



MARANA RESOLUTION NO. 2024-029

RELATING TO DEVELOPMENT; AMENDING THE INFRASTRUCTURE IMPROVEMENTS PLAN SUPPORTING DEVELOPMENT IMPACT FEES FOR STREETS FACILITIES AND THE STREETS FACILITIES DEVELOPMENT FEE REPORT BY RENAMING THE PROJECT IDENTIFIED AS “ADONIS ROAD” AS “ADONIS ROAD/MANDARINA BLVD” WITHOUT CHANGING THE AMOUNT OF THE STREETS IMPACT FEES OR THE LEVEL OF SERVICE

WHEREAS the Town is authorized by the Arizona municipal development impact fee enabling statute, A.R.S. § 9-463.05, to assess and collect development impact fees to offset costs to the Town associated with providing necessary public services to a development; and

WHEREAS the Town Council adopted Marana Ordinance No. 2022.029 at its regularly scheduled Town Council meeting on December 20, 2022 to, among other things, revise development impact fees for streets facilities to conform to A.R.S. § 9-463.05; and

WHEREAS the streets facilities development impact fee adopted relied on the streets infrastructure improvement plan adopted by paragraph 2 of Marana Resolution No. 2022-100 dated September 20, 2022 (the “2022 Streets IIP”); and

WHEREAS the 2022 Streets IIP identifies a project labeled as “Adonis Road” with limits from Grier Road to Tangerine Road; and

WHEREAS the project labeled as “Adonis Road” with limits from Grier Road to Tangerine Road in the 2022 Streets IIP was meant to include the improvements to Adonis Road and Mandarinina Boulevard; however, the project was inadvertently labeled only as “Adonis Road” without mentioning Mandarinina Boulevard; and

WHEREAS the revisions to the 2022 Streets IIP supporting development impact fees for streets facilities and to the streets facilities development fee report will not result in any change in the amount of the streets development impact fee or the level of service provided to payers of the fee, and therefore fall within the authorization found at A.R.S. § 9-463.05(D)(10), allowing the revisions to be adopted upon 30 days’ notice without a public hearing; and

WHEREAS notice of the proposed revisions to the 2022 Streets IIP was published in *The Daily Territorial* on February 27, 28, 29 and March 1, 2024; and

WHEREAS the Town Council finds this resolution to be in the best interests of the Town and its citizens.

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

SECTION 1. The 2022 Streets IIP and the streets facilities development fee report based on the 2022 Streets IIP are hereby amended as set forth in the Psomas Memorandum dated February 6, 2024, attached to and incorporated herein by this reference as Exhibit A.

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.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of April 2024.



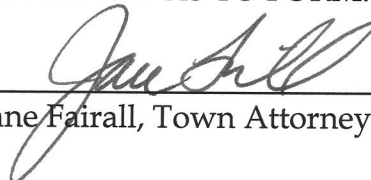
Mayor Ed Honea

ATTEST:



David L. Udall, Town Clerk

APPROVED AS TO FORM:



Jane Fairall, Town Attorney



MEMORANDUM

To: Fausto Burruel, P.E., Public Works Director & Town Engineer
From: Alejandro Angel, PhD, PE - Psomas
Date: February 6, 2024
Subject: Amendment to Marana’s Streets Facilities Impact Fee Program



The purpose of this memorandum is to support an amendment to the current Streets Facilities Impact Fee program for the Town of Marana. At the time the Infrastructure Improvements Plan (IIP, approved 9/20/22) and Development Fee Report (approved 12/20/22) were developed, the Town and Psomas intended to include the improvements to Adonis Road and Mandarin Boulevard as a project in the Northwest service area. This is reflected in the fact that the end points and project costs correspond to the total identified for those roadways. However, the project was inadvertently labeled only as “Adonis Road” without mentioning Mandarin Blvd.

The proposed amendment revises several tables and appendices to the studies to reflect the correct project name as “Adonis Road / Mandarin Blvd”. Since the amendment does not increase the level of service in the service area or cause a change in the development fee, the process can be pursued administratively as provided in ARS 9-463.05(D)(10). The revised tables are listed below and attached (changes are in red text):

- IIP Table 1. Necessary Streets Facilities, Existing and Future
- IIP Table 2. Current and Future Traffic Volumes
- IIP Appendix C - Assessed Costs by Project and Service Area
- Development Fee Report Appendix B - Assessed Costs by Project and Service Area

Table 1. Necessary Streets Facilities. Existing and Future

	Road Project	Limits		# of Lanes	Length (mi)	Construction Cost		Non-Construction Costs*	Total Capital Cost - New/Improvements	Legacy Cost	Cost Attributable to Development**	Source / Notes
						Per Lane-Mile	Total					
Northwest	Marana Main Street	Sandario	Grier	2	0.54	\$2,100,000	\$2,268,000	\$986,580	\$3,255,000		\$3,255,000	Lane mile costs from RTA Bids
	Marana Main Street	Tangerine Farms Rd	Sandario	2	0.35					\$873,000	\$873,000	Town of Marana / Debt Service
	Tangerine Farms Road	I-10 (Tangerine TI)	Clark Farms	4	4.1					\$3,018,397	\$3,018,397	Outstanding Impact Fee Credits (built by developer)
	Clark Farms	Riccati Dr	Despain Dr	3	0.7							
	Tangerine Farms Road	Clark Farms	I-10 (Marana TI)	4	1.2	\$2,100,000	\$10,080,000	\$5,896,800	\$15,977,000		\$7,484,400	Lane mile costs from RTA Bids
	Marana Road Interchange, Phase 1	N/A	N/A	N/A	N/A				\$6,753,000		\$6,753,000	Town of Marana / prelim estimate
	Clark Farms	Despain Dr	Lon Adams Rd	3	0.5	\$2,100,000	\$3,150,000	\$1,370,250	\$4,520,000		\$3,365,622	Lane mile costs from RTA Bids
	Clark Farms	Lon Adams Rd	Tangerine Farms Rd	4	2.1	\$2,100,000	\$17,640,000	\$7,673,400	\$25,313,000		\$11,774,700	Lane mile costs from RTA Bids
	Adonis Road/Mandarina Blvd	Grier Rd	Tangerine Rd	2	3.0	\$2,100,000	\$12,600,000	\$8,001,000	\$20,601,000		\$14,465,963	Lane mile costs from RTA Bids
	Tangerine Road Interchange	N/A	N/A	N/A	N/A				\$4,500,000		\$4,500,000	Town of Marana / prelim estimate (Cost split with NE)
Northeast	Tangerine Road, Phase 1	Dove Mountain Blvd	Town Limits	4	2.4				\$6,189,000		\$1,896,029	Town of Marana / Shortfall in impact fees at time of construction
	Tangerine Road, Phase 2	I-10 (Tangerine TI)	Dove Mountain Blvd	4	4.6				\$42,537,000		\$13,936,211	Town of Marana / Calculated cost based on Phase 1 costs, less RTA and State funding
	Twin Peaks Road	Lambert Ln	Tangerine Rd	4	2.1					\$3,642,259	\$3,642,259	Town of Marana / Debt Service
	Moore Road	Camino de Oeste	Thornydale Rd	2	1.3					\$291,788	\$291,788	Town of Marana / Outstanding cost
	Cayton Road	Dove Mountain Blvd	Thornydale Rd	2	1.1	\$2,100,000	\$4,620,000	\$2,009,700	\$6,630,000		\$6,630,000	Lane mile costs from RTA Bids
	Tangerine Road Interchange	N/A	N/A	N/A	N/A				\$1,500,000		\$1,500,000	Town of Marana / prelim estimate (Cost split with NW)
South	Twin Peaks Interchange	N/A	N/A	N/A	N/A					\$3,757,886	\$3,757,886	Town of Marana / Debt Service
	Twin Peaks Road	I-10	Lambert Ln	4	1.3							
	Twin Peaks Road/Rattlesnake Pass	Saguaro Highlands Dr	Silverbell Rd	4	1.5				\$18,001,838		\$7,506,111	Town of Marana / prelim estimate
	Cortaro Road	I-10	Camino de Oeste	4	1.7				\$8,134,735		\$2,319,081	Town of Marana / Construction Cost
	Silverbell Road	Ina Rd	Cortaro Rd	4	1.0				\$21,068,682		\$8,023,017	Town of Marana / Construction Cost
	Ina Road	I-10	Silverbell Rd	4	1.1				\$9,000,000		\$3,006,062	Town of Marana / Construction Cost
	Silverbell Road	Sunset Rd	Ina Rd	4	3.2				\$8,013,159		\$2,625,316	Town of Marana / RTA estimates of difference between 3-lane and 4-lane for Marana portion of project
									Total (New/Improvement Facilities)		\$201,993,414	
									Total (Legacy Facilities)		\$11,583,330	
									TOTAL (ALL FACILITIES)		\$213,576,744	

* Includes ROW, environmental mitigation, drainage, design, construction management, financing costs

** See Appendix C for additional detail

Table 2. Current and Future Traffic Volumes

	Road Project	Limits		Speed Limit (mph)	Existing Volume (veh/day) ¹	Existing Volume Adjusted ²	Existing Capacity (veh/day) ³	Future Volume (veh/day) ⁴	Future Volume Adjusted ⁵	Future Capacity (veh/day) ⁶
Northwest	Marana Main Street	Sandario Rd	Grier Rd	25	0		N/A	1,000	3,000	13,990
	Marana Main Street	Tangerine Farms Rd	Sandario Rd	25	1,000		16,730	300	4,300	16,730
	Tangerine Farms Road	I-10 (Tangerine TI)	Clark Farms	45	13,500		37,610	27,500		37,610
	Clark Farms	Riccati Dr	Despain Dr	40	3,200		17,567	8,700		17,567
	Tangerine Farms Road	Clark Farms	I-10 (Marana TI)	45	0		N/A	10,000		30,620
	Marana Road Interchange, Phase 1	N/A	N/A	N/A	N/A		N/A	N/A		N/A
	Clark Farms	Despain Dr	Lon Adams Rd	35	0		N/A	10,000		14,690
	Clark Farms	Lon Adams Rd	Tangerine Farms Rd	35	0		N/A	9,000		30,620
	Adonis Road/Mandarina Blvd	Grier Rd	Tangerine Rd	45	0		N/A	10,000		15,930
	Tangerine Road Interchange	N/A	N/A	N/A	N/A		N/A	N/A		N/A
Northeast	Tangerine Road, Phase 1	Dove Mountain Blvd	Town Limits	50	10,000	15,400	37,610	15,000	20,400	37,610
	Tangerine Road, Phase 2	I-10 (Tangerine TI)	Dove Mountain Blvd	50	8,000		16,730	14,000		37,610
	Twin Peaks Road	Lambert Ln	Tangerine Rd	45	16,000		37,610	23,500		37,610
	Moore Road	Camino De Oeste	Thornysdale Rd	30	3,000		13,990	7,000		16,730
	Cayton Road	Dove Mountain Blvd	Thornysdale Rd	30	0		N/A	5,400		13,990
	Tangerine Road Interchange	N/A	N/A	N/A	N/A		N/A	N/A		N/A
South	Twin Peaks Interchange	N/A	N/A	N/A	N/A		N/A	N/A		N/A
	Twin Peaks Road	I-10	Lambert Ln	45	18,000	22,000	37,610	29,000	33,000	37,610
	Twin Peaks Road/Rattlesnake Pass	Saguaro Highlands Dr	Silverbell Rd	45	12,500		16,730	16,000	22,700	37,610
	Cortaro Road	I-10	Camino de Oeste	40	25,000		37,610	29,000		37,610
	Silverbell Road	Ina Rd	Cortaro Rd	45	22,000	14,000	37,610	22,500		37,610
	Ina Road	I-10	Silverbell Rd	45	26,000		16,730	22,000	32,300	37,610
	Silverbell Road	Ina Rd	Sunset Rd	45	10,000		16,730	16,000		37,610

¹ From PAG 2021 Travel Demand Model using Marana Land Use Assumptions

² Used recent traffic count if significant differences between 2021 PAG Model and recent traffic counts

³ Based on current road section and FDOT Capacity Tables

⁴ From PAG Travel Demand Model using Marana 2031 Land Use Assumptions and regional growth factor

⁵ Adjusted to better reflect anticipated volumes based on existing and planned developments

⁶ Based on 2032 road section and FDOT Capacity Tables

Appendix C

Assessed Costs by Project and Service Area


	Road Project	Limits		Project Type	# of Lanes	Classification	Volume Before Improvements	Existing Volume (veh/day)	Existing Capacity (veh/day)	Future Volume (veh/day)	Future Capacity (veh/day)	Traffic from Development	% of Capacity used by development	Total Improvement Costs	Cost of New Two-Lane Roadway	Outstanding Impact Fee Credits / Debt Service	Cost of Vehicular Improv (80%)	Cost of bike/ped improv (20%)	Cost Attributable to Development = (Vehicular Cost * % Capacity used) + 100% of ped/bike improvements	
Northwest	Marana Main Street	Sandario Rd	Grier Rd	New	2	Collector	0	0	N/A	3,000	13,990	3,000	21%	\$ 3,255,000					\$ 3,255,000	
	Marana Main Street	Tangerine Farms Rd	Sandario Rd	Legacy	2	Collector	0	1,000	16,730	4,300	16,730	3,300	20%			\$ 873,000			\$ 873,000	
	Tangerine Farms Road	I-10 (Tangerine TI)	Clark Farms	Legacy	4	Arterial	0	13,500	37,610	27,500	37,610	14,000	37%			\$ 3,018,397			\$ 3,018,397	
	Clark Farms	Riccati Dr	Despain Dr	Legacy	3	Collector	0	3,200	17,567	8,700	17,567	5,500	31%							
	Tangerine Farms Road	Clark Farms	I-10 (Marana TI)	New	4	Arterial	0	0	N/A	10,000	30,620	10,000	33%	\$ 15,977,000	\$ 7,484,400					\$ 7,484,400
	Marana Road Interchange, Phase 1	N/A	N/A	Interchange Reconstruct	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	\$ 6,753,000					\$ 6,753,000
	Clark Farms	Despain Dr	Lon Adams Rd	New	3	Collector	0	0	N/A	10,000	14,690	10,000	68%	\$ 4,520,000			\$ 3,616,000	\$ 904,000	\$ 3,365,622	
	Clark Farms	Lon Adams Rd	Tangerine Farms Rd	New	4	Collector	0	0	N/A	9,000	30,620	9,000	29%	\$ 25,313,000	\$ 11,774,700				\$ 11,774,700	
	Adonis Rd/Mandarina Blvd	Grier Rd	Tangerine Rd	New	2	Collector	0	0	N/A	10,000	15,930	10,000	63%	\$ 20,601,000			\$ 16,480,800	\$ 4,120,200	\$ 14,465,963	
	Tangerine Road Interchange	N/A	N/A	Interchange Reconstruct	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	\$ 4,500,000					\$ 4,500,000
Northeast	Tangerine Road, Phase 1	Dove Mountain Blvd	Town Limits	Completed Capacity	4	Arterial	14,444	15,400	37,610	20,400	37,610	5,000	13%	\$ 6,189,000			\$ 4,951,200	\$ 1,237,800	\$ 1,896,029	
	Tangerine Road, Phase 2	I-10 (Tangerine TI)	Dove Mountain Blvd	Improvement	4	Arterial	N/A	8,000	16,730	14,000	37,610	6,000	16%	\$ 42,537,000			\$ 34,029,600	\$ 8,507,400	\$ 13,936,211	
	Twin Peaks Road	Lambert Ln	Tangerine Rd	Completed Capacity	4	Arterial	0	16,000	37,610	23,500	37,610	23,500	62%			\$ 3,642,259			\$ 3,642,259	
	Moore Road	Camino De Oeste	Thornydale Rd	Completed Capacity	2	Collector	0	3,000	13,990	7,000	16,730	7,000	42%			\$ 291,788			\$ 291,788	
	Cayton Road	Dove Mountain Blvd	Thornydale Rd	New	2	Collector	0	0	N/A	5,400	13,990	5,400	39%	\$ 6,630,000					\$ 6,630,000	
	Tangerine Road Interchange	N/A	N/A	Interchange Reconstruct	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	\$ 1,500,000					\$ 1,500,000
South	Twin Peaks Interchange	N/A	N/A	Legacy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%			\$ 3,757,886			\$ 3,757,886	
	Twin Peaks Road	I-10	Lambert Ln	Legacy	4	Arterial	0	22,000	37,610	33,000	37,610	11,000	29%							
	Twin Peaks Road/Rattlesnake Pass	Saguaro Highlands Dr	Silverbell Rd	Expansion	4	Collector	N/A	12,500	16,730	22,700	37,610	10,200	27%	\$ 18,001,838			\$ 14,401,470	\$ 3,600,368	\$ 7,506,111	
	Cortaro Road	I-10	Camino de Oeste	Completed Capacity	4	Arterial	23,000	25,000	37,610	29,000	37,610	4,000	11%	\$ 8,134,735			\$ 6,507,788	\$ 1,626,947	\$ 2,319,081	
	Silverbell Road	Ina Rd	Cortaro Rd	Completed Capacity	4	Arterial	9,800	14,000	37,610	22,500	37,610	8,500	23%	\$ 21,068,682			\$ 16,854,946	\$ 4,213,736	\$ 8,023,017	
	Ina Road	I-10	Silverbell Rd	Completed Capacity	4	Arterial	12,848	26,000	16,730	32,300	37,610	6,300	17%	\$ 9,000,000			\$ 7,200,000	\$ 1,800,000	\$ 3,006,062	
Silverbell Road	Ina Rd	Sunset Rd	Expansion	4	Arterial	N/A	10,000	16,730	16,000	37,610	6,000	16%	\$ 8,013,159			\$ 6,410,527	\$ 1,602,632	\$ 2,625,316		

September 2022

Appendix B
Assessed Costs by Project and Service Area

	Road Project	Limits	Project Type	# of Lanes	Classification	Volume Before Improvements	Existing Volume (veh/day)	Existing Capacity (veh/day)	Future Volume (veh/day)	Future Capacity (veh/day)	Traffic from Development	% of Capacity used by development	Total Improvement Costs	Cost of New Two-Lane Roadway	Outstanding Impact Fee Credits / Debt Service	Cost of Vehicular Improv (80%)	Cost of bike/ped improv (20%)	Cost Attributable to Development = (Vehicular Cost * % Capacity used) + 100% of ped/bike improvements	
Northwest	Marana Main Street	Sandario Rd	Grier Rd	New	2	Collector	0	0	N/A	3,000	13,990	3,000	21%	\$ 3,255,000				\$ 3,255,000	
	Marana Main Street	Tangerine Farms Rd	Sandario Rd	Legacy	2	Collector	0	1,000	16,730	4,300	16,730	3,300	20%			\$ 873,000		\$ 873,000	
	Tangerine Farms Road	I-10 (Tangerine TI)	Clark Farms	Legacy	4	Arterial	0	13,500	37,610	27,500	37,610	14,000	37%			\$ 3,018,397		\$ 3,018,397	
	Clark Farms	Riccatti Dr	Despain Dr	Legacy	3	Collector	0	3,200	17,567	8,700	17,567	5,500	31%						
	Tangerine Farms Road	Clark Farms	I-10 (Marana TI)	New	4	Arterial	0	0	N/A	10,000	30,620	10,000	33%	\$ 15,977,000	\$ 7,484,400			\$ 7,484,400	
	Marana Road Interchange, Phase 1	N/A	N/A	Interchange Reconstruct	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	\$ 6,753,000				\$ 6,753,000	
	Clark Farms	Despain Dr	Lon Adams Rd	New	3	Collector	0	0	N/A	10,000	14,690	10,000	68%	\$ 4,520,000			\$ 3,616,000	\$ 904,000	\$ 3,365,622
	Clark Farms	Lon Adams Rd	Tangerine Farms Rd	New	4	Collector	0	0	N/A	9,000	30,620	9,000	29%	\$ 25,313,000	\$11,774,700			\$ 11,774,700	
	Adonis Road/Mandarina Blvd	Grier Rd	Tangerine Rd	New	2	Collector	0	0	N/A	10,000	15,930	10,000	63%	\$ 20,601,000			\$ 16,480,800	\$4,120,200	\$ 14,465,963
Tangerine Road Interchange	N/A	N/A	Interchange Reconstruct	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	\$ 4,500,000					\$ 4,500,000	
Northeast	Tangerine Road, Phase 1	Dove Mountain Blvd	Town Limits	Completed Capacity	4	Arterial	14,444	15,400	37,610	20,400	37,610	5,000	13%	\$ 6,189,000			\$ 4,951,200	\$1,237,800	\$ 1,896,029
	Tangerine Road, Phase 2	I-10 (Tangerine TI)	Dove Mountain Blvd	Improvement	4	Arterial	N/A	8,000	16,730	14,000	37,610	6,000	16%	\$ 42,537,000			\$ 34,029,600	\$8,507,400	\$ 13,936,211
	Twin Peaks Road	Lambert Ln	Tangerine Rd	Completed Capacity	4	Arterial	0	16,000	37,610	23,500	37,610	23,500	62%				\$ 3,642,259		\$ 3,642,259
	Moore Road	Camino De Oeste	Thornydale Rd	Completed Capacity	2	Collector	0	3,000	13,990	7,000	16,730	7,000	42%				\$ 291,788		\$ 291,788
	Cayton Road	Dove Mountain Blvd	Thornydale Rd	New	2	Collector	0	0	N/A	5,400	13,990	5,400	39%	\$ 6,630,000					\$ 6,630,000
	Tangerine Road Interchange	N/A	N/A	Interchange Reconstruct	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	\$ 1,500,000					\$ 1,500,000
South	Twin Peaks Interchange	N/A	N/A	Legacy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%			\$ 3,757,886			\$ 3,757,886	
	Twin Peaks Road	I-10	Lambert Ln	Legacy	4	Arterial	0	22,000	37,610	33,000	37,610	11,000	29%						
	Twin Peaks Road/Rattlesnake Pass	Saguaro Highlands Dr	Silverbell Rd	Expansion	4	Collector	N/A	12,500	16,730	22,700	37,610	10,200	27%	\$ 18,001,838			\$ 14,401,470	\$3,600,368	\$ 7,506,111
	Cortaro Road	I-10	Camino de Oeste	Completed Capacity	4	Arterial	23,000	25,000	37,610	29,000	37,610	4,000	11%	\$ 8,134,735			\$ 6,507,788	\$1,626,947	\$ 2,319,081
	Silverbell Road	Ina Rd	Cortaro Rd	Completed Capacity	4	Arterial	9,800	14,000	37,610	22,500	37,610	8,500	23%	\$ 21,068,682			\$ 16,854,946	\$4,213,736	\$ 8,023,017
	Ina Road	I-10	Silverbell Rd	Completed Capacity	4	Arterial	12,848	26,000	16,730	32,300	37,610	6,300	17%	\$ 9,000,000			\$ 7,200,000	\$1,800,000	\$ 3,006,062
Silverbell Road	Ina Rd	Sunset Rd	Expansion	4	Arterial	N/A	10,000	16,730	16,000	37,610	6,000	16%	\$ 8,013,159			\$ 6,410,527	\$1,602,632	\$ 2,625,316	

**CERTIFICATION:
TOWN OF MARANA**



Town of Marana Development Engineering

4/21/2024

Date

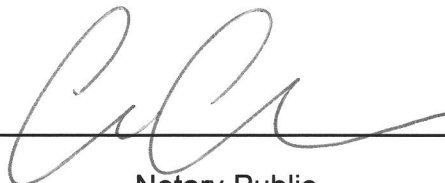
ACKNOWLEDGEMENT

STATE OF ARIZONA)

County of Pima)

Acknowledged before me on this 4th day of April, 2024, by Courtney CostiLOW, Development Engineering of the Town of Marana, on its behalf.

(Seal)



Notary Public

