



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 6, 2024, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Patrick Cavanaugh, 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 November 6, 2024, 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

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

- P1 Relating to Budget; presentation of first quarter results (July-September) for the Town's General Fund and other selected major funds for the 2024-2025 fiscal year (Yiannis Kalaitzidis)

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 Ordinance No. 2024.023: Relating to Business Regulations; revising Marana Town Code Title 9 (Business Regulations), Chapter 9-14 (Short-Term and Vacation Rentals), Section 9-14-9 (Compliance with laws; prohibited uses) to provide that accessory dwelling units may only be used for short-term rentals if and while the owner resides on the property that contains the accessory dwelling unit; and designating an effective date (Jane Fairall)
- C2 Resolution No. 2024-098: Relating to Budget; approving the addition of a new Capital Improvement Project known as the Network Redesign project in the fiscal year 2024-2025 budget (Ricardo Carlos)
- C3 Resolution No. 2024-099: Relating to Development; approving the final plat for Mandarinina - Parcel 1, Lots 1-122 & Tracts A-M generally located north of Tangerine Road and east of Interstate 10 within a portion of Section 31, Township 11 South and Range 12 East (Scott Radden)
- C4 Resolution No. 2024-100: Relating to Development; approving the final plat for Mandarinina- Parcel 2, Lots 123-182 & Tracts A-E generally located north of Tangerine Road and east of Interstate 10 within a portion of the east half of Section 36, Township 11 South, Range 11 East and a portion of the west half of Section 31, Township 11 South and Range 12 East (Scott Radden)

- C5 Approval of Regular Meeting Summary Minutes of October 15, 2024 (David L. Udall)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

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 Mayor and Council; selection of the Vice Mayor (David L. Udall)

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)(7), discussion or consultation with the Town Manager, Finance Director, and Town Attorney in order to consider the Town's position and instruct its representatives regarding negotiations for the possible purchase of real property owned by Marana Health Center, Inc. located near the Marana Municipal Complex.
- E3 Executive Session pursuant to A.R.S. § 38-431.03(A)(7), discussion or consultation with the Town Manager, Finance Director, and Town Attorney in order to consider the Town's position and instruct its representatives regarding negotiations for the possible purchase of real property owned by Oracle Greenock, LLC located near Gladden Farms Community Park

- E4 Executive session pursuant to A.R.S. §38-431.03 (A)(3) and (4) for discussion or consultation with the Town's attorneys and to instruct the Town's representatives concerning the litigation entitled *Southern Arizona Home Builders Association v. Town of Marana*, Pima County Superior Court Case No. C20184411.

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

P1

Meeting Date: 11/06/2024

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: November 6, 2024

Strategic Plan Focus Area:

Not Applicable

Subject: Relating to Budget; presentation of first quarter results (July-September) for the Town's General Fund and other selected major funds for the 2024-2025 fiscal year (Yiannis Kalaitzidis)

Discussion:

The purpose of this item is to present a summary of the Town's first quarter financial results (July-September) for the Town's General Fund and other selected major funds for fiscal year 2024-2025. It is important to note that these results are preliminary, unaudited and subject to change based upon adjusting entries, as necessary. The attached provides a high-level revenue and expenditure summary at the end of the current quarter.

Revenue

Overall, revenues are within or above expectations for all funds at this time of the year, with the possible exception of the HURF.

- Revenues for the General Fund are better than expected due to better than anticipated permit fees and investment income.
- HURF fund is slightly below expectations but as revenues are consistent with prior year revenues for the first quarter, we expect to achieve our budget projections by year-end.
- Bed Tax Fund revenues are within expectations. Overall, hotel activity has shown a slight reduction in the first quarter, but remains consistent with prior year trends.
- Half Cent Sales Tax fund revenues which will be used for the multi-generational community and aquatics center continues to average collections in excess

of \$600,000 per month since its inception as retail sales taxes remain strong through the first quarter.

- Transportation fund revenues are significantly above expectations at this time of year as builders are working on a number of large commercial projects, including the completion of some projects such as the Fry's grocery store which opened in October 2024.
- Charges for services revenues in the enterprise funds are within or above expectations for this time of year.

Additional detail on these variances is included within the visualization slides attached to this item.

Expenditures

Expenditures in all funds are at or below expectations. This is partly due to the timing of one-time projects and programs which are expected to occur in future quarters.

- General fund expenditures include a one-time payment to pay down the Town's Police pension unfunded liability, as approved by Council during the adoption of the fiscal year 2024-202 budget.
- The Water and Water reclamation funds expenditures are within expectations for the first quarter. Amounts included debt service payments that happen during the first quarter of the fiscal year.

Staff Recommendation:

Presentation of first quarter results only.

Suggested Motion:

Presentation of first quarter results only.

Attachments

FY2024-2025 First Quarter Financial Update

Financial Brief: First Quarter

Fiscal Year

2024 – 2025

Prepared by: Finance Department

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FISCAL YEAR 2024 - 2025 FIRST QUARTER FINANCIAL BRIEF

This financial brief is intended to provide a broad overview and status of revenues and expenditures for the Town's selected major funds through the first quarter of fiscal year 2025 (July 2024 - June 2025). Major funds included in this financial brief are the General Fund, Highway User Revenue Fund (HURF), Bed Tax Fund, Half Cent Sales Tax Fund and Transportation Fund. Also included are the Airport, Water, and Water Reclamation enterprise funds. Please note that all amounts are preliminary, unaudited and subject to change based upon adjusting entries, as necessary.

The table below shows an overview for each fund.

REVENUES				EXPENDITURES			OVER/UNDER
Fund	FY 2025 Budget	Actual	% Budget	FY 2025 Budget	Actual	% Budget	YTD Over/Under
GENERAL FUND	80,688,255	22,096,624	27%	110,794,468	27,083,427	24%	-4,986,803
HURF	4,991,037	1,374,244	28%	8,116,176	389,719	5%	984,525
TRANSPORTATION FUND	12,090,997	5,312,398	44%	33,982,791	2,167,126	6%	3,145,272
BED TAX FUND	1,600,000	285,977	18%	2,152,840	115,526	5%	170,451
1/2 CENT SALES TAX	8,790,654	1,897,075	22%	39,880,292	8,655,268	22%	-6,758,193
WATER FUND	12,866,308	2,879,598	22%	15,734,077	2,425,136	15%	454,462
WATER RECLAMATION FUND	6,739,941	951,831	14%	7,462,725	1,949,810	26%	-997,979
AIRPORT FUND	857,505	8,421	1%	857,505	95,503	11%	-87,082

FY 2024-2025 FIRST QUARTER: GENERAL FUND

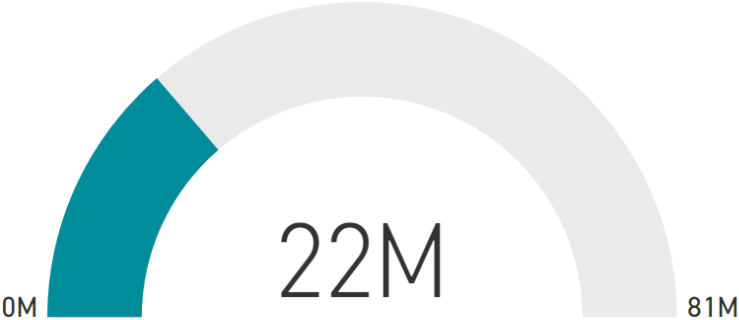
REVENUES

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☒ REVENUES

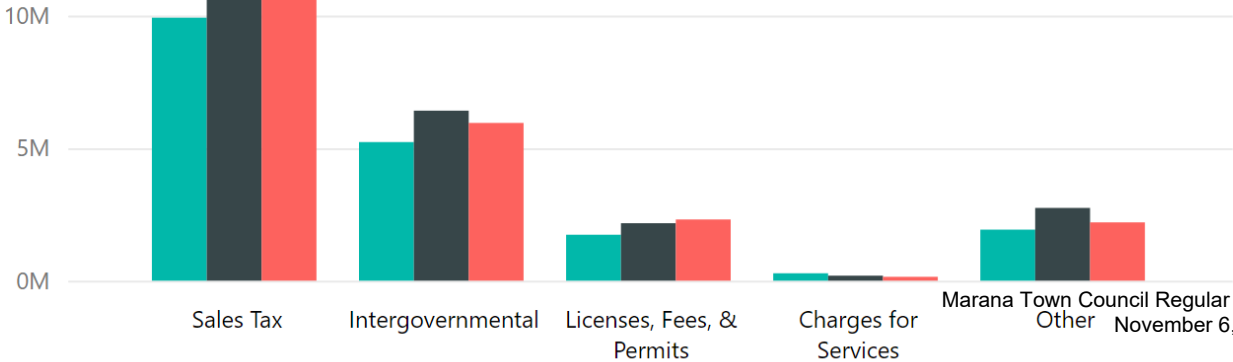
Category	FY 2025 Budget	Actual	% Budget
Sales Tax	43,684,077	11,492,189	26%
Intergovernmental	23,316,474	5,950,599	26%
Licenses, Fees, & Permits	7,039,000	2,308,781	33%
Charges for Services	723,500	145,702	20%
Other	5,925,204	2,199,354	37%
Total	80,688,255	22,096,624	27%



General Fund Relevant Information

The General Fund is the Town's primary operating fund. Sales Tax, Intergovernmental Revenues and Licenses, Fees, & Permits make up over 95% of budgeted revenues for the fund. Overall, collections are above expected levels through the first quarter of FY2025. Sales tax and contracting tax revenues are slightly above budgeted expectations due to continued economic stability. Intergovernmental revenues include amounts received from the State's shared revenue program and are distributed based upon population estimates and economic conditions. Licenses, Fees, & Permits also exceed expectations with greater first quarter revenues this year due primarily to higher than anticipated new commercial permits. Other

Year 2023 2024 2025



Category	2023	2024	2025
Sales Tax	9,920,528	11,372,599	11,492,189
Intergovernmental	5,228,433	6,413,488	5,950,599
Licenses, Fees, & Permits	1,732,660	2,168,260	2,308,781
Charges for Services	278,955	189,150	145,702
Other	1,925,276	2,744,365	2,199,354
Total	19,085,852	22,887,863	22,096,624

FY 2024-2025 FIRST QUARTER: GENERAL FUND

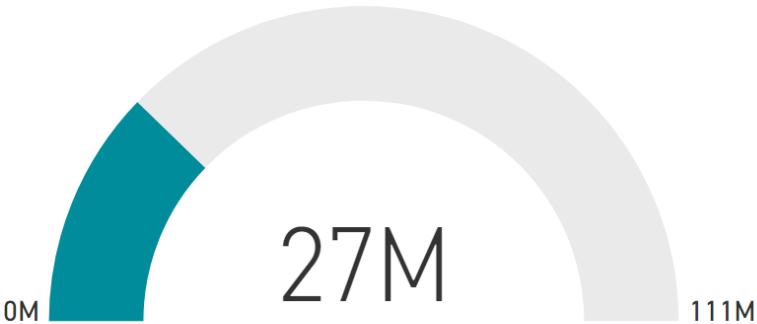
EXPENSES

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EXPENSES

REVENUES

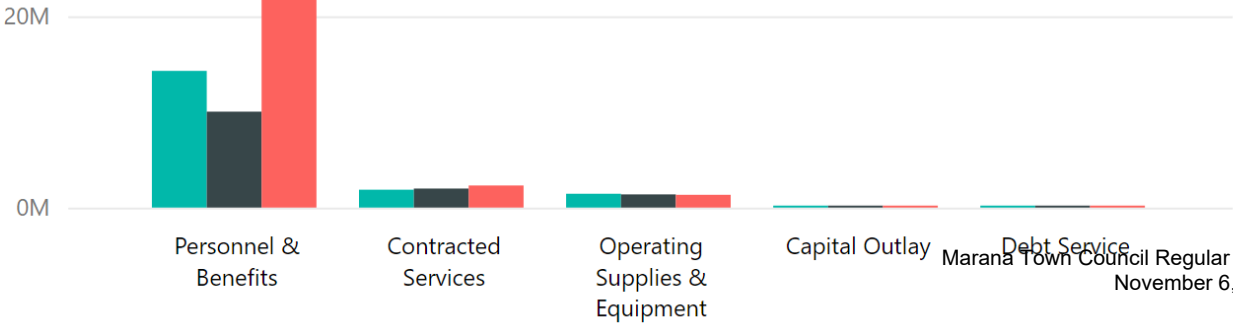
Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	60,210,353	23,284,180	39%
Contracted Services	12,066,286	2,307,682	19%
Operating Supplies & Equipment	15,812,931	1,333,389	8%
Capital Outlay	8,680,580	156,782	2%
Debt Service	60,000	1,393	2%
Other Financing Uses	13,964,318		
Total	110,794,468	27,083,427	24%



General Fund Relevant Information

General Fund expenses through the first quarter of FY2025 overall are as anticipated. Personnel & Benefits expenses are in line with expectations and include a one-time down payment of the Public Safety Pension Retirement System’s outstanding liability balance. Capital Outlay is associated with several projects and capital equipment purchases, many of which will occur later in the fiscal year. Other Financing Uses is related to budgeted transfers which will also be completed later in the year, as well as \$7.76 million in restricted budget, the majority of which is for the Facilities Project Design Startup plan.

Year 2023 2024 2025



Category	2023	2024	2025
Personnel & Benefits	14,286,649	10,025,939	23,284,180
Contracted Services	1,866,205	1,987,091	2,307,682
Operating Supplies & Equipment	1,442,288	1,376,333	1,333,389
Capital Outlay	140,559	32,120	156,782
Debt Service	1,106	9,828	1,393
Other Financing Uses	6,000	158,801	
Total	17,742,807	13,590,112	27,083,427

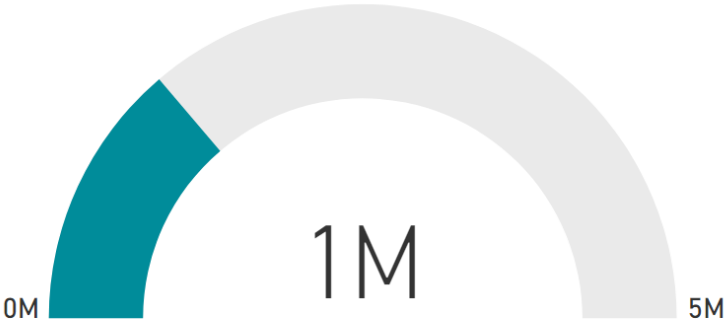
FY 2024-2025 FIRST QUARTER: HURF REVENUES

Select Revenue or Expense

☐ EXPENSES

☒ REVENUES

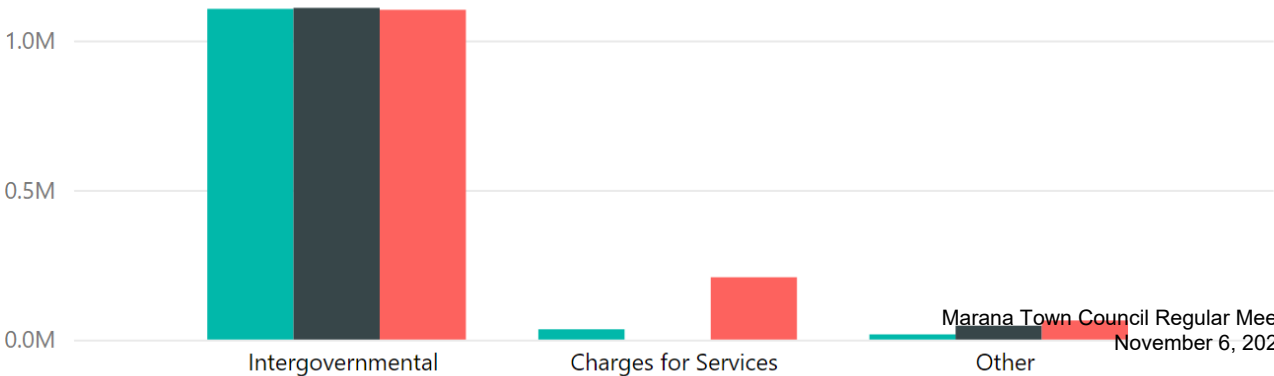
Category	FY 2025 Budget	Actual	% Budget
Intergovernmental	4,651,037	1,102,248	24%
Charges for Services	230,000	208,197	91%
Other	110,000	63,799	58%
Total	4,991,037	1,374,244	28%



HURF Relevant Information

The Highway User Revenue Fund or HURF is set by the collection of fees and taxes from users of the State's roads and highways which the State collects. Cities and towns receive a percentage of revenues based on population estimates and gasoline sales within each county. First quarter HURF revenue collections are slightly below budgeted expectations when excluding revenues from charges for services and investment income. Charges for services are payments in lieu of fees collected from third parties to be expended for the preservation of roads. Significantly higher than anticipated investment income is the result of investment decisions from the prior year.

Year 2023 2024 2025



Category	2023	2024	2025
Intergovernmental	1,105,388	1,108,683	1,102,248
Charges for Services	34,202		208,197
Other	17,132	46,270	63,799
Total	1,156,723	1,154,952	1,374,244

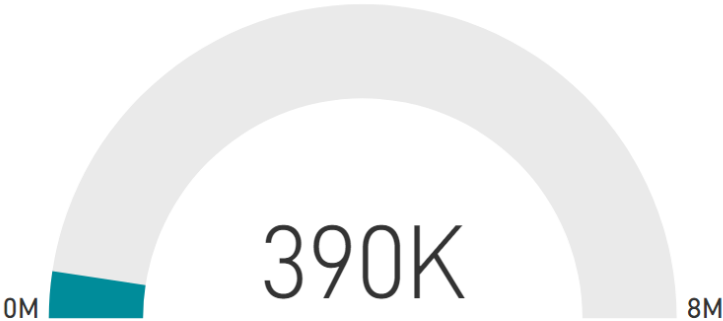
FY 2024-2025 FIRST QUARTER: HURF EXPENSES

Select Revenue or Expense

EXPENSES

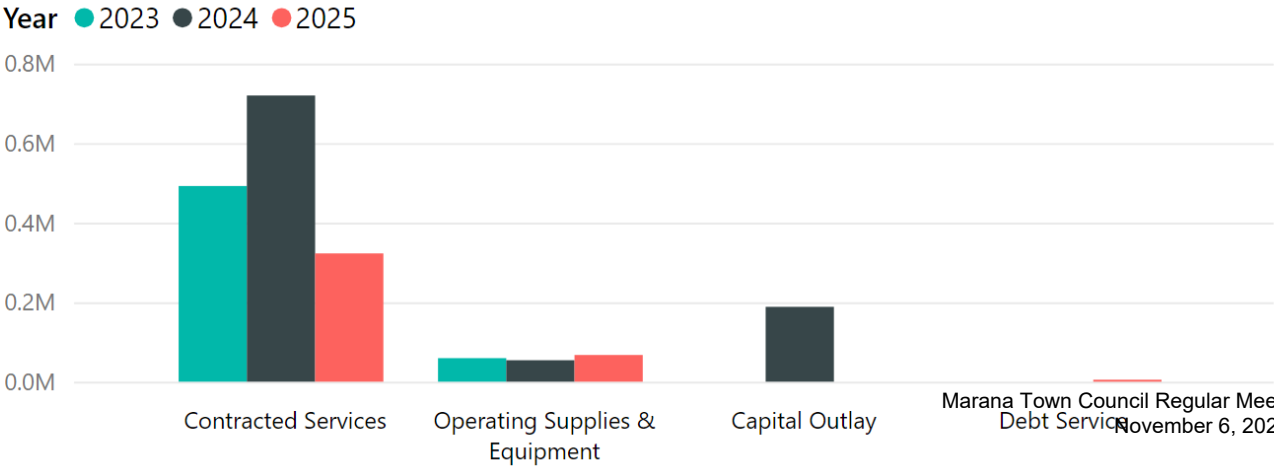
REVENUES

Category	FY 2025 Budget	Actual	% Budget
Contracted Services	6,554,154	322,571	5%
Operating Supplies & Equipment	383,500	67,117	18%
Capital Outlay	978,522		
Other Financing Uses	200,000		
Total	8,116,176	389,687	5%



HURF Relevant Information

HURF expenses are overall below budgeted amounts through the first quarter of FY2025. Contracted Services is below budget due to the timing of the Town's Pavement Preservation Program. The prior year preservation program budget was carried forward to the current budget year due to a variety of reasons and is on-going during the first quarter. Operating Supplies & Equipment expenses to date are a little below budgeted expectation. Capital Outlay is associated with construction and vehicle and equipment purchases, some of which were carried forward. Other Financing Uses reflect restricted budget for possible monsoon storm damage or other unanticipated needs.



Category	2023	2024	2025
Contracted Services	492,070	719,718	322,571
Operating Supplies & Equipm...	59,155	53,928	67,117
Capital Outlay		188,232	
Total	551,224	961,878	389,687

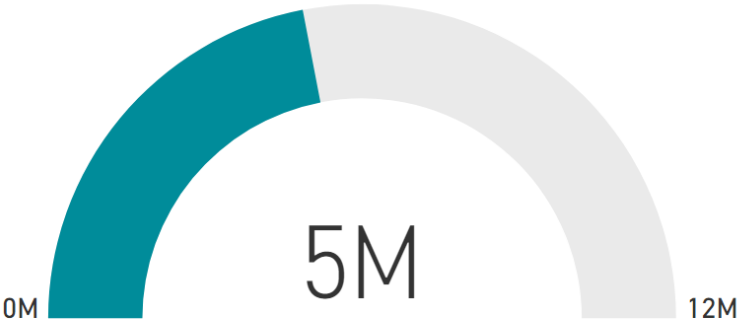
FY 2024-2025 FIRST QUARTER: TRANSPORTATION FUND REVENUES

Select Revenue or Expense

☐ EXPENSES

☒ REVENUES

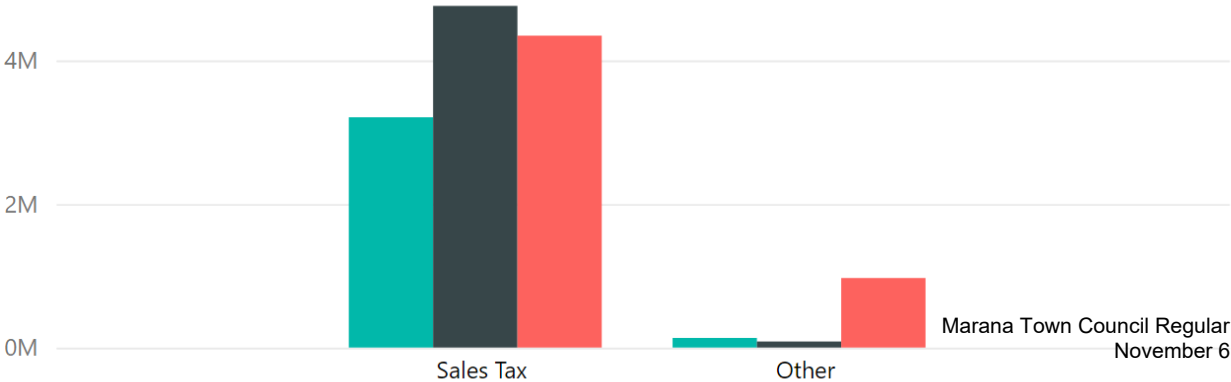
Category	FY 2025 Budget	Actual	% Budget
Sales Tax	9,000,000	4,344,298	48%
Charges for Services	1,232,526		
Other	1,858,471	968,099	52%
Total	12,090,997	5,312,398	44%



Transportation Fund Relevant Information

The Transportation Fund comprises 75% of all contracting taxes collected by the Town and is used for new road construction and reconstruction projects. First quarter revenue collections are surpassing expectations to date due to stronger than anticipated construction activity throughout the Town. Charges for Services is comprised of drainage in lieu of fees. Other revenue includes donations, investment income, and planned transfers.

Year 2023 2024 2025



Category	2023	2024	2025
Sales Tax	3,207,440	4,758,433	4,344,298
Other	133,639	83,928	968,099
Total	3,341,079	4,842,361	5,312,398

FY 2024-2025 FIRST QUARTER: TRANSPORTATION FUND

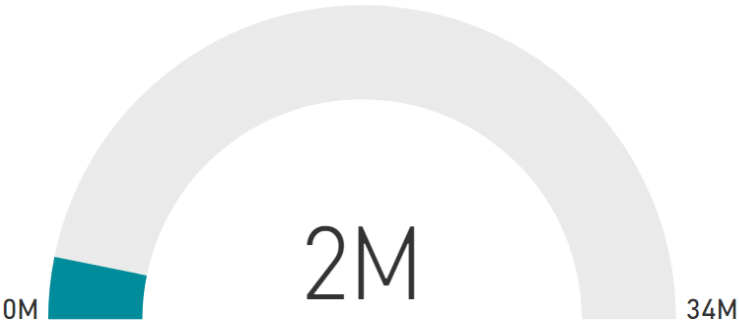
EXPENSES

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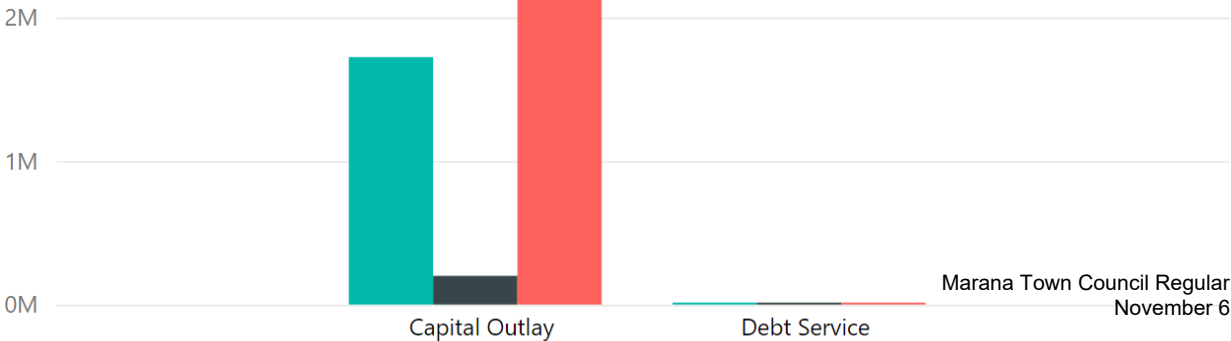
Category	FY 2025 Budget	Actual	% Budget
Operating Supplies & Equipment	650,000		
Capital Outlay	31,948,301	2,167,000	7%
Debt Service	20,000	126	1%
Other Financing Uses	1,364,490		
Total	33,982,791	2,167,126	6%



Transportation Fund Relevant Information

Overall, Transportation Fund expenses are below budgeted levels through the first quarter of FY2025. Operating Supplies & Equipment is associated with ongoing developer reimbursements paid on a semi-annual basis. Capital Outlay is associated with multi-year CIP projects, including Tangerine Road widening east of I-10 and Twin Peaks Road & Rattlesnake Pass widening. Other Financing Uses is primarily associated with planned transfers related to debt service.

Year 2023 2024 2025



Category	2023	2024	2025
Capital Outlay	1,723,188	199,761	2,167,000
Debt Service	151	1,343	126
Total	1,723,339	201,103	2,167,126

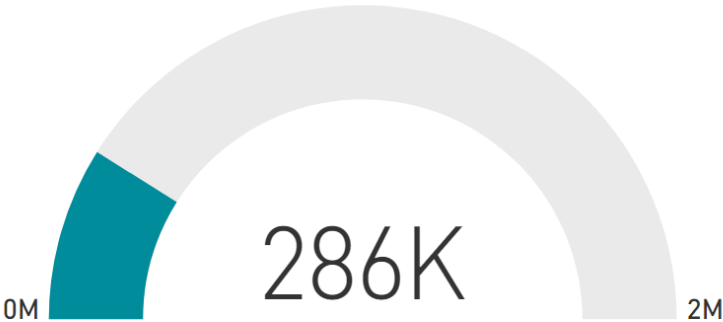
FY 2024-2025 FIRST QUARTER: BED TAX FUND REVENUES

Select Revenue or Expense

☐ EXPENSES

☒ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Sales Tax	1,600,000	285,977	18%
Total	1,600,000	285,977	18%



Bed Tax Fund Relevant Information

The Bed Tax Fund accounts for the collection of the discriminatory portion of revenues restricted for tourism initiatives. First quarter revenue collections for FY2025 are in line with expectations. They are less than FY24 first quarter revenue due to a one-time refund included in last year’s revenues. Room occupancy is slightly lower compared to FY2024. However, overall hotel revenues continue to be resilient with room pricing rates remaining significantly above pre-pandemic levels while overall demand has fully recovered to normal prior year cycles.

Year 2023 2024 2025



Category	2023	2024	2025
Sales Tax	292,553	220,687	285,977
Total	292,553	220,687	285,977

FY 2024-2025 FIRST QUARTER: BED TAX FUND

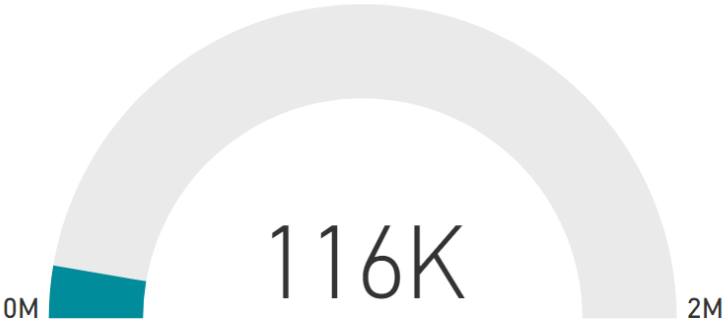
EXPENSES

Select Revenue or Expense

EXPENSES

REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	249,374	39,001	16%
Contracted Services	1,196,121	53,434	4%
Operating Supplies & Equipment	207,345	23,091	11%
Other Financing Uses	500,000		
Total	2,152,840	115,526	5%



Bed Tax Fund Relevant Information

The Bed Tax Fund spending is as expected through the first quarter of FY2025. Personnel & Benefits expenses are less than budgeted to date as the hiring of a new Tourism & Marketing Specialist did not occur until late in the quarter. Contracted Services is primarily related to the annual State Land lease payment, which is normally paid during the second quarter, and also includes planned advertising costs in support of tourism activities. Operating Supplies & Equipment includes developer rebates. Other Financing Uses is restricted budget for unanticipated needs and includes \$500,000 for future tourism related opportunities not yet identified by the department.

Year ● 2023 ● 2024 ● 2025



Category	2023	2024	2025
Personnel & Benefits	9,892	35,098	39,001
Contracted Services	675,228	55,094	53,434
Operating Supplies & Equipment			23,091
Total	685,121	90,192	115,526

FY 2024-2025 FIRST QUARTER: HALF CENT SALES TAX FUND

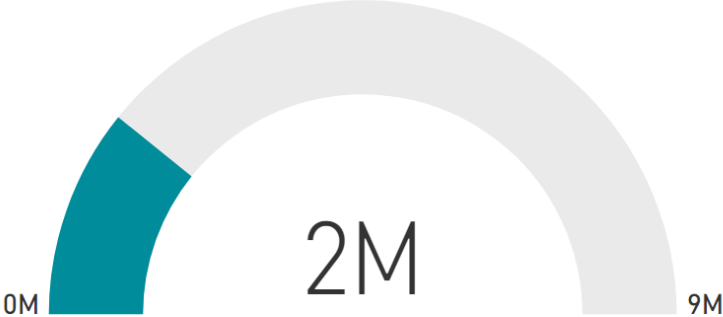
REVENUES

Select Revenue or Expense

☐ EXPENSES

☒ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Sales Tax	7,790,654	1,844,641	24%
Other	1,000,000	52,433	5%
Total	8,790,654	1,897,075	22%



1/2 Cent Sales Tax Fund Relevant Information

Town Council adopted Ordinance 2021.022 to amend the Town Tax Code by increasing the tax rate on certain activities by one-half cent for a new multi-generational recreation facility. Collections through the first quarter of the fiscal year continue to meet expectations as the economy remains stable. Collections from the tax continue to average more than \$600,000 per month. Other revenues are related to investment income from debt proceeds to help pay for the construction of the facility.

Year 2023 2024 2025



Category	2023	2024	2025
Sales Tax	1,809,158	1,887,520	1,844,641
Other			52,433
Total	1,809,158	1,887,520	1,897,075

FY 2024-2025 FIRST QUARTER: HALF CENT SALES TAX FUND

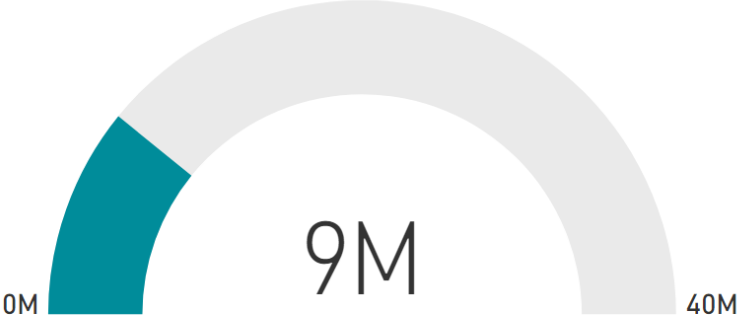
EXPENSES

Select Revenue or Expense

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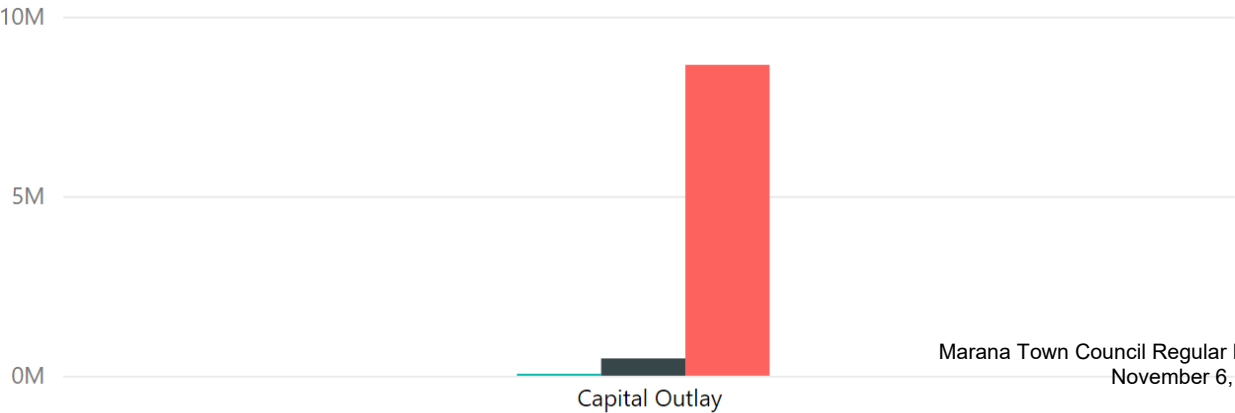
Category	FY 2025 Budget	Actual	% Budget
Capital Outlay	36,289,042	8,655,268	24%
Other Financing Uses	3,591,250		
Total	39,880,292	8,655,268	22%



1/2 Cent Sales Tax Fund Relevant Information

The FY2025 budget is associated with the design, construction and equipping of the new multi-generational recreation facility. Construction of the facility began in the second quarter of FY2024. Capital Outlay costs reflect on-going construction costs for the facility whose anticipated completion date remains on schedule. Other Financing Uses is for principal and interest payments related to debt issued to pay for the facility's construction.

Year 2023 2024 2025



Category	2023	2024	2025
Capital Outlay	21,070	480,367	8,655,268
Total	21,070	480,367	8,655,268

FY 2024-2025 FIRST QUARTER: WATER OPERATING FUND

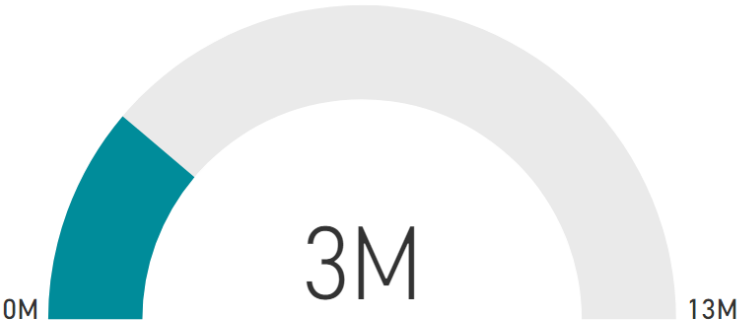
REVENUES

Select Revenue or Expense

☐ EXPENSES

☒ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Intergovernmental	1,386,000		
Licenses, Fees, & Permits	200,000	84,897	42%
Charges for Services	9,685,592	2,707,296	28%
Other	1,594,716	87,405	5%
Total	12,866,308	2,879,598	22%



Water Fund Relevant Information

The current rates and fees for Marana Water customers can be found at - <http://www.maranaaz.gov/water-rates-and-fees>. Charges for Services (water sales) comprise the majority of the revenue for the fund. Revenue collections through the first quarter of FY2025 are above budget due to strong account growth. Intergovernmental includes anticipated revenues from WIFA and other grants as well as water credits. Other revenue is primarily comprised of planned interfund transfers used for debt service payments.

Year 2023 2024 2025



Category	2023	2024	2025
Licenses, Fees, & Permits	30,304	48,623	84,897
Charges for Services	2,031,190	2,599,560	2,707,296
Other	48,190	78,504	87,405
Total	2,109,684	2,726,688	2,879,598

FY 2024-2025 FIRST QUARTER: WATER OPERATING FUND

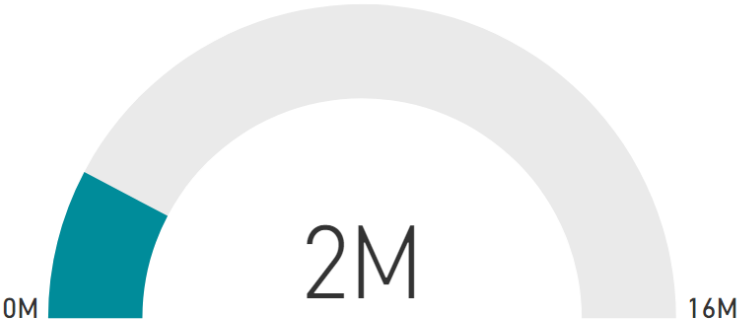
EXPENSES

Select Revenue or Expense

EXPENSES

REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	3,792,917	631,401	17%
Contracted Services	3,841,540	329,986	9%
Operating Supplies & Equipment	2,869,122	459,095	16%
Capital Outlay	392,850		
Debt Service	1,384,586	1,004,654	73%
Other Financing Uses	3,453,062		
Total	15,734,077	2,425,136	15%



Water Fund Relevant Information

Overall, FY2025 first quarter expenses for the Water Operating Fund are below budget levels but within expectations. Personnel & Benefits are below expectations due to higher than anticipated turnover in several positions, many of which have now been filled. Capital Outlay budget is for vehicle purchases planned for later in the year. Debt Service is related to WIFA loan and bond payments during FY2025. Capital costs associated with infrastructure and CIP projects are captured in separate funds. Other Financing Uses is associated with transfers to the Water Capital Fund for the construction of capital projects.

Year 2023 2024 2025



Category	2023	2024	2025
Personnel & Benefits	590,751	701,461	631,401
Contracted Services	240,922	204,882	329,986
Operating Supplies & Equipm...	508,032	543,867	459,095
Capital Outlay	7,200		
Debt Service	1,110,510	979,203	1,004,654
Total	2,457,416	2,429,412	2,425,136

FY 2024-2025 FIRST QUARTER: WATER RECLAMATION OPERATING FUND

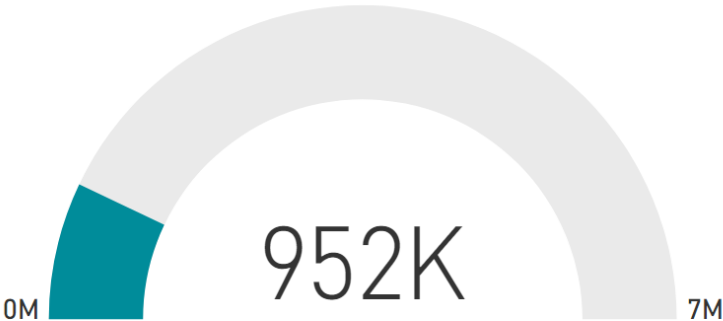
REVENUES

Select Revenue or Expense

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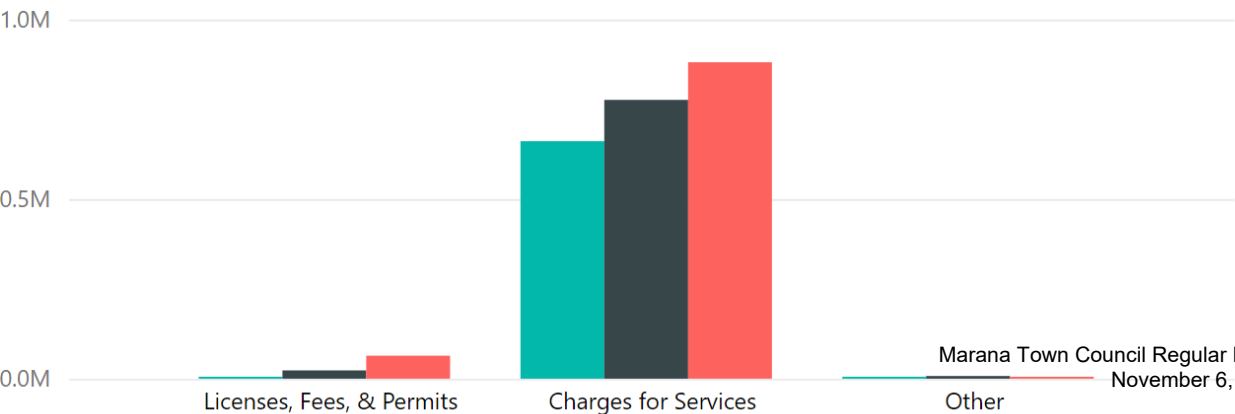
Category	FY 2025 Budget	Actual	% Budget
Licenses, Fees, & Permits	100,000	64,009	64%
Charges for Services	3,645,407	881,058	24%
Other	2,994,534	6,764	0%
Total	6,739,941	951,831	14%



Water Reclamation Fund Relevant Information

The current rates and fees for Marana Sewer customers can be found at - <http://www.maranaaz.gov/water-rates-and-fees>. Charges for Services (sewer rates) comprise the majority of the revenue for the fund. Overall, preliminary FY2025 first quarter revenue collections are within expectations. Other planned revenue is related primarily to budgeted transfers between funds for debt service payments.

Year 2023 2024 2025



Category	2023	2024	2025
Licenses, Fees, & Permits	1,249	23,032	64,009
Charges for Services	661,206	776,288	881,058
Other	1,602	7,434	6,764
Total	664,056	806,754	951,831

FY 2024-2025 FIRST QUARTER: WATER RECLAMATION OPERATING FUND

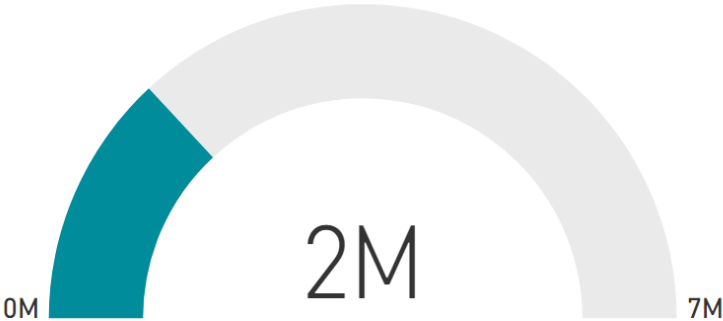
EXPENSES

Select Revenue or Expense

EXPENSES

REVENUES

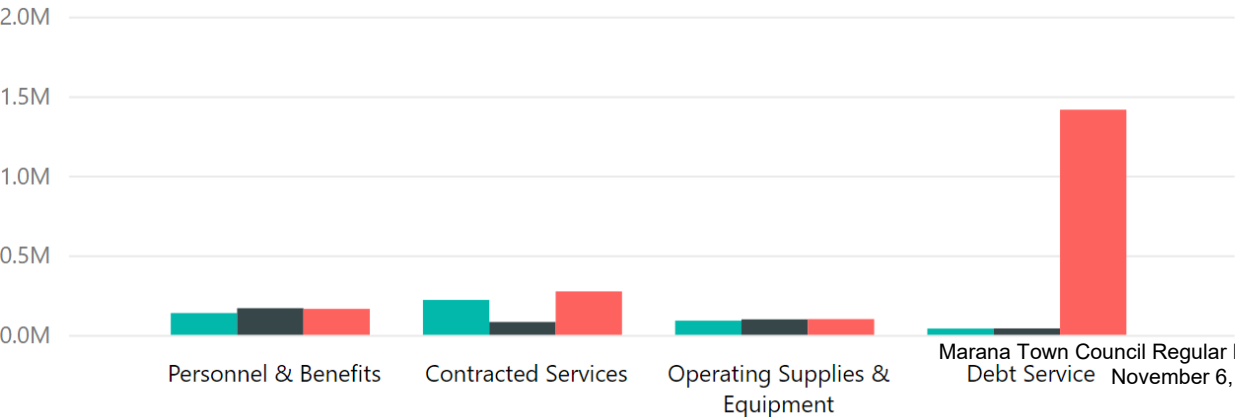
Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	847,840	163,172	19%
Contracted Services	1,656,800	272,999	16%
Operating Supplies & Equipment	580,623	98,898	17%
Capital Outlay	164,000		
Debt Service	2,465,530	1,414,741	57%
Other Financing Uses	1,747,932		
Total	7,462,725	1,949,810	26%



Water Reclamation Fund Relevant Information

Overall, first quarter expenses for the Water Reclamation Operating Fund are within or below expectations at this time of year. Debt Service is related to annual WIFA loan and bond payments. Capital costs associated with infrastructure and CIP projects are captured in separate funds. Other Financing Uses is associated with transfers for capital improvement projects.

Year 2023 2024 2025



Category	2023	2024	2025
Personnel & Benefits	136,741	167,355	163,172
Contracted Services	219,232	80,593	272,999
Operating Supplies & Equipm...	88,996	97,316	98,898
Debt Service	39,401	40,329	1,414,741
Total	484,371	385,593	1,949,810

FY 2024-2025 FIRST QUARTER: AIRPORT OPERATING FUND

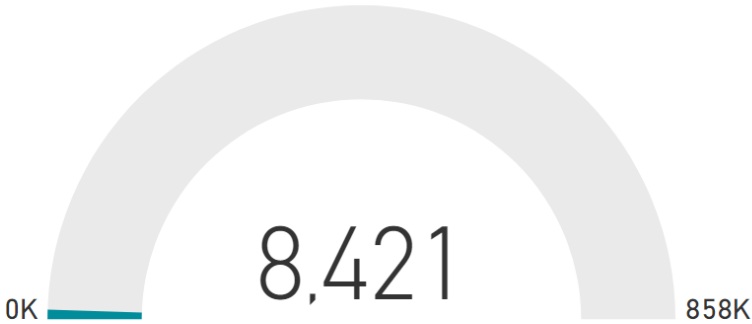
REVENUES

Select Revenue or Expense

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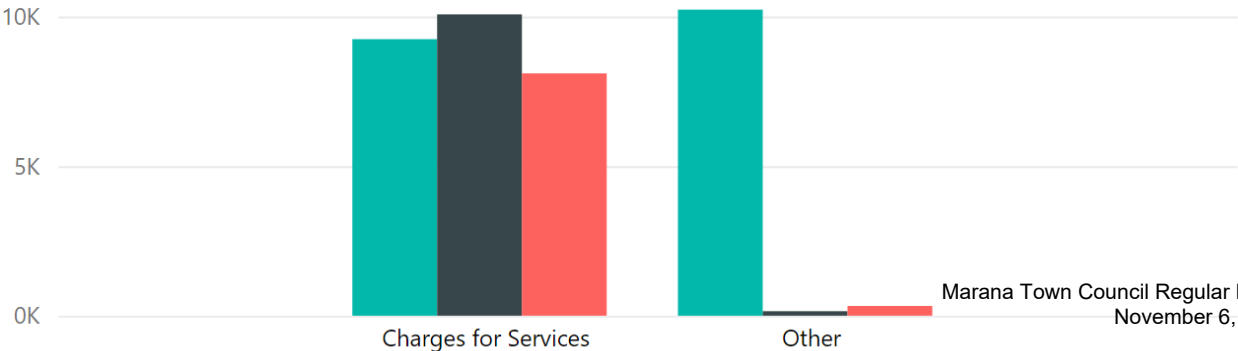
Category	FY 2025 Budget	Actual	% Budget
Charges for Services	368,551	8,096	2%
Other	488,954	325	0%
Total	857,505	8,421	1%



Airport Fund Relevant Information

Overall, first quarter revenue collections for the Airport Fund are in line with expectations. Other revenue is primarily comprised of miscellaneous revenues and transfers between funds scheduled to be completed as the Town reconciles and closes the books at the end of the fiscal year.

Year 2023 2024 2025



Category	2023	2024	2025
Charges for Services	9,239	10,068	8,096
Other	10,225	150	325
Total	19,464	10,218	8,421

FY 2024-2025 FIRST QUARTER: AIRPORT OPERATING FUND

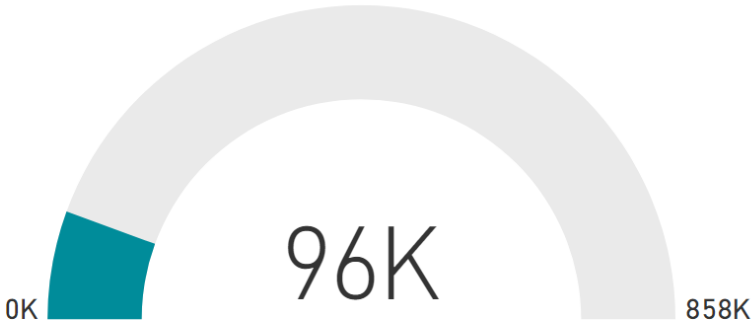
EXPENSES

Select Revenue or Expense

☒ EXPENSES

☐ REVENUES

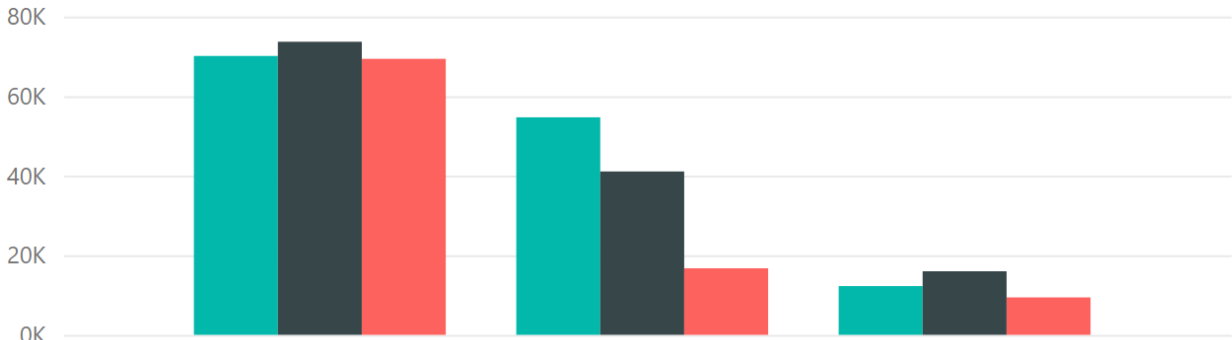
Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	437,730	69,372	16%
Contracted Services	259,850	16,724	6%
Operating Supplies & Equipment	76,925	9,408	12%
Capital Outlay	83,000		
Total	857,505	95,503	11%



Airport Fund Relevant Information

Overall, expenses for the Airport Fund are in line with expectations through the first quarter of FY2025. Contracted Services general maintenance expenses were less than anticipated to date. Costs related to CIP projects are captured in other funds.

Year 2023 2024 2025



Category	2023	2024	2025
Personnel & Benefits	70,093	73,663	69,372
Contracted Services	54,674	41,059	16,724
Operating Supplies & Equipm...	12,246	15,974	9,408
Total	137,013	130,696	95,503



Council-Regular Meeting

C1

Meeting Date: 11/06/2024

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: November 6, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2024.023: Relating to Business Regulations; revising Marana Town Code Title 9 (Business Regulations), Chapter 9-14 (Short-Term and Vacation Rentals), Section 9-14-9 (Compliance with laws; prohibited uses) to provide that accessory dwelling units may only be used for short-term rentals if and while the owner resides on the property that contains the accessory dwelling unit; and designating an effective date (Jane Fairall)

Discussion:

The Mayor and Council adopted Ordinance No. 2023.009 on April 4, 2023, to add Chapter 9-14 (Short-Term and Vacation Rentals) to the Marana Town Code (MTC), providing comprehensive regulations of short-term/vacation rentals in the Town, to the extent permitted by state law. The Arizona Legislature adopted Laws 2024, Chapter 196 (House Bill (HB) 2720), signed by Governor Katie Hobbs on May 21, 2024, and effective on September 14, 2024, which among other items, revised Arizona Revised Statutes (A.R.S.) §9-500.39 to provide that a municipality may regulate vacation or short-term rentals to require that the owner of a vacation or short-term rental must reside on the property if the property contains an accessory dwelling unit (ADU) that is being used as a vacation or short-term rental.

The proposed ordinance will add a provision to MTC Chapter 9-14 in accordance with HB 2720 that provides that an ADU may be used as a short-term rental in the Town only if and while a property owner resides on the property that contains the accessory dwelling unit.

Staff Recommendation:

Staff recommends approval of the proposed ordinance.

Suggested Motion:

I move to adopt Ordinance No. 2024.023, revising Marana Town Code Title 9 (Business Regulations), Chapter 9-14 (Short-Term and Vacation Rentals), Section 9-14-9 (Compliance with laws; prohibited uses) to provide that accessory dwelling units may only be used for short-term rentals if and while the owner resides on the property that contains the accessory dwelling unit; and designating an effective date.

Attachments

Ordinance No. 2024.023

MARANA ORDINANCE NO. 2024.023

RELATING TO BUSINESS REGULATIONS; REVISING MARANA TOWN CODE TITLE 9 (BUSINESS REGULATIONS), CHAPTER 9-14 (SHORT-TERM AND VACATION RENTALS), SECTION 9-14-9 (COMPLIANCE WITH LAWS; PROHIBITED USES) TO PROVIDE THAT ACCESSORY DWELLING UNITS MAY ONLY BE USED FOR SHORT-TERM RENTALS IF AND WHILE THE OWNER RESIDES ON THE PROPERTY THAT CONTAINS THE ACCESSORY DWELLING UNIT; AND DESIGNATING AN EFFECTIVE DATE

WHEREAS the Arizona Legislature adopted Laws 2024, Chapter 196 (House Bill 2720), signed by Governor Katie Hobbs on May 21, 2024, and effective on September 14, 2024, which among other items, revised Arizona Revised Statutes (A.R.S.) §9-500.39 to provide that a municipality may regulate vacation or short-term rentals to require that the owner of a vacation or short-term rental must reside on the property if the property contains an accessory dwelling unit (ADU) that is being used as a vacation or short-term rental; and

WHEREAS the Mayor and Council of the Town of Marana find that revising MTC Chapter 9-14 (Short-Term and Vacation Rentals) to add a provision addressing ADUs as permitted by the newly-revised A.R.S. §9-500.39 is in the best interests of the Town and its residents.

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

SECTION 1. Marana Town Code Title 9 (Business Regulations), chapter 9-14 (Short-Term and Vacation Rentals), section 9-14-9 (Compliance with laws; prohibited uses) is hereby amended as follows (with additions shown with double underlining):

9-14-9 Compliance with laws; prohibited uses; accessory dwelling units

- A. The operation of a vacation rental shall be in compliance with all federal, state, and local laws, including this chapter.
- B. The use of a vacation rental property for any of the following uses or purposes is strictly prohibited:
 - 1. Any nonresidential use.
 - 2. Holding a special event that requires a permit or license pursuant to a town ordinance or state law or rule.
 - 3. Operating a retail business, restaurant, event center, banquet hall or similar use.

4. Housing sex offenders.
 5. Operating or maintaining a sober living home.
 6. Selling or offering for sale, consideration, or entrance fee, liquor or illegal drugs.
 7. Commercial display or production of pornography.
 8. Obscenity as prohibited by A.R.S. Title 13, Chapter 35.
 9. Operating or maintaining an adult-oriented business including nude or topless dancing.
 10. Any other use prohibited by A.R.S. §9-500.39 or the town code.
- C. A vacation rental lacking a valid transaction privilege tax license issued by the State of Arizona shall not be rented or offered for rent.
- D. No person or entity may receive payment or accept a fee, directly or indirectly, for facilitating the rental of a vacation rental operating in violation of this code or other law.
- E. The failure of any designee to comply with this chapter shall not relieve the owner of liability under this chapter.
- F. An accessory dwelling unit constructed on or after September 14, 2024 may be used as a short-term rental only if and while an owner resides on the property that contains the accessory dwelling unit. For purposes of this paragraph "accessory dwelling unit" has the same meaning as prescribed in A.R.S. §9-461.18.

SECTION 2. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 3. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the 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, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. This ordinance is effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 6th day of November 2024.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney



Council-Regular Meeting

C2

Meeting Date: 11/06/2024

To: Mayor and Council

Submitted For: Ricardo Carlos, Technology Services Director

From: Dan Grossman, CIP Process Analyst

Date: November 6, 2024

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2024-098: Relating to Budget; approving the addition of a new Capital Improvement Project known as the Network Redesign project in the fiscal year 2024-2025 budget (Ricardo Carlos)

Discussion:

The budget for fiscal year 2024-2025 was adopted on June 18, 2024, which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds. Council approval is required for budgetary transfers between the General Fund departments, between funds, and for any transfer of contingency. The Council approved budget also includes funding for year one of the Town's five-year Capital Improvement Plan.

The purpose of this item is to add a new, named project to the Capital Improvement Plan. The Technology Services Department, recently renamed as the Information Technology Department, is planning a new project to redesign the Town's network, which may include a hybrid management approach of the Town's internal network, and a network service provider. This project was anticipated and portions of it were included in the adopted budget. However, after adoption of the budget, it was determined that the project met the requirements to be a formally named capital project based on the scope, cost and anticipated useful life of the assets replaced.

The new project will be known as the Network Redesign project and will replace the outdated network infrastructure with one capable of accommodating future growth. This Network Redesign project is vital to the Town's communication and operational

processes. The current network supports essential services like police dispatch and water payments, and all other internal operational needs. This redesign and hardware update ensures that the Town's network operates with greater reliability, enhanced security, and improved performance.

Financial Impact:

This project will begin in the current year and be completed in fiscal year 2025-2026. The Information Technology Department budget has adequate budget capacity within the department budget for the portion of the project planned for the current year. Staff plans to submit a supplemental request for the remainder of the budget appropriation to complete the project as part of the next year budget.

Staff Recommendation:

Staff recommends approving the addition of a new Capital Improvement Project known as the Network Redesign project and authorizing staff to assign a new project number in fiscal year 2024-2025 budget.

Suggested Motion:

I move adopt Resolution No. 2024-098, approving the addition of a new Capital Improvement Project known as the Network Redesign project in the fiscal year 2024-2025 budget.

Attachments

Resolution No. 2024-098

MARANA RESOLUTION NO. 2024-098

RELATING TO BUDGET; APPROVING THE ADDITION OF A NEW CAPITAL IMPROVEMENT PROJECT KNOWN AS THE NETWORK REDESIGN PROJECT IN THE FISCAL YEAR 2024-2025 BUDGET

WHEREAS on June 18, 2024, the Town Council adopted the fiscal year 2024-2025 budgetary document and overall financial plan which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds; and

WHEREAS the Council-approved budget also includes the Town's five-year Capital Improvement Plan; and

WHEREAS the Information Technology Department is planning a new project to redesign the Town's network, to ensure that the network operates with greater reliability, enhanced security, and improved performance; and

WHEREAS the Capital Improvement Plan approved in the fiscal year 2024-2025 budget did not include the proposed Network Redesign project; and

WHEREAS the Information Technology Department budget has adequate budget capacity within the department budget for the portion of the project planned for the current fiscal year and staff plans to request the remainder of the budget appropriation to complete the project as part of the fiscal year 2025-2026 budget; and

WHEREAS the Council finds that the addition of the new Capital Improvement Project known as the Network Redesign project to the fiscal year 2024-2025 budget addressed by this resolution is in the best interest of the Town of Marana and its citizens.

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

SECTION 1. The new Capital Improvement Project, Network Redesign, is hereby approved.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution, including assigning a new project number to the Network Redesign project.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF
MARANA, ARIZONA, this 6th day of November 2024.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney



Council-Regular Meeting

C3

Meeting Date: 11/06/2024

To: Mayor and Council

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: November 6, 2024

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2024-099: Relating to Development; approving the final plat for Mandarinina - Parcel 1, Lots 1-122 & Tracts A-M generally located north of Tangerine Road and east of Interstate 10 within a portion of Section 31, Township 11 South and Range 12 East (Scott Radden)

Discussion:

Request

EPS Group, Inc., representing the owner, KB Home Tucson, Inc., is requesting approval of a final plat consisting of 60 lots and 5 tracts on approximately 12.3 acres of land generally located north of Tangerine Road and east of Interstate 10 within a portion of Section 36, Township 11 South.

Zoning

The zoning of the property is SP, Mandarinina Specific Plan, created by Ordinance 2009.02, adopted by the Marana Town Council on February 17, 2009. The Specific Plan was administratively amended on October 30, 2019, and again on November 2, 2022.

Land Use

The proposed final plat is a resubdivision of Block 14 of the Final Block Plat for Mandarinina Blocks 14-20, approved by the Mayor and Town Council on August 20, 2024, via adoption of Resolution No. 2024-076. The size of the proposed project is approximately 23 acres in gross area. There are 122 lots proposed with a density of 6.7 (RAC). The platted lot area is approximately 14 acres in size. Tracts A through M are

approximately 4.3 acres and the public right of way area totals approximately 4.7 acres.

Access and Traffic

Access for the project is provided off Adonis Road via N. Mandarinina Boulevard and W. Hawes Road. Approximately 0.8 miles of new public right-of-way for internal access to parcels located within the overall platted area will be dedicated by this plat.

Utilities

Water and sewer service for the subdivision will be provided by Marana Water. TRICO Electric and Southwest Gas will provide the electric and natural gas services.

Preliminary Plat

The Mandarinina Preliminary Plat Lots 1-906 (PRV2110-001) was approved by Town staff on April 15, 2022.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of Ordinance No. 2009.02, the Mandarinina Specific Plan, the Marana Town Code, and the Marana General Plan. The final plat is in substantial conformance with all required development regulations and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2024-099, approving the final plat of Mandarinina – Parcel 1, Lots 1-122 & Tracts A-M.

Attachments

Resolution No. 2024-099

Final Plat

Location Map

Application

MARANA RESOLUTION NO. 2024-099

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR MANDARINA – PARCEL 1, LOTS 1-122 & TRACTS A-M GENERALLY LOCATED NORTH OF TANGERINE ROAD AND EAST OF INTERSTATE 10 WITHIN A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH AND RANGE 12 EAST

WHEREAS, on February 17, 2009, the Mayor and Town Council adopted Ordinance No. 2009.02, approving a rezoning of approximately 342 acres, generally located north of Tangerine Road and east of Interstate 10, from Zones “E” (Transportation Corridor), “C” (Large Lot), and “AG” (Agricultural) to Zone “F” (Specific Plan), creating the Mandarinina Specific Plan; and

WHEREAS, on October 30, 2019, Marana Town staff administratively approved an amendment to the Mandarinina Specific Plan; and

WHEREAS, on November 2, 2022, Marana Town staff administratively approved an amendment to the Mandarinina Specific Plan; and

WHEREAS, on May 17, 2022, the Mayor and Town Council adopted Resolution No. 2022-047, approving the final block plat for Mandarinina Blocks 1-7 and Parcels A, B & C, recorded in the Pima County Recorder’s Office at Sequence No. 20231590262; and

WHEREAS, on November 21, 2023, the Mayor and Town Council adopted Resolution No. 2023-111, approving the final block plat for Mandarinina Blocks 1-2, 4-5 & 8-13, recorded in the Pima County Recorder’s Office at Sequence No. 20233320095, being a resubdivision of Blocks 1, 2, 4 & 5 of the final block plat for Mandarinina Blocks 1-7 and Parcels A, B & C; and

WHEREAS, on August 20, 2024, the Mayor and Town Council adopted Resolution No. 2024-076, approving the final block plat for Mandarinina Blocks 14-20, recorded in the Pima County Recorder’s Office at Sequence No. 20242350631, being a resubdivision of Block 1 of the final block plat for Mandarinina Blocks 1-2, 4-5 & 8-13; and

WHEREAS EPS Group, Inc., on behalf of KB Home Tucson, Inc. has applied for approval of a final plat for Mandarinina – Parcel 1, Lots 1-122 & Tracts A-M, being a resubdivision of Block 14 of the final block plat for Mandarinina Blocks 14-20; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on November 6, 2024, determined that the final plat for Mandarinina – Parcel 1, Lots 1-122 & Tracts A-M should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the final plat for Mandarin – Parcel 1, Lots 1-122 & Tracts A-M, is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 6th day of November, 2024.

Mayor Ed Honea

ATTEST:

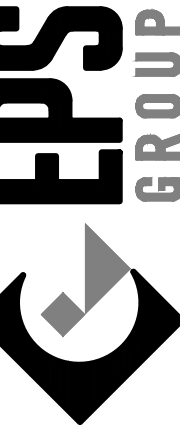
APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney

Oct 14, 2024 3:19pm S:\Projects\2020\20-0522.02\Land Survey\DWGs\Final Plats\Parcel 1\20-0522.02 Plat - Parcel 1.dwg

Sequence Number:



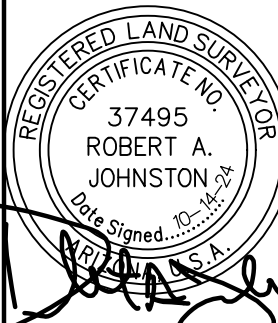
Project: **Mandarina - Parcel 1, Lots 1-22 & Tracts A-M**
Being a portion of Section 31, T11S, R12E, G&SRM,
Town of Marana, Pima County, Arizona

Sequence Number:

FINAL PLAI

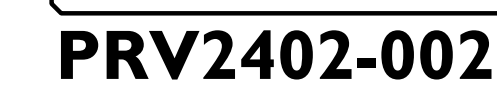
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Designer: RAJ
Drawn by: TJP



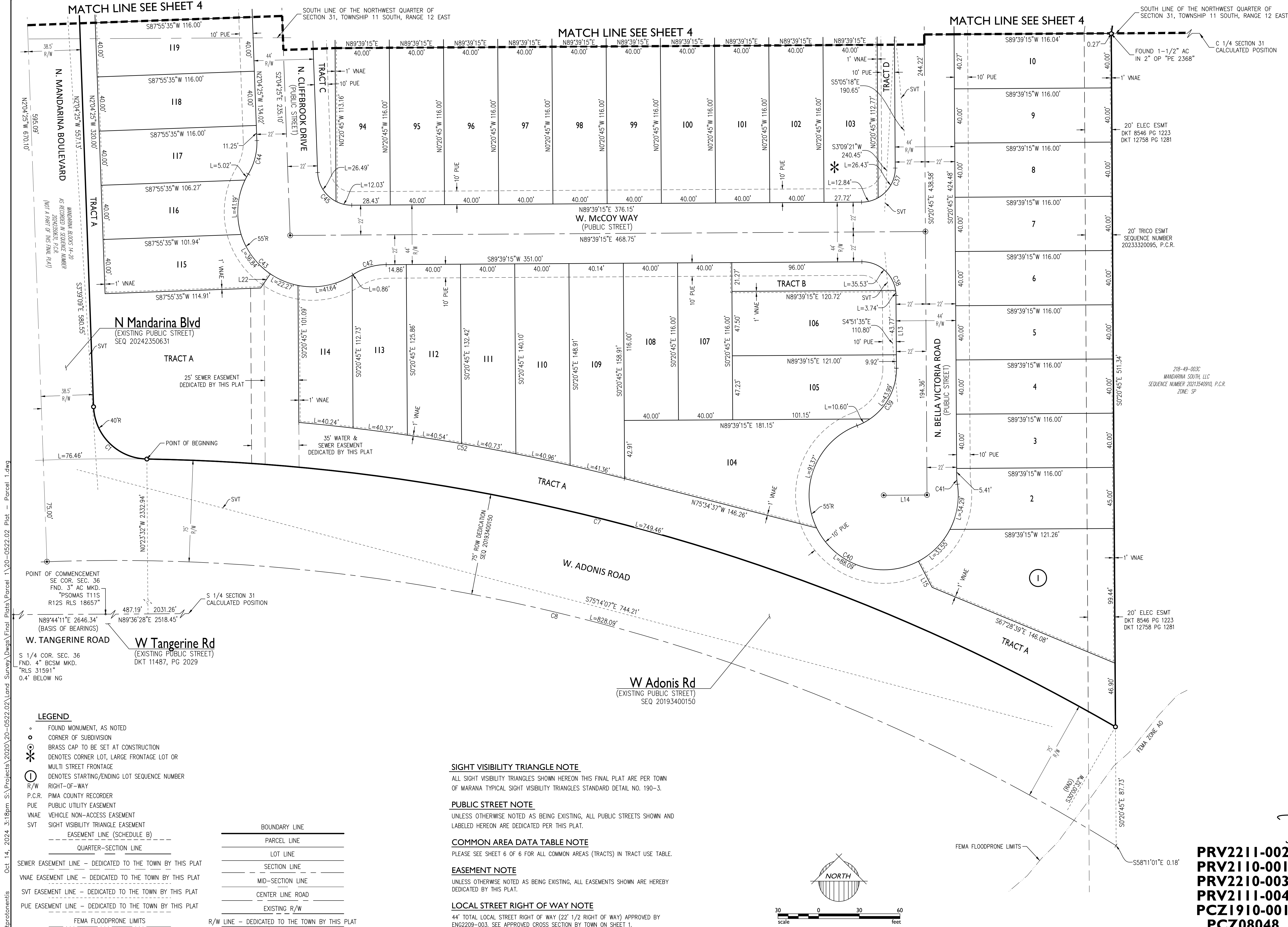
Job No. 0-0522.02
FP02
Sheet No. 2 of 6

Page 41 of 68



Sequence Number:

Oct 14, 2024 3:18pm S:\Projects\2020 20-0522.02\Land Survey\Drawings\Final Plats\Parcel 1\20-0522.02 Plat - Parcel 1.dwg



LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- ⊙ BRASS CAP TO BE SET AT CONSTRUCTION
- ✱ DENOTES CORNER LOT, LARGE FRONTAGE LOT OR MULTI STREET FRONTAGE
- ① DENOTES STARTING/ENDING LOT SEQUENCE NUMBER
- R/W RIGHT-OF-WAY
- P.C.R. PIMA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- EASEMENT LINE (SCHEDULE B)
- QUARTER-SECTION LINE
- SEWER EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
- VNAE EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
- SVT EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
- PUE EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
- FEMA FLOODPRONE LIMITS

BOUNDARY LINE
PARCEL LINE
LOT LINE
SECTION LINE
MID-SECTION LINE
CENTER LINE ROAD
EXISTING R/W
R/W LINE - DEDICATED TO THE TOWN BY THIS PLAT

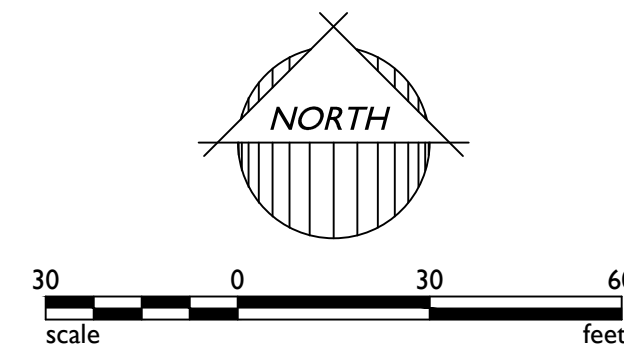
SIGHT VISIBILITY TRIANGLE NOTE
ALL SIGHT VISIBILITY TRIANGLES SHOWN HEREON THIS FINAL PLAT ARE PER TOWN OF MARANA TYPICAL SIGHT VISIBILITY TRIANGLES STANDARD DETAIL NO. 190-3.

PUBLIC STREET NOTE
UNLESS OTHERWISE NOTED AS BEING EXISTING, ALL PUBLIC STREETS SHOWN AND LABELED HEREON ARE DEDICATED PER THIS PLAT.

COMMON AREA DATA TABLE NOTE
PLEASE SEE SHEET 6 OF 6 FOR ALL COMMON AREAS (TRACTS) IN TRACT USE TABLE.

EASEMENT NOTE
UNLESS OTHERWISE NOTED AS BEING EXISTING, ALL EASEMENTS SHOWN ARE HEREBY DEDICATED BY THIS PLAT.

LOCAL STREET RIGHT OF WAY NOTE
44' TOTAL LOCAL STREET RIGHT OF WAY (22' 1/2 RIGHT OF WAY) APPROVED BY ENG2209-003. SEE APPROVED CROSS SECTION BY TOWN ON SHEET 1.



Project: **Mandarinina - Parcel 1, Lots 1-122 & Tracts A-M, Being a portion of Section 31, T11S, R12E, G&SRM, Town of Marana, Pima County, Arizona**

Revisions:

Designer: **RAJ**
Drawn by: **TJP**

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
Seal Signed: 10/14/2024

Job No: **20-0522.02**
FP03
Sheet No: **3**
of 6

Sequence Number: _____



SIGHT VISIBILITY TRIANGLE NOTE
ALL SIGHT VISIBILITY TRIANGLES SHOWN HEREON THIS FINAL PLAT ARE PER TOWN OF MARANA TYPICAL SIGHT VISIBILITY TRIANGLES STANDARD DETAIL NO. 190-3.

PUBLIC STREET NOTE
UNLESS OTHERWISE NOTED AS BEING EXISTING, ALL PUBLIC STREETS SHOWN AND LABELED HEREON ARE DEDICATED PER THIS PLAT.

COMMON AREA DATA TABLE NOTE
PLEASE SEE SHEET 6 OF 6 FOR ALL COMMON AREAS (TRACTS) IN TRACT USE TABLE.

EASEMENT NOTE
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LOCAL STREET RIGHT OF WAY NOTE
44' TOTAL LOCAL STREET RIGHT OF WAY (22' 1/2 RIGHT OF WAY) APPROVED BY ENG2209-003. SEE APPROVED CROSS SECTION BY TOWN ON SHEET 1.

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Mandarinina - Parcel I, Lots 1-122 & Tracts A-M, Being a portion of Section 31, T11S, R12E, G&SRM, Town of Marana, Pima County, Arizona

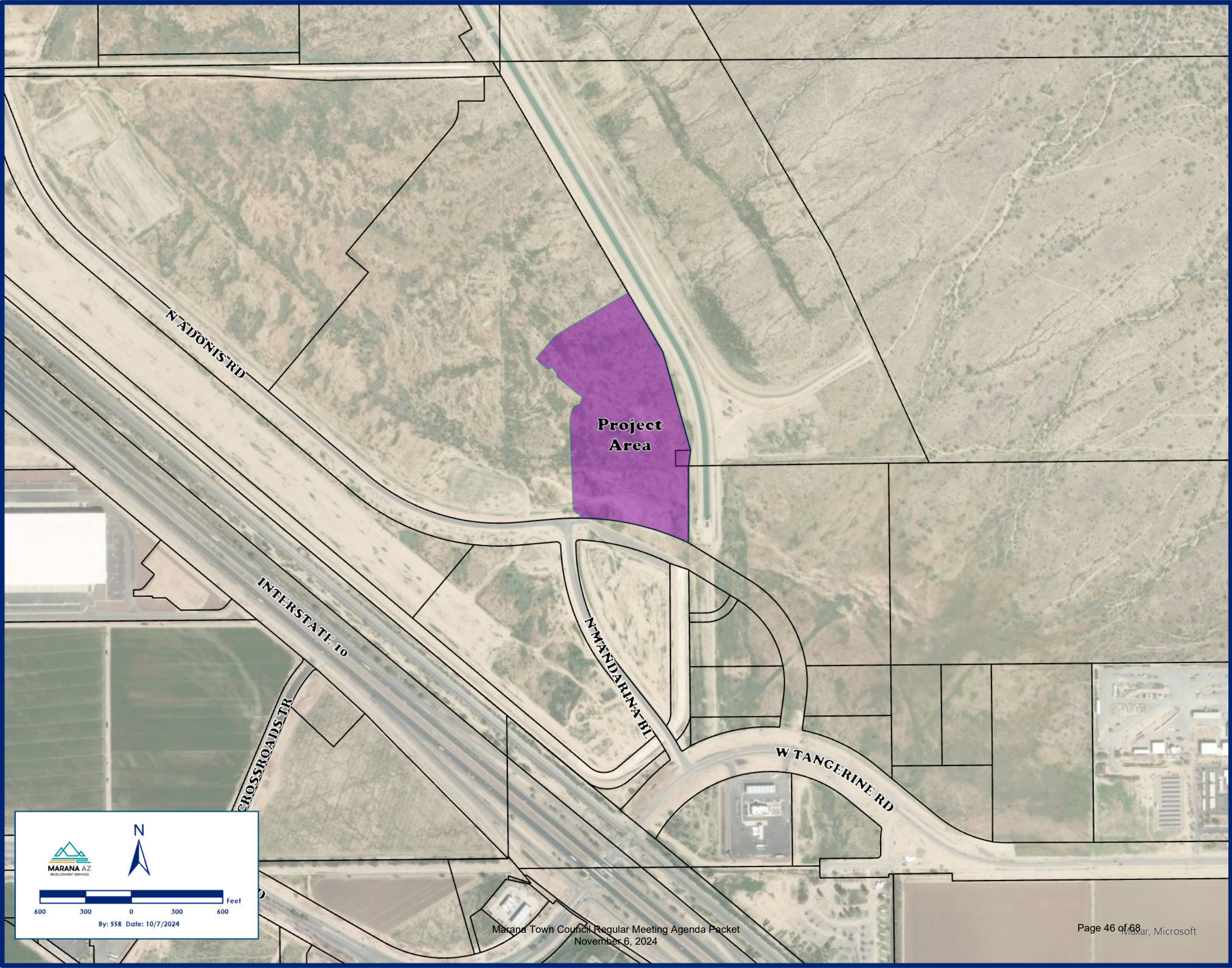
Revisions:

Designer: RAJ
Drawn by: TJP

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
State of Arizona
Exp. 12/31/2024

Job No.
20-0522.02
FP05
Sheet No.
5
of 6

Sequence Number: PRV2402-002



**Project
Area**

N ADONIS RD

INTERSTATE 10

CROSSROADS TR

N MANDARIN BL

W TANGERINE RD



By: SSR Date: 10/7/2024

**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: Mandarinina - Parcel 1 - Final Plat

Description of Project: Block 14 of the Block 1 Re-Plat, named

Number of Lots: 122

Parcel No.(s): A portion of Block 1 from Seq No. 20233320095

Gross Area (Acres): 22.9767

Project Address: Northwest of Adonis Road and Mandarinina Road

Ref. Project No.: PRV2401-002

CONTACT INFORMATION**Owner:** Mandarinina Holdings LLC

Contact Name: Hudd Hassell

Address: 1635 N Greenfield Road, #115

City: Mesa

State: AZ

Zip: 85205

Email: hudd@belaflo.com

Phone No.: (602) 525-0000

Applicant: EPS Group, Inc.

Contact Name: Meikle Garrett

Address: 1130 N Alma School Road, #120

City: Mesa

State: AZ

Zip: 85201

Email: meikle.garrett@epsgroupinc.com

Phone No.: (480) 355-0628

Consultant/Engineer: EPS Group, Inc.

Contact Name: Brian Nicholls

Address: 1130 N Alma School Road, # 120

City: Mesa

State: AZ

Zip: 85201

Email: brian.nicholls@epsgroupinc.com

Phone No.: (480) 355-1537

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.)

G. Meikle Garrett

2/7/2024

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C4

Meeting Date: 11/06/2024

To: Mayor and Council

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: November 6, 2024

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2024-100: Relating to Development; approving the final plat for Mandarinina- Parcel 2, Lots 123-182 & Tracts A-E generally located north of Tangerine Road and east of Interstate 10 within a portion of the east half of Section 36, Township 11 South, Range 11 East and a portion of the west half of Section 31, Township 11 South and Range 12 East (Scott Radden)

Discussion:

Request

EPS Group, Inc., representing the owner, KB Home Tucson, Inc., is requesting approval of a final plat consisting of 60 Lots and 5 Tracts on approximately 12.3 acres of land generally located north of Tangerine Road and east of Interstate 10 portion of the East half of Section 36, Township 11 South, Range 11 East and a portion of the West half of Section 31, Township 11 South and Range 12 East.

Zoning

The zoning of the property is SP, Mandarinina Specific Plan, created by Ordinance 2009.02, adopted by the Marana Town Council on February 17, 2009. The Specific Plan was administratively amended on October 30, 2019, and again on November 2, 2022.

Land Use

The proposed final plat is a resubdivision of Block 15 of the Final Block Plat for Mandarinina Blocks 14-20, approved by the Mayor and Town Council on August 20, 2024, via adoption of Resolution No. 2024-076. The size of the proposed project is

approximately 12.3 acres in gross area. There are 60 lots proposed with a density of 6.1 (RAC). The platted lot area is approximately 8.4 acres in size. Tracts A through E are approximately 1.4 acres and the public right of way area totals approximately 2.4 acres.

Access and Traffic

Access for the project is provided off Adonis Road via N. Mandarinina Boulevard and W. Hawes Road. Approximately 0.4 miles of new public right-of-way for internal access to parcels located within the overall platted area will be dedicated by this plat.

Utilities

Water and sewer service for the subdivision will be provided by Marana Water. TRICO Electric and Southwest Gas will provide the electric and natural gas services.

Preliminary Plat

The Mandarinina Preliminary Plat Lots 1-906 (PRV2110-001) was approved by Town staff on April 15, 2022.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of Ordinance No. 2009.02, the Mandarinina Specific Plan, the Marana Town Code, and the Marana General Plan. The final plat is in substantial conformance with all required development regulations and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2024-100, approving the final plat of Mandarinina -Parcel 2, Lots 123-182 & Tracts A-E.

Attachments

Resolution No. 2024-100
Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2024-100

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR MANDARINA – PARCEL 2, LOTS 123-182 & TRACTS A-E GENERALLY LOCATED NORTH OF TANGERINE ROAD AND EAST OF INTERSTATE 10 WITHIN A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 11 EAST AND A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH AND RANGE 12 EAST

WHEREAS, on February 17, 2009, the Mayor and Town Council adopted Ordinance No. 2009.02, approving a rezoning of approximately 342 acres, generally located north of Tangerine Road and east of Interstate 10, from Zones “E” (Transportation Corridor), “C” (Large Lot), and “AG” (Agricultural) to Zone “F” (Specific Plan), creating the Mandarinina Specific Plan; and

WHEREAS, on October 30, 2019, Marana Town staff administratively approved an amendment to the Mandarinina Specific Plan; and

WHEREAS, on November 2, 2022, Marana Town staff administratively approved an amendment to the Mandarinina Specific Plan; and

WHEREAS, on May 17, 2022, the Mayor and Town Council adopted Resolution No. 2022-047, approving the final block plat for Mandarinina Blocks 1-7 and Parcels A, B & C, recorded in the Pima County Recorder’s Office at Sequence No. 20231590262; and

WHEREAS, on November 21, 2023, the Mayor and Town Council adopted Resolution No. 2023-111, approving the final block plat for Mandarinina Blocks 1-2, 4-5 & 8-13, recorded in the Pima County Recorder’s Office at Sequence No. 20233320095, being a resubdivision of Blocks 1, 2, 4 & 5 of the final block plat for Mandarinina Blocks 1-7 and Parcels A, B & C; and

WHEREAS, on August 20, 2024, the Mayor and Town Council adopted Resolution No. 2024-076, approving the final block plat for Mandarinina Blocks 14-20, recorded in the Pima County Recorder’s Office at Sequence No. 20242350631, being a resubdivision of Block 1 of the final block plat for Mandarinina Blocks 1-2, 4-5 & 8-13; and

WHEREAS EPS Group, Inc., on behalf of KB Home Tucson, Inc. has applied for approval of a final plat for Mandarinina – Parcel 2, Lots 123-182 & Tracts A-E, being a resubdivision of Block 15 of the final block plat for Mandarinina Blocks 14-20; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on November 6, 2024, determined that the final plat for Mandarinina – Parcel 2, Lots 123-182 & Tracts A-E should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the final plat for Mandarinina – Parcel 2, Lots 123-182 & Tracts A-E, is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 6th day of November, 2024.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney

Oct 16, 2024 1:43pm S:\Projects\2020 20-0522.02 Land Survey\Draws\Final Plats\Parcel 2\20-0522.02 Plat - Parcel 2.dwg
tarotoments

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 123-182 (60 LOTS)	367,320	8.4313
TRACTS A-E (5 TRACTS)	62,811	1.4419
PRIVATE STREETS	0	0.0000
RIGHT OF WAY	105,809	2.4290
NET AREA	430,131	9.8745
GROSS AREA	535,940	12.3035

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, DRAINAGEWAYS AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSES OR PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

PRIVATE DRAINAGEWAYS AND COMMON AREA (TRACT) AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA (TRACT), BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREA (TRACT) SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 2024100024 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREA (TRACT) WITHIN THIS SUBDIVISION.

LANDSCAPE EASEMENT WILL BE PRIVATE AND DEDICATED TO THE ASSOCIATION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE OF TRUST NO. 201665-T AND NOT IN ITS CORPORATE CAPACITY

DATE _____
TRUST OFFICER

ACKNOWLEDGMENT

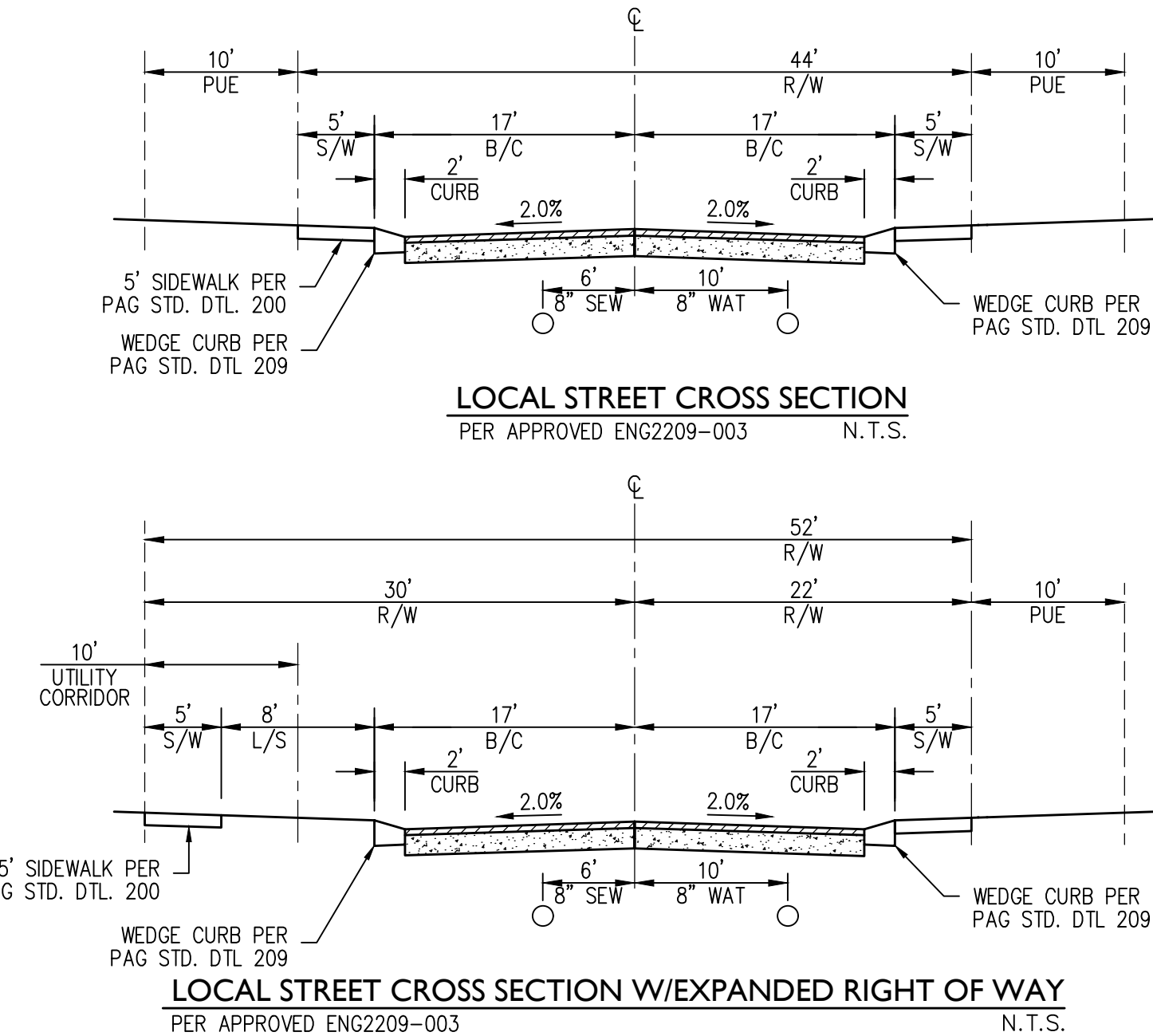
STATE OF ARIZONA } SS
COUNTY OF PIMA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY _____, TRUST OFFICER OF TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NUMBER 201665-T, AND NOT IN ITS CORPORATE CAPACITY (THE "TRUSTEE").

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



FINAL PLAT
Mandarina - Parcel 2, LOTS 123-182 & TRACTS A-E

BEING A RESUBDIVISION OF BLOCK 15 OF MANDARINA BLOCKS 14-20, AS RECORDED IN SEQUENCE NUMBER 20242350631, P.C.R.,
SITUATED IN A PORTION OF THE EAST HALF OF SECTION 36,
TOWNSHIP 11 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN AND
A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

COMMON AREA DATA TABLE NOTE

PLEASE SEE SHEET 5 OF 5 FOR ALL COMMON AREAS IN TRACT USE TABLE.

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY: _____
MARANA WATER DIRECTOR
DATE _____

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM A BRASS CAP SURVEY MONUMENT STAMPED "LS 31591" LOCATED AT THE SOUTH QUARTER CORNER OF SECTION 36, TO A 2.5 INCH ALUMINUM CAP SURVEY MONUMENT STAMPED "PSOMAS RLS 18557" LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, SAID BEARINGS BEING NORTH 89°44'11" EAST PER FINAL BLOCK PLAT FOR MANDARINA BLOCKS 1-7 AND PARCELS A, B & C, AS RECORDED IN SEQUENCE NO. 20231590262, P.C.R.

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM TITLE SECURITY AGENCY LLC AS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____
TOWN OF MARANA
DATE _____

BENEFICIARY

PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF TRUST NO. 201665-T, DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST IS:

KB HOME TUCSON, INC., AN ARIZONA CORPORATION
3501 EAST SPEEDWAY BOULEVARD, SUITE 101
TUCSON, ARIZONA 85716

RECORDING

STATE OF ARIZONA } SS
COUNTY OF PIMA } SEQUENCE NO. _____
FEE \$ _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF EPS GROUP, INC., ON THIS _____ DAY OF _____, 2024, AT _____ M. IN SEQUENCE NUMBER _____ THEREOF.

GABRIELLA CAZARES-KELLY
PIMA COUNTY RECORDER
BY DEPUTY _____

LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- ⊗ BRASS CAP TO BE SET AT CONSTRUCTION
- ✱ DENOTES CORNER LOT, LARGE FRONTAGE LOT OR MULTI STREET FRONTAGE
- ① DENOTES STARTING/ENDING LOT SEQUENCE NUMBER
- R/W RIGHT-OF-WAY
- P.C.R. PIMA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- EASEMENT LINE (SCHEDULE B) ---
- QUARTER-SECTION LINE ---

SEWER EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
LANDSCAPE EASEMENT LINE - DEDICATED TO THE HOA BY THIS PLAT
VNAE EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
SVT EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT
PUE EASEMENT LINE - DEDICATED TO THE TOWN BY THIS PLAT

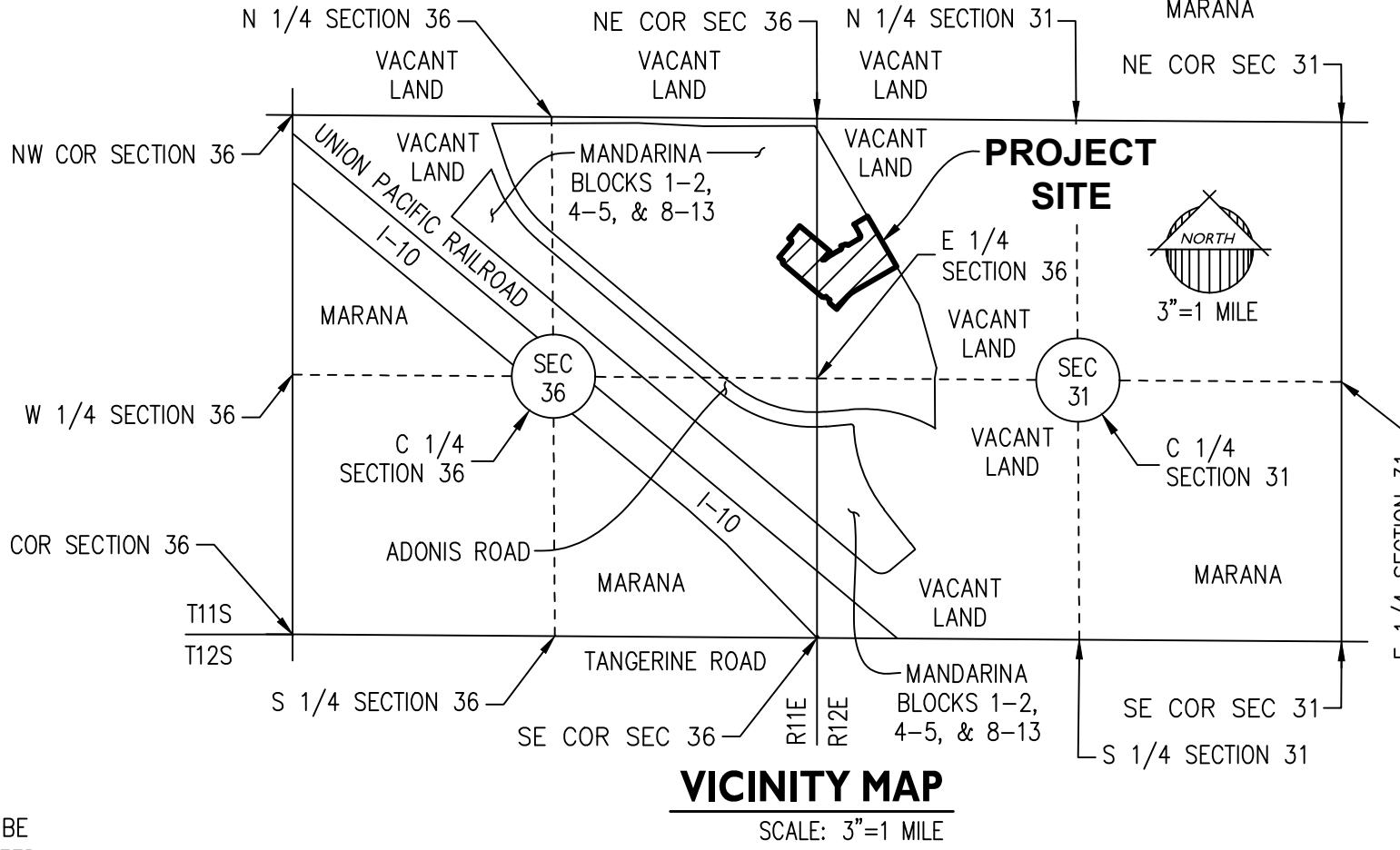
_____	FEMA FLOODPRONE LIMITS
_____	BOUNDARY LINE
_____	PARCEL LINE
_____	LOT LINE
_____	SECTION LINE
_____	MID-SECTION LINE
_____	CENTER LINE ROAD
_____	EXISTING R/W

SHEET INDEX

- 1 COVER SHEET
- 2 INDEX MAP
- 3 - 4 PLAT PLAN SHEETS
- 5 LOT AREA TABLE, LINE DATA TABLE, CURVE DATA TABLE & TRACT USE TABLE

GENERAL NOTES

- EXISTING ZONING IS SP (SPECIFIC PLAN) ZONE PER TOWN OF MARANA ORDINANCE NO. 2009.02, APPROVED FEBRUARY 17, 2009, AMENDED OCTOBER 30, 2019 AND AMENDED NOVEMBER 2, 2022.
- NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
- APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
- ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
- THE LAND USE DESIGNATION OF THIS PROPERTY IS TORTOLITA CORRIDOR PER THE SPECIFIC PLAN LAND USE CONCEPT MAP.
- THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. § 45-576.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
- THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- TOTAL MILES OF NEW PUBLIC STREETS IS 0.4.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.
- THE TOTAL NUMBER OF LOTS IS 60. THE MAXIMUM ALLOWABLE RESIDENTIAL UNITS FOR THE PROJECT SHALL NOT EXCEED 2,500.
- THE TOTAL NUMBER OF TRACTS IS 5.
- OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISH GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- SUBDIVISION AREAS:
RESIDENTIAL DEVELOPMENT AREA (60 LOTS) = 8.4313 ACRES (367,320 S.F.) NET DENSITY = 6.0763 TRACTS (5 TRACTS) = 1.4419 ACRES (62,811 S.F.)
- GROSS AREA OF THIS SUBDIVISION IS 12.3035 ACRES (535,940 S.F.). THE AREA OF ALL DEDICATED RIGHTS OF WAYS IS 2.4290 ACRES (105,809 S.F.). THE NET AREA OF THE PROPERTY IS 9.8745 ACRES (430,131 S.F.).
- THE MINIMUM LOT SIZE IS 5,441 SF (LOT 134)
THE MAXIMUM LOT SIZE IS 12,597 SF (LOT 165)
THE AVERAGE LOT SIZE IS 6,122 SF
THE MAXIMUM BUILDING HEIGHT IS 45'.
THE MINIMUM LOT SIZE FOR SINGLE FAMILY DETACHED IS 3,500 SF.
THE MAXIMUM LOT COVERAGE IS 85% FOR SINGLE FAMILY ATTACHED AND 80% FOR SINGLE FAMILY DETACHED.
- THE MINIMUM BUILDING SETBACKS ARE ARTERIAL STREET SINGLE FAMILY DETACHED: 20' & ARTERIAL STREET SINGLE FAMILY ATTACHED: 30'; STRUCTURE: 10'; STREET FACING GARAGE FACE: 20'; NON STREET FACING GARAGE FACE: 10'; REAR SINGLE FAMILY DETACHED: 10' & REAR SINGLE FAMILY ATTACHED: 5'; SIDE 5'; BUILDING SEPARATION: 10' AND ACCESSORY BUILDING 5'.
- NOTWITHSTANDING THE FOREGOING, KDL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF MANDARINA HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE MANDARINA HOLDINGS, LLC, (COLLECTIVELY WITH ANY SUCCESSORS OR ASSIGNS PURSUANT TO THE HEREINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNER"), HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED BY A COMMUNITY FACILITIES DISTRICT TO BE ESTABLISHED PURSUANT TO A DEVELOPMENT AGREEMENT AMONG SUCH DISTRICT, THE OWNER AND THE TOWN OF MARANA, ARIZONA. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH AGREEMENT AND JUNE 30, 2030.
- LOMR CASE #22-09-1156P WAS ACCEPTED BY FEMA WITH REVISED MAPS BEING EFFECTIVE ON FEBRUARY 16, 2024, PLACING THIS FULL PLAT WITHING ZONE X. MARANA TOWN CODE 17-15-10 (E)(3) SHALL BE CONSIDERED NO LONGER APPLICABLE TO THIS DEVELOPMENT.
- 44' TOTAL LOCAL STREET RIGHT OF WAY (22' 1/2 RIGHT OF WAY) APPROVED BY ENG2209-003. SEE APPROVED CROSS SECTION BY TOWN ON THIS SHEET.



SITUATED IN A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN AND A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

OWNER

KB HOME TUCSON, INC.
3501 EAST SPEEDWAY BOULEVARD, SUITE 101
TUCSON, ARIZONA 85716
TEL: () -----
CONTACT: _____

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: BRIAN NICHOLLS, P.E.

TOWN OF MARANA CERTIFICATION

I, DAVID UDALL, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 2024.

BY: _____
CLERK OF THE TOWN OF MARANA
DATE _____

TOWN OF MARANA APPROVALS

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

BY: _____
MARANA PLANNING MANAGER
DATE _____

BY: _____
MARANA WATER DIRECTOR
DATE _____

SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2024; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 2/12/24 (REVISED 5/15/24, 8/23/24 & 9/27/24)

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

ENGINEER CERTIFICATION

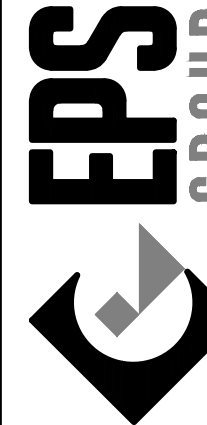
I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

BY: _____
BRIAN NICHOLLS
PE 54852

PRV2401-002
PRV2210-003
PRV2111-004
PCZ1910-001
PCZ-08049
PRV2211-002
PRV2110-001
ADMINISTRATIVE ADDRESS
12350 N. ADONIS ROAD,
MARANA, ARIZONA 85658
EXPIRES 06/30/25

Final Plat for
Mandarina - Parcel 2, Lots
123-182 & Tracts A-E
BEING A RESUBDIVISION OF BLOCK 15 OF MANDARINA
BLOCKS 14-20, AS RECORDED IN SEQUENCE NUMBER
20242350631, P.C.R.
Being a portion of Section 36, T11S, R11E, and Section 31, T11S, R12E, G&SRM
Town of Marana, Pima County, Arizona

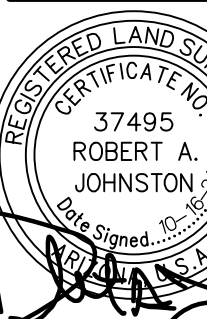
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



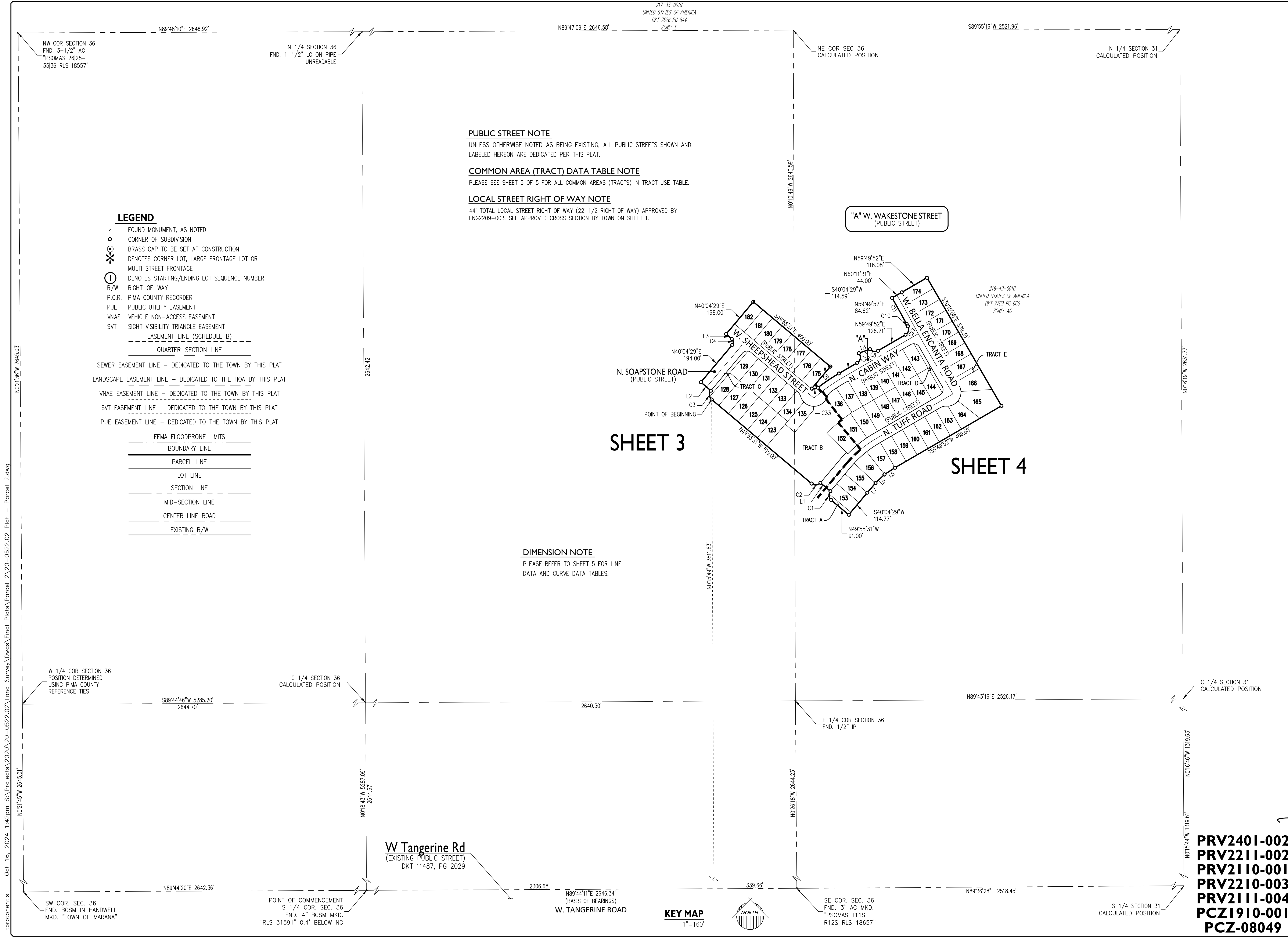
Project: Mandarina - Parcel 2, Lots 123-182 & Tracts A-E
Being a portion of Section 36, T11S, R11E, and Section 31, T11S, R12E, G&SRBM, Town of Marana, Pima County, Arizona

Revisions:

Designer: RAJ
Drawn by: TJF



Job No.
20-0522.02
FP01
Sheet No.
1
of 5



PRV2402-007

Sequence Number: _____

217-33-0016
UNITED STATES OF AMERICA
DKT 7026 PG 844
ZONE: E

218-49-0016
UNITED STATES OF AMERICA
DKT 7789 PG 666
ZONE: AG

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
WWW.EPSGROUPINC.COM

EPS
GROUP

Project: Mandarinina - Parcel 2, Lots 123-182 & Tracts A-E
Being a portion of Section 36, T11S, R11E, and Section 31,
T11S, R12E, G&SRBM, Town of Marana, Pima County, Arizona

FINAL PLAT

Revisions:

Designer: RAJ
Drawn by: TJF

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
State of Arizona
Exp. 12/31/2024

Job No.
20-0522.02

FP02

Sheet No.
2
of 5

Sequence Number: _____

Oct 16, 2024 1:42pm S:\Projects\2020 20-0522.02\Land Survey\Draws\Final Plats\Parcel 2\20-0522.02 Plat - Parcel 2.dwg



PRV2402-007

Sequence Number:

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project: Mandarinina - Parcel 2, Lots 123-182 & Tracts A-E
Being a portion of Section 36, T11S, R11E, and Section 31, T11S, R12E, G&SRBM, Town of Marana, Pima County, Arizona

Revisions:

Designer: RAJ
Drawn by: TJF

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
State of Arizona

Job No.
20-0522.02

FP03

Sheet No.
3
of 5

Oct 16, 2024 1:41pm S:\Projects\2020\20-0522.02\Land Survey\Draws\Final Plats\Parcel 2\20-0522.02 Plot - Parcel 2.dwg



SIGHT VISIBILITY TRIANGLE NOTE
ALL SIGHT VISIBILITY TRIANGLES SHOWN HEREON THIS FINAL PLAT ARE PER TOWN OF MARANA TYPICAL SIGHT VISIBILITY TRIANGLES STANDARD DETAIL NO. 190-3.

PUBLIC STREET NOTE
UNLESS OTHERWISE NOTED AS BEING EXISTING, ALL PUBLIC STREETS SHOWN AND LABELED HEREON ARE DEDICATED PER THIS PLAT.

COMMON AREA DATA TABLE NOTE
PLEASE SEE SHEET 5 OF 5 FOR ALL COMMON AREAS (TRACTS) IN TRACT USE TABLE.

EASEMENT NOTE
UNLESS OTHERWISE NOTED AS BEING EXISTING, ALL EASEMENTS SHOWN ARE HEREBY DEDICATED BY THIS PLAT.

LOCAL STREET RIGHT OF WAY NOTE
44' TOTAL LOCAL STREET RIGHT OF WAY (22' 1/2 RIGHT OF WAY) APPROVED BY ENG2209-003. SEE APPROVED CROSS SECTION BY TOWN ON SHEET 1.

Project: Mandarin - Parcel 2, Lots 123-182 & Tracts A-E
Being a portion of Section 36, T11S, R11E, and Section 31, T11S, R12E, G&SRBM, Town of Marana, Pima County, Arizona

Revisions:

Designer: RAI
Drawn by: TJF

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
Seal

Job No.
20-0522.02
FP04
Sheet No.
4
of 5

Sequence Number: _____

PRV2401-002
PRV2211-002
PRV2110-001
PRV2210-003
PRV2111-004
PCZ1910-001
PCZ-08049

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
123	6,400	0.1469
124	6,400	0.1469
125	6,400	0.1469
126	6,400	0.1469
127	6,400	0.1469
128	6,385	0.1466
129	5,785	0.1328
130	5,800	0.1331
131	5,800	0.1331
132	5,800	0.1331
133	5,800	0.1331
134	5,441	0.1249
135	5,941	0.1364
136	6,077	0.1395
137	6,083	0.1396
138	5,800	0.1331
139	5,800	0.1331
140	5,800	0.1331
141	5,800	0.1331
142	5,800	0.1331
143	5,785	0.1328
144	5,785	0.1328
145	5,800	0.1331
146	5,800	0.1331
147	5,800	0.1331
148	5,800	0.1331
149	5,800	0.1331
150	6,190	0.1421
151	6,402	0.1470
152	6,540	0.1501
153	5,891	0.1352
154	5,903	0.1355
155	6,183	0.1419
156	6,777	0.1556
157	6,700	0.1538
158	5,903	0.1355
159	5,903	0.1355
160	5,903	0.1355
161	5,903	0.1355
162	5,903	0.1355
163	5,787	0.1328
164	6,649	0.1527
165	12,597	0.2892
166	7,539	0.1731
167	6,020	0.1382
168	6,050	0.1389
169	6,050	0.1389
170	6,039	0.1386
171	6,001	0.1378
172	5,934	0.1362
173	5,862	0.1346
174	5,817	0.1335
175	5,796	0.1331
176	5,800	0.1331
177	5,800	0.1331
178	5,800	0.1331
179	5,800	0.1331
180	5,800	0.1331
181	5,800	0.1331
182	5,800	0.1331

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	39.27'	25.00'	90°00'00"	35.36'	S04°55'31"E
C2	39.27'	25.00'	90°00'00"	35.36'	N85°04'29"E
C3	39.27'	25.00'	90°00'00"	35.36'	S04°55'31"E
C4	26.70'	17.00'	90°00'00"	24.04'	N04°55'31"W
C5	33.99'	25.00'	77°53'56"	31.43'	S88°52'29"E
C6	100.87'	755.00'	7°39'19"	100.80'	S56°00'13"W
C7	44.57'	25.00'	102°08'57"	38.90'	N08°45'23"E
C8	35.42'	25.00'	81°10'24"	32.53'	S79°34'56"E
C9	47.98'	300.00'	9°09'49"	47.93'	N35°56'37"W
C10	10.90'	4287.00'	0°08'44"	10.90'	S28°16'47"E
C11	118.56'	4243.00'	1°36'03"	118.55'	N29°00'27"W
C12	34.57'	487.00'	4°04'01"	34.56'	S42°06'29"W
C13	131.17'	479.00'	15°41'22"	130.76'	S51°59'11"W
C14	157.58'	457.00'	19°45'23"	156.80'	S49°57'10"W
C15	149.99'	435.00'	19°45'23"	149.25'	S49°57'10"W
C16	39.27'	25.00'	90°00'00"	35.36'	N14°49'52"E
C17	25.81'	45.00'	32°51'36"	25.46'	S76°15'40"W
C18	149.48'	55.00'	155°43'11"	107.54'	N14°49'52"E
C19	25.81'	45.00'	32°51'36"	25.46'	S46°35'56"E
C20	42.42'	4287.00'	0°34'01"	42.42'	S29°53'08"E
C21	39.52'	25.00'	90°34'01"	35.53'	N74°53'08"W
C22	38.48'	25.00'	88°11'02"	34.79'	N15°44'21"E
C23	146.04'	4265.00'	1°57'43"	146.03'	S29°11'17"E
C24	145.29'	4243.00'	1°57'43"	145.28'	S29°11'17"E
C25	119.79'	4287.00'	1°36'03"	119.78'	N29°00'27"W
C26	119.17'	4265.00'	1°36'03"	119.17'	N29°00'27"W
C27	27.97'	50.00'	32°02'47"	27.60'	N33°54'08"W
C28	135.97'	55.00'	141°38'32"	103.89'	S88°42'00"E
C29	30.01'	50.00'	34°23'07"	29.56'	S37°40'18"W
C30	135.73'	733.00'	10°36'35"	135.54'	S54°31'34"W
C31	61.63'	711.00'	4°58'01"	61.62'	S57°20'52"W
C32	39.27'	25.00'	90°00'00"	35.36'	S85°04'29"W
C33	25.55'	25.00'	58°33'32"	24.45'	N81°27'19"E
C34	8.44'	25.00'	19°20'23"	8.40'	S59°35'43"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°55'31"W	52.00'
L2	N49°55'31"W	52.00'
L3	N49°55'31"W	29.43'
L4	N70°55'17"E	47.30'
L5	S57°18'29"W	49.56'
L6	S46°09'13"W	49.43'
L7	S40°30'27"W	50.40'
L8	S40°04'29"W	30.00'
L9	S44°08'30"W	32.46'
L10	S49°41'35"W	49.18'
L11	N54°20'57"E	49.17'
L12	S59°56'35"W	49.44'
L13	N01°22'44"E	15.47'
L14	S49°55'31"E	50.00'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** SIGHT VISIBILITY TRIANGLE EASEMENT & PEDESTRIAN EASEMENT	1,386	0.0318
B	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** SIGHT VISIBILITY TRIANGLE EASEMENT & DRAINAGE	54,319	1.2470
C	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** SIGHT VISIBILITY TRIANGLE EASEMENT & ** PEDESTRIAN EASEMENT	2,690	0.0618
D	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	2,554	0.0586
E	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** SIGHT VISIBILITY TRIANGLE EASEMENT, ** ELECTRIC EASEMENT, TRICO EASEMENT & DRAINAGE	1,861	0.0427

NOTES

1. COMMON AREAS (TRACTS) MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON SHEETS 3 THROUGH 4.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA (TRACT).

Project: Mandarinina - Parcel 2, Lots 123-182 & Tracts A-E
Being a portion of Section 36, T11S, R11E, and Section 31, T11S, R12E, G&SRBM, Town of Marana, Pima County, Arizona

FINAL PLAT

Revisions:

Designer: RAJ
Drawn by: TJF

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON
Exp. 12/31/2025

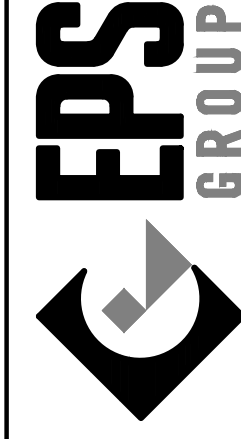


Job No. 20-0522.02

FP05

Sheet No. 5 of 5

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



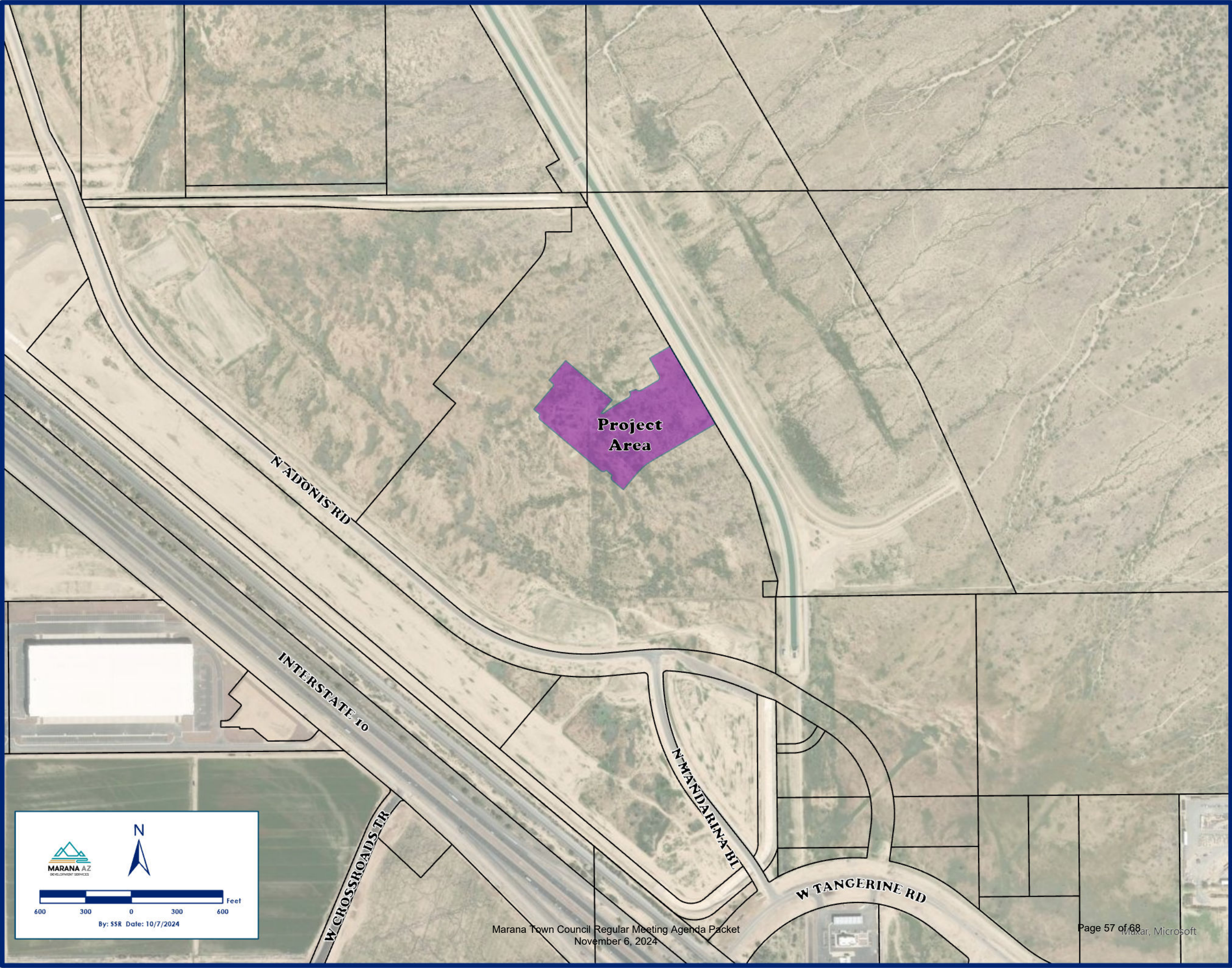
Sequence Number:

PRV2402-007

Marana Town Council Regular Meeting Agenda Packet
November 6, 2024

Sequence Number:

Page 56 of 68



**Project
Area**

N ADONIS RD

INTERSTATE 10

N MANDARIN BL

W TANGERINE RD

W CROSSROADS TR



By: SSR Date: 10/7/2024



Development Services / maranaplanning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

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

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: Mandarinina - Parcel 2 - Final Plat

Description of Project: Final Plat for Parcel 2

Number of Lots: 60

Parcel No.(s): 21849001E, 21755011D & 21755011H (Portions of each)

Gross Area (Acres): 12.3035

Project Address: Northwest of Adonis Road and Mandarinina Road

Ref. Project No.: PRV2401-002

CONTACT INFORMATION

Owner: Mandarinina Holdings LLC

Contact Name: Hudd Hassell

Address: 1635 N Greenfield Road, #115

City: Mesa

State: AZ

Zip: 85205

Email: hudd@belaflo.com

Phone No.: (602) 525-0000

Applicant: EPS Group, Inc.

Contact Name: Meikle Garrett

Address: 1130 N Alma School Road, #120

City: Mesa

State: AZ

Zip: 85201

Email: meikle.garrett@epsgroupinc.com

Phone No.: (480) 355-0628

Consultant/Engineer: EPS Group, Inc.

Contact Name: Brian Nicholls

Address: 1130 N Alma School Road, #120

City: Mesa

State: AZ

Zip: 85201

Email: brian.nicholls@epsgroupinc.com

Phone No.: (480) 355-1537

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.)

G. Meikle Garrett

2/20/2024

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C5

Meeting Date: 11/06/2024

To: Mayor and Council

From: David L. Udall, Town Clerk/ Assistant Town Attorney

Date: November 6, 2024

Subject: Approval of Regular Meeting Summary Minutes of October 15, 2024 (David L. Udall)

Attachments

Regular Council Meeting Summary Minutes, 10/15/2024



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 15, 2024, 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 6:01 PM and directed the Town Clerk to call the roll. **Council Member Kai** was absent. All other Council Members were present, constituting a quorum.

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

APPROVAL OF AGENDA

Mayor Honea asked for a motion to approve the agenda.

Council Member Ziegler moved to approve the agenda. Vice Mayor Post seconded the motion. Motion passed, 6-0.

CALL TO THE PUBLIC

Mr. John Cammarano addressed the Council. He introduced himself as the Constable Elect in this precinct, provided some background about himself, and described his training and experience. He said he was dedicated to serving the people of his precinct.

PROCLAMATIONS

PR1 Proclamation Recognizing Ora Mae Harn as a Marana Local Legend (David L. Udall)

Town Clerk / Assistant Town Attorney David Udall read the proclamation as **Mayor Honea** presented it to its recipient.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Ziegler praised the Fall Festival event held on October 12 and thanked Council Member Craig for her four years of service as a Council Member.

Council Member Craig said she thought that the Town of Marana was a very impressive organization and very well run by Town Management, staff, and the Council. She said the Council meetings involved a collegial process and that Council meetings were efficient. She said she has really enjoyed her time service as a Council Member and extended her wishes to **Mr. Patrick Cavanaugh** that he would find the position as fulfilling as she has.

Council Member Comerford said it has been an honor to sit next to **Council Member Craig**. She praised her professionalism and manner of speaking. She said she was going to miss her.

Vice Mayor Post extended his appreciation to **Council Member Craig** and said it was an absolute pleasure to get to know her. He said he respects and has always respected her opinion and cherished what she had to say. He said he has really enjoyed serving with her.

Mayor Honea praised the Fall Festival event. He said the Fry's grand opening would take place in the morning on October 16, 2024. He said it was an absolute pleasure to work with **Council Member Craig** and said her professionalism was second to none. He said she has represented the Town extremely well.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema said there have been 35 single family residential permits issued so far for the month of October. Last October, there were 93 permits issued. He said phase one of Saguaro Bloom Community Park is now underway and provided an update on the Marana Aquatics and Recreation Center (the MARC) construction. He reminded the Council about the Concerts in the Courtyard series, including the one

taking place on October 17, 2024, that will include a treat trail event for children. He also highlighted grants received by the Marana Police Department and praised and thanked **Council Member Craig** on behalf of Town staff for her service on the Council.

PRESENTATIONS

CONSENT AGENDA

C1 Ordinance No. 2024.021: Relating to Business Regulations; revising Marana Town Code Title 9 (Business Regulations), chapter 9-2 (Business Licenses), section 9-2-2 (Exemptions; documentation) to provide that youth businesses, as defined in Arizona state law, are exempt from business licensing requirements; and designating an effective date (Jane Fairall)

C2 Resolution No. 2024-091: Relating to Budget; approving the transfer of \$750,000 in budgeted expenditure authority from the General Fund (10043000-9998) to the Water Capital Fund for the design of a new Water Operations Center Admin Building, and establishing a project number for the same project name in the fiscal year 2024-2025 budget (Fausto Burruel)

C3 Resolution No. 2024-092: Relating to Development; approving the final plat for Mandarinina Phase 1B-Parcel B, Lots 634-644 & 669-732 & Tracts A-K generally located north of Tangerine Road and east of Interstate 10 within a portion of Section 36, Township 11 South and Range 11 East (Scott Radden)

C4 Resolution No. 2024-093: Relating to Development; approving the final plat for Mandarinina - Phase 1B - Parcel C, Lots 573-633 & 645-668 & Tracts A-I generally located north of Tangerine Road and east of Interstate 10 within portions of Section 36, Township 11 South and Range 11 East (Scott Radden)

C5 Resolution No. 2024-094: Relating to the Police Department; approving and authorizing the police chief to execute an intergovernmental agreement by and between the parties that form the Arizona Strike Force regarding the mission and operation of the Arizona Strike Force (Chief Jeff Pridgett)

C6 Resolution No. 2024-095: Relating to Public Works; approving and authorizing the Mayor to execute the First Amendment to the Intergovernmental Agreement between the Town of Marana and the Arizona Board of Regents, University of Arizona for Transportation Engineering Project Services and Related Research (Jane Fairall)

C7 Approval of the Regular Council Meeting Summary Minutes of October 1, 2024 (David L. Udall)

Vice Mayor Post moved to approve the consent agenda. Council Member Ziegler seconded the motion. Motion passed, 6-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Resolution No. 2024-096: Relating to the Utilities Board; appointing the chair of the Marana Utilities Board (David L. Udall)

Mr. Udall said the Utilities Board was in need of a new chair and said the Town Code provided that the Town Council shall choose a chair from among the Board's membership. He listed the current members of the Utilities Board and said that historically the Council has chosen the Town's Water Director to serve as its chair.

Mayor Honea moved to adopt Resolution No. 2024-096, appointing Heidi Lasham as the Chair. Vice Mayor Post seconded the motion. Motion passed, 6-0.

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2024.022: Relating To Development; approving an amendment to the Rancho Marana West Specific Plan to rezone approximately 249 acres of land located between Barnett Road and Moore Road, and west of the I-10 frontage road, to create the Monarch at Rancho Marana West Specific Plan Amendment as a separate planning area within the Rancho Marana West Specific Plan area (Scott S. Radden)

Resolution No. 2024-097: Relating to Development; declaring as a public record filed with the Town Clerk the Monarch at Rancho Marana West Specific Plan Amendment adopted by Ordinance No. 2024.022 (Scott S. Radden)

Mayor Honea opened the public hearing at 6:21 PM.

Senior Planner Scott Radden presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. Radden** explained that the applicant was requesting an amendment to the Rancho Marana West Specific Plan to delineate Monarch at Rancho Marana West as a separate planning area. He said the proposed plan for the area involved new opportunities for additional housing options, including single-family residences, multi-family communities (build-for-rent or garden-style apartments), and assisted living facilities, as well as opportunities for other employment-generating and freeway oriented commercial uses. **Mr. Radden** said the Planning Commission

considered the request at its September meeting and unanimously recommended approval to the Town Council. For more information, including map depictions of the relevant area involved, a conceptual land use plan, and comparison tables, please see the presentation slides. Clarifying questions were asked and answered during the presentation.

Mayor Honea asked if the high-density residential (with 2,500 square foot lots) would include single-family residential. He said he had no problem with apartments or casitas-for-rent in high-density residential areas but expressed concern with single-family residences in these areas. **Mr. Garrett Aldrete, a Planner with The Planning Center**, who was present on behalf of the applicant, said that the high-density residential area could develop as single-family residences with 2,500 square foot lots. **Mayor Honea** and **Council Member Ziegler** expressed concern with that.

Ms. Colleen Crooks addressed the Council as part of the public hearing. **Ms. Crooks** expressed concern with Moore Road being expanded without some kind of barrier between the expanded road and her home, especially with commercial buildings being planned along the road. She requested that trees be planted along Moore Road for her and her neighbor. **Ms. Crooks** also said she does not desire for a dollar mart or gas station to be put in in that area. **Mr. Rozema** invited **Ms. Crooks** to meet with **Development Services Director Jason Angell** regarding her concerns.

Council Member Ziegler said she would continue to keep **Ms. Crooks** involved in the process.

Mr. Radden explained the planned Moore Road alignment as related to the future Moore Road interchange. He said the road toward the interchange likely will move away from these properties.

Council Member Criag asked what was currently planned for the C1 commercial area and the EC area. **Mr. Aldrete** said the commercial land was planned to include neighborhood-scale services (coffee shops, bakeries, hair salons, dental offices, etc.) and that the EC area was planned for village-commercial services, like big box stores (such as Home Depot or Lowes). In answer to a follow up question, he said gas stations would be permitted in this area as well.

Mr. Aldrete presented slides on this item. He said all of the development happening in North Marana necessitated this request and highlighted some of the specifics in the rezoning request. He clarified that if the high-density residential area developed as single-family, the minimum lot area would be 4,500 instead of 2,500. For more detailed information, please see the presentation slides.

Mayor Honea closed the public hearing at 6:40 PM.

Vice Mayor Post moved to adopt Ordinance No. 2024.022 and Resolution No. 2024-097. Council Member Ziegler seconded the motion. Motion passed, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

EXECUTIVE SESSIONS

Mayor Honea asked for a motion to go into executive session on Item E2.

Vice Mayor Post so moved. Council Member Officer seconded the motion. Motion passed, 6-0.

[An executive session was held on Item E2, beginning at 6:41 PM and ending at 6:59 PM.]

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)(4) to consider the Council's position and instruct the Town's attorneys regarding settlement discussions to resolve litigation in *Town of Marana v. Mandarin South, LLC, et al*, Pima County Superior Court case number C20241394.

Once back in open session, **Mayor Honea** asked for a motion.

Vice Mayor Post moved to direct Town staff to proceed as discussed in executive session. Council Member Officer seconded the motion. Motion passed, 6-0.

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).

Mayor Honea requested future agenda items. There were no requests for future agenda items.

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post moved to adjourn the meeting. Council Member Ziegler seconded the motion. Motion passed, 6-0. Meeting adjourned at 7:00 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on October 15, 2024. I further certify that a quorum was present.

David L. Udall, Town Clerk



Council-Regular Meeting

D2

Meeting Date: 11/06/2024

To: Mayor and Council

From: David L. Udall, Town Clerk/ Assistant Town Attorney

Date: November 6, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Mayor and Council; selection of the Vice Mayor (David L. Udall)

Discussion:

Marana's Vice Mayor assumes the duties of Mayor in the absence, disqualification, or resignation of the Mayor. The Vice Mayor is appointed by the Town Council for a term of two years. On November 15, 2022, the Town Council appointed Jon Post to serve as the Town's Vice Mayor. Section 2-3-1 of the Marana Town Code provides that "not later than December 31 following the date of the general election, or, if no general election is held, following the date the general election would have been held, the council members shall choose a vice mayor from among their number by majority vote."

Any Council Member may make a motion to appoint a certain Council Member to serve as Vice Mayor. The motion must be seconded and then voted upon. In the event there is no second or if the motion fails, the Council may continue making motions until a motion to appoint a Council Member as Vice Mayor is successfully passed by a majority of the Council.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to appoint _____ as Vice Mayor for the Town of Marana.

Attachments

No file(s) attached.
