-foot landscape buffer will be provided around the perimeter of the property with screening along the interior edge of the landscape border. Wildlife fencing will also be provided on the western boundary from the southern edge of the existing Twin Peaks Road culvert located south of the property's midpoint and wrapping around to be in line with the southern edge of the proposed screen wall on the eastern property boundary. The 20-foot landscape border, required screen, and wildlife fencing will effectively provide a corridor of continuous vegetation for wildlife to move from the larger wash on the east to the non-designated crossing points under Twin Peaks Road.

J. Viewsheds

Due to the elevation of surrounding roadways and future residential properties being higher than Twin Peaks Center, much of the property is visible from nearby offsite locations. Therefore, every effort to screen new development using vegetation, walls, careful orientation of buildings, and earth-tone colors will be utilized. Additionally, limited structural development is proposed near the southern property corner that is most visible from The Preserve at Twin Peaks. Self-imposed height limitations and architectural guidelines established in this document for the entire site will ensure viewshed impacts are minimized, and visible development is aesthetically pleasing.

K. Traffic

See Traffic Impact Statement prepared by Kimley-Horn & Associates and submitted under separate cover.

In summary, the proposed development is estimated to generate approximately 4,184 daily trips with 337 trips occurring in the AM peak hour and 330 trips occurring during the PM peak hour. After internal and pass-by reduction is considered, the proposed development is expected to add 3,392 new daily trips, 164 new AM peak hour trips, and 153 new PM peak hour trips to the roadway network. With the additional trips anticipated with this development, the intersection of Twin Peaks Road and Camino de Mañana as well as the proposed driveways will function at acceptable levels of service (A/B).

Ingress/egress to the site is proposed at one location on each Twin Peaks Road and Camino de Mañana. The western access point, located on Twin Peaks, will operate as a right-in/right-out drive approximately 500 feet south of the intersection of Twin Peaks Road and Camino de Mañana. The northern access point, located on Camino de Mañana, will operate as a full access drive approximately 266 feet east of the intersection of Twin Peaks Road and Camino de Mañana. Access points were determined utilizing access management best practices and were placed in logical locations that present the least amount of disruption with existing turn movements.

The proposed access point along Twin Peaks Road meets the right-turn lane warrant in the AM peak hours, but not in the PM peak hours in both 2022 and 2027. As such, an exclusive northbound right-turn lane is recommended at this access point. The anticipated traffic volumes at the proposed access point on Camino de Mañana do not warrant an eastbound right-turn lane into the development. However, this access point shall be located beyond the westbound left-turn lane for the intersection. Any roadway improvements

necessitated by the development of the Twin Peaks Center shall be installed by of the developer of Twin Peaks Center based on actual end-users and updated traffic studies at the time of development and when the warrant is met.

Internal site circulation will be provided in accordance with the applicable Town of Marana standards. Pedestrian circulation will be provided by way of sidewalks and other safe pedestrian routes throughout the development. A 10-foot asphalt shared-use path was recently constructed along Camino de Mañana by Lennar. In order to accommodate the proposed access point on Camino de Mañana, the shared-use path may need to be relocated. In the event that this occurs, the developer of Twin Peaks Center is responsible for relocating and repaving the path with the same or similar material. Pedestrian access to the sidewalk on Twin Peaks Road and the shared-use path on Camino de Mañana will be provided at various locations as encouraged by the Twin Peaks Corridor Study.

A preliminary traffic signal warrant analysis was conducted and showed that the Twin Peaks Road and Camino de Mañana intersection satisfied Warrant 3 (peak hour) for existing, background and total traffic volumes. The signalization of the intersection of Twin Peaks Road and Camino de Mañana will be implemented by Lennar with the construction of the 101st home in The Preserve at Twin Peaks.

L. Public Utilities

Sanitary Sewer

Twin Peaks Center is a tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor. A Pima County Regional Wastewater Reclamation Department fifteen-inch sanitary sewer line (G-2018-118) is present in the public utility easement adjacent to the western property boundary. Capacity is currently available in this line south of manhole 2265-1-1. See *Exhibit II.L.1: Sewer Capacity Letter*.

Water

A Marana Water sixteen-inch water line exists in the forty-foot public utility easement adjacent to the western property boundary. Marana Water has indicated the line has excess capacity capable of supporting this project. Connection to Marana Water requires onsite water facilities, flow requirements, etc., to be submitted for hydraulic review. Additionally, a water service agreement with the Town is required, and all permitting and fees (impact & installation fees) are applicable. See *Exhibit II.L.2: Will Serve Letter* for the property.

Gas

Southwest Gas serves this site.

Electric

Trico Electric serves this site.

Exhibit II.L.1: Sewer Capacity Letter

JACKSON JENKINS
DIRECTOR



PH: (520) 724-6500
FAX: (520) 724-9635

June 14, 2021

Chris Laria
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

Sewerage Capacity Investigation No. P21WC00173 Type I

**RE: Marana Manana, Parcel 21626003C
Estimated Flow 5,960 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 a project this size in the public sewer G-2018-118, downstream from manhole 2265-1-1.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Per the development agreement, a Wastewater Service Agreement must be executed for this project to receive an allocation of capacity, which is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.



June 25, 2021

Mr. Chris Laria
Project Manager
The Planning Center

Sent via Electronic Mail to claria@azplanningcenter.com

**RE: Water Availability for Marana Manana
5391 W. Camino De Manana
Parcel No. 216-26-003C**

Dear Mr. Laria,

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona Department of Water Resources as having an assured water supply for its water service area. The Town may extend its water service area to the subject development. However, this does not mean that water service is currently available to the proposed development.

Based on the information submitted in your request (5.33 acres), the Town of Marana Water Department estimates your property will require ~6.4 acre-feet of water per year and, as of the date of this letter, has sufficient excess capacity in its Designation.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. This development is in the Marana Water's intended service area and we will provide water service to the development after the required offsite and onsite infrastructure is constructed.

Once the required infrastructure is constructed, and the developer chooses to connect to the Town of Marana water system, all permitting, and fees (impact fees & installation fees) will be applicable. The developer shall be required to sign a water service agreement with the Town. A proposed plan identifying water use, fire flow requirements and all major on-site water facilities must be submitted for a hydraulic review.

This letter is not to be construed as approval of a water plan or containing construction review comments relative to conflicts with existing utilities and the proposed development.

This letter shall remain valid for a period of one year from the date of issuance. If you have any questions, please call our office at 520-382-2570.

11555 WEST CIVIC CENTER DRIVE / MARANA, ARIZONA 85653 / (520) 382-2500 / FAX: (520) 382-2590 / MaranaAZ.gov

M. Public Service Impacts

1. Police

The Marana Police Department will provide police service to the site. The nearest station is located at the Marana Municipal Complex.

2. Fire

The subject property is located in the Golder Ranch Fire District. However, fire protection is provided by Northwest Fire. The nearest fire station is Northwest Fire Station 339, located on Thornydale Road north of Tangerine Road, approximately one and a half miles northeast of the property.

3. Refuse

Waste Management or RAD will provide trash pick-up for the property on a subscription basis.

4. Schools

Twin Peaks Center is located within Marana Unified School District (MUSD). No impacts to the district are anticipated.

5. Parks

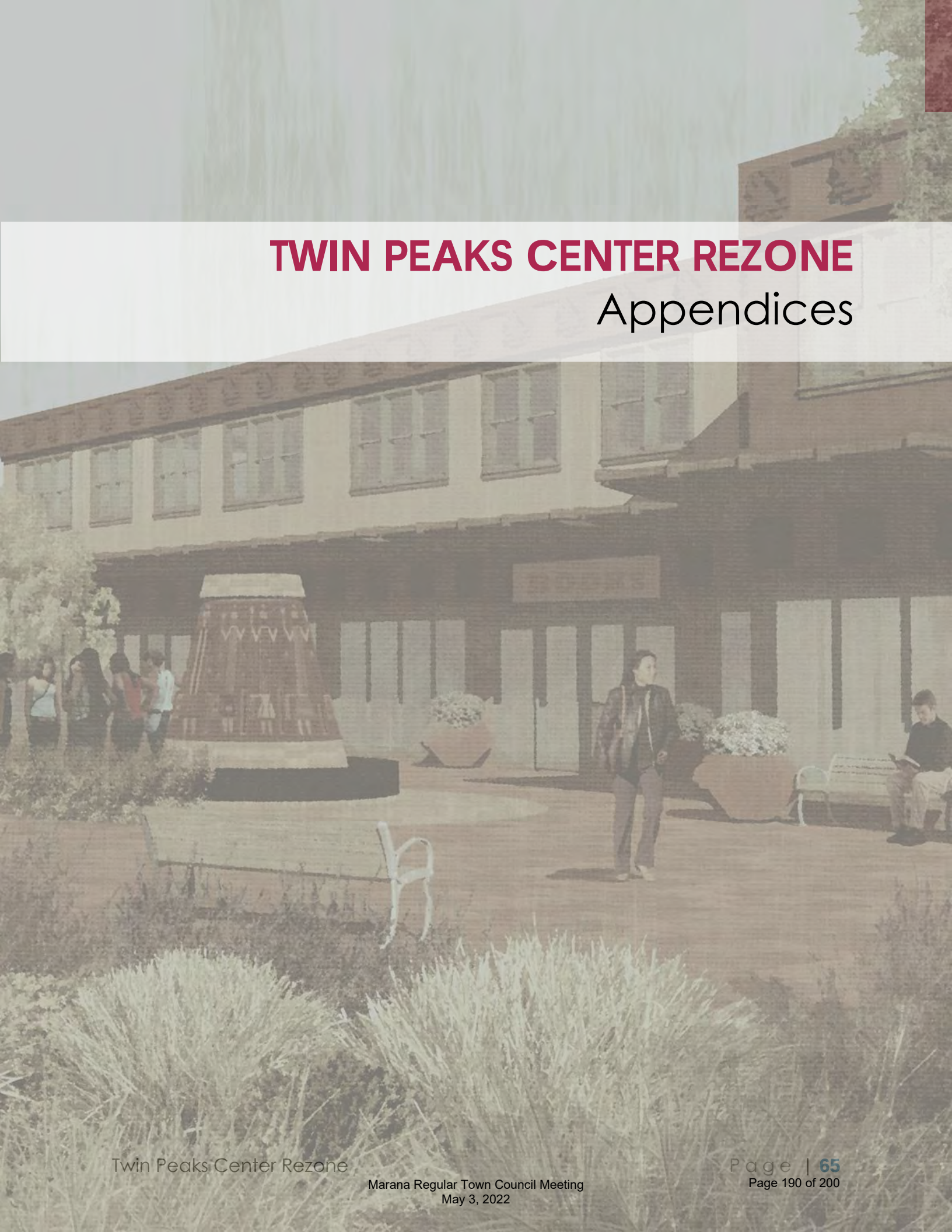
Twin Peaks Center is located approximately two miles from Tangerine Sky Park and Arthur Pack Regional Park.

N. Recreation & Trails

Twin Peaks Road and Camino de Mañana are identified as bicycle routes.. Twin Peaks Road has a shared-use path on the west side of the street, and it is identified as part of the Town of Marana trails network. A shared-use path was recently constructed on Camino de Mañana by the developer of The Preserve. In the event that the existing shared-use path conflicts with the proposed access point on Camino de Mañana, the developer of Twin Peaks Center shall relocate and repave the shared-use path with the same or similar material. This infrastructure will be utilized for alternative modes of transportation to and from Twin Peaks Center, ensuring nearby residents will have convenient walking and biking access to commercial amenities. Pedestrian and bicycle access points and respite amenities will be provided along Twin Peaks Road to create a strong sense of arrival at Twin Peaks Center and welcome visitors into the open-air plazas, breezeways, outdoor dining, and shopping opportunities. Pedestrian access will also be provided to the shared-use path on Camino de Mañana.

O. Cultural, Archaeological & Historic Resources

Refer to *Exhibit I.M: Archeological Records Search Summary Letter*.

An architectural rendering of a two-story building with a flat roof and a series of windows. In front of the building is a paved plaza with a large, conical, patterned structure on the left. Several people are depicted: a group of four people on the left, a person walking in the center, and a person sitting on a bench on the right. There are large potted plants and some low-lying vegetation in the foreground. The title 'TWIN PEAKS CENTER REZONE' is in red, and 'Appendices' is in black.

TWIN PEAKS CENTER REZONE

Appendices

A. AGFD Report

Arizona Environmental Online Review Tool Report



*Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.*

Project Name:

Marana Mañana Rezoning

User Project Number:

MAM-01

Project Description:

Proposed Commercial development on 5.33 AC of property

Project Type:

Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Chris Laria

Organization:

The Planning Center

On Behalf Of:

OTHER

Project ID:

HGIS-13721

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Page 1 of 10

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Department's review of site-specific projects.
3. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations 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 Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 238-7800
Fax Number: (623) 238-7386
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

Marana Mañana Rezoning USA Topo Basemap With Locator Map



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Project Size (acres): 5.89
Lat/Long (DD): 32.4017 / -111.0794
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
USGS Quad(s): RUELAS CANYON

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Marana Mañana Rezoning

Web Map As Submitted By User



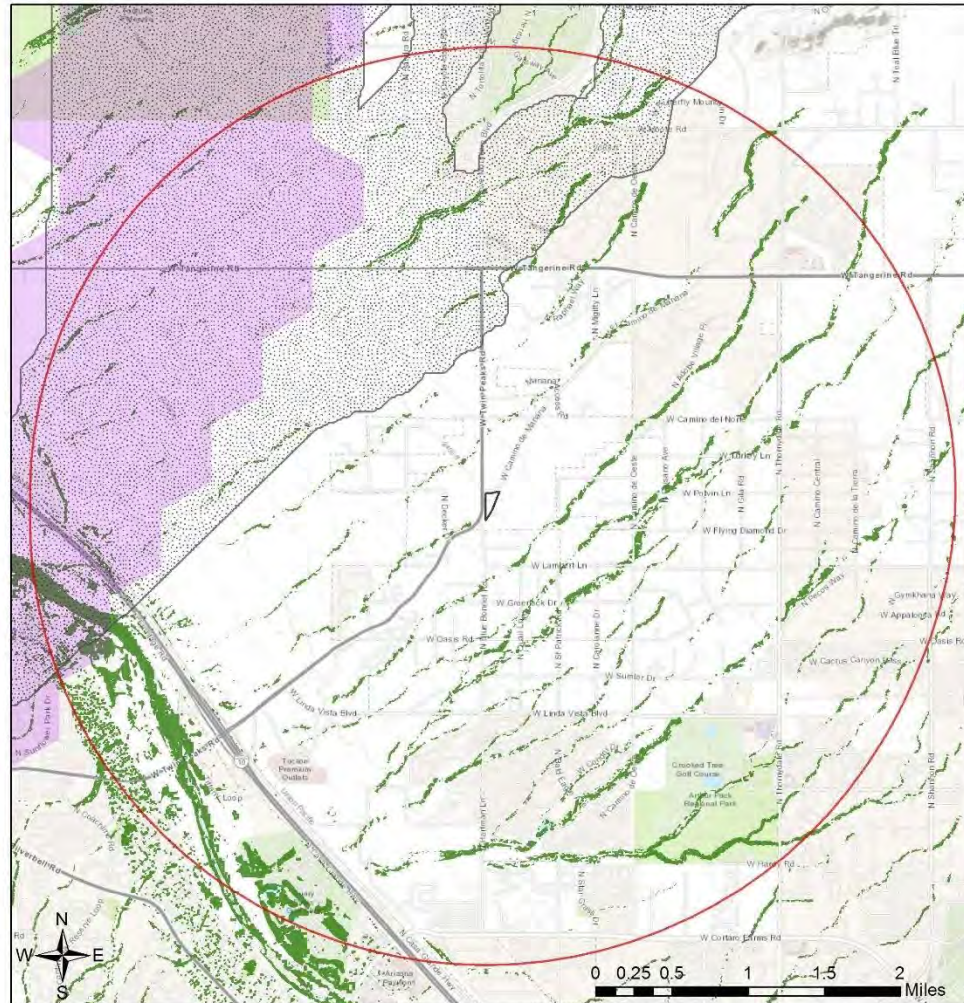
-  Project Boundary
-  Buffered Project Boundary

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Marana Mañana Rezoning

Important Areas



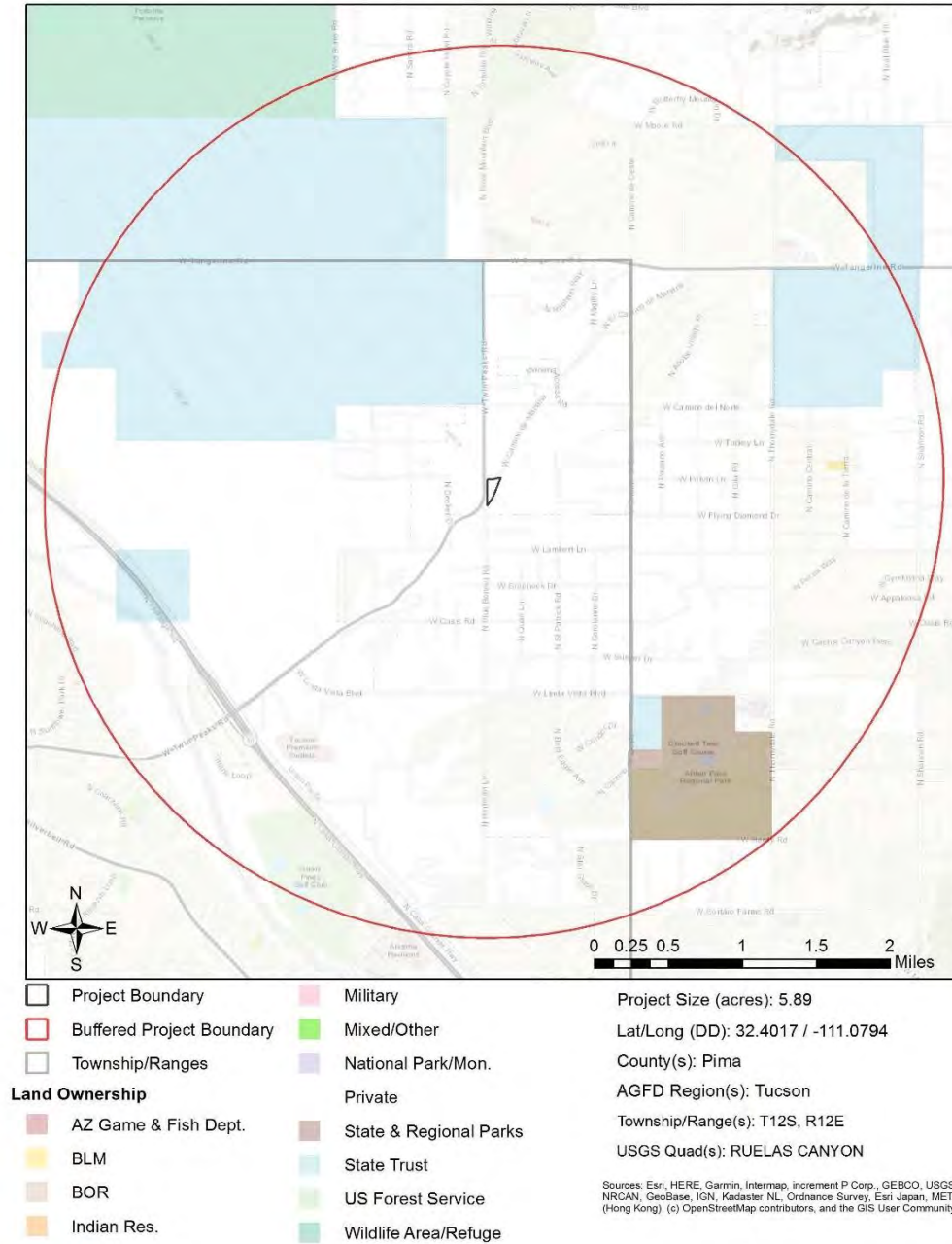
- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 5.89
Lat/Long (DD): 32.4017 / -111.0794
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Marana Mañana Rezoning

Township/Ranges and Land Ownership



Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Dendrocygna bicolor</i>	Fulvous Whistling-Duck	SC				
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C	S	S		1A
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1A
<i>Tumamoca macdougalii</i>	Tumamoca Globeberry	DL	S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlife-guidelines/status-definitions/>

No Special Areas Detected

No special areas were detected within the project vicinity.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aix sponsa</i>	Wood Duck					1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		1B
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Calypte costae</i>	Costa's Hummingbird					1C
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendii pallascens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			1B
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Falco peregrinus anatum</i>	American Peregrine Falcon	SC	S	S		1A
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C	S	S		1A
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC, BGA	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Melospiza lincolnii</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micrathene whitneyi</i>	Elf Owl					1C
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myiarchus tyrannulus</i>	Brown-crested Flycatcher					1C
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Oreoscoptes montanus</i>	Sage Thrasher					1C
<i>Oreothlypis luciae</i>	Lucy's Warbler					1C
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					1B
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Spizella breweri</i>	Brewer's Sparrow					1C
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Toxostoma lecontei</i>	LeConte's Thrasher			S		1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B
<i>Vulpes macrotis</i>	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Odocoileus hemionus</i>	Mule Deer					
<i>Pecari tajacu</i>	Javelina					
<i>Puma concolor</i>	Mountain Lion					
<i>Zenaidura macroura</i>	White-winged Dove					
<i>Zenaidura macroura</i>	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<https://new.azwater.gov/>).

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture

1688 W Adams St.

Phoenix, AZ 85007

Phone: 602.542.4373

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

HDMS records indicate that Lesser Long-nosed Bats have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines

at: <https://s3.amazonaws.com/azgfd-portal>

wordpress-PortalImages/files/Wildlife/PlanningForWildlifeFriendlyGuidelines/FINAL_LesLongBatsHabitatEdIn.pdf

HDMS records indicate that one or more Listed, Proposed, or Candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

Phoenix Main Office

9828 North 31st Avenue #C3

Phoenix, AZ 85051-2517

Phone: 602-242-0210

Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141

Tucson, AZ 85745

Phone: 520-670-6144

Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex

2500 S. Pine Knoll Dr.

Flagstaff, AZ 86001

Phone: 928-556-2157

Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area.

Please review the Tortoise Handling Guidelines found at: <https://www.azgfd.com/wildlife/nongame-management/tortoises/>