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Mr. Steve Cheslak
Principal Planner
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11555 West Civic Center Drive
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Subject: Make Marana-2040 General Plan-Comments

Dear Steve:

Thank you for opportunity to review and provide comment on the Make Marana-2040 General Plan (GPlan). My wife and I recently built a new home and relocated to the Del Webb Dove Mountain (DWDM) community in mid-July. I was unable to attend the public workshops and therefore provide my GPlan comments herein.

The GPlan is very good and highlights many of the reasons why we relocated from La Quinta, CA to Marana, AZ. I like the GPlan vision along with the recreation and natural resource provisions. I commend Marana for providing many public input opportunities.

I generally support the majority of the GPlan provisions. I have highlighted specific areas of support and concern in the comments below.

Three significant areas of concern are: (1) population projections and realistic growth, (2) adequate public water supply and (2) conserving much of the land in the designated Special Planning Areas (SPAs) and in particular the Tortolita Preserve (Preserve) and other adjacent Arizona state lands.

The following presents my specific comments by section:

Chapter 2-Built Environment

- Growth-DWDM is located in the Northwest Growth Area (Figure 2-2). Figure 2-3 shows that DWDM is located in an existing Master Planned Area. The Preserve and other adjacent Arizona state lands are located in a SPA. The SPA designation indicates these areas “may be developed as a future Master Plan Area” and are guided by “separate development approvals”. The unknown specific planning conditions within a SPA is

concerning. What are the “separate development approvals”? Does the GPlan require revision if and when these areas are developed?

- Growth-I could not find any population projections in the GPlan. According to Table 5.3 in the Town of Marana 2010 Potable Water Master Plan (PWMP), the projected population at build-out is 201,235 or 4 times the current population! This is equivalent to the current population of Little Rock, Arkansas---a state capital! Do we really want Marana to grow this large? I do not think so. This projection also seems unrealistic, especially in light of the current water supply situation in the western United States
- Transportation-Figure 2-4 indicates future connector roadways to Dove Mountain Boulevard to have a 110' ROW. If these future local roads are ever constructed, they should have a 90' ROW to be consistent with upper section of Dove Mountain Boulevard and be two-lane roadways (one lane in each direction). The existing upper section of Dove Mountain Boulevard is a beautiful roadway that blends in nicely with the environment. It would be ideal to keep it that way.
- Public Services
 - Potable Water-potable water requirements at build-out are tremendous and perhaps unrealistic and unsustainable. PWMP-Table 5-3 indicates a peak daily demand (PDD) of 76,322 gallons per minute (gpm) or 110.0 million gallons per day (MGD) at build-out. This is 5.44 times the projected PDD of 14,103 GPM (20.32 MGD) in 2020. This does not even include the surplus water supply of an additional 9,100 gpm cited in the PWMP! Obtaining additional Colorado River water from the Central Arizona Project (CAP) is doubtful, considering Arizona's total 2.85 million-acre-feet/year Colorado River allotment and the fact that Arizona just agreed to participate in the Colorado River Drought Contingency Plan. This means that new water supply would have to come from local surface and groundwater sources. Are these local water sources sufficient to meet this growth?
 - Wastewater-wastewater flows follow potable water use and same comments above apply.
- Goal BE-10-Support-land uses should be integrated in support of land and resource conservation.
- Goal BE-11-Support-natural resources should be considered and integrated into land use planning.
- Goal BE-12-Conditional Support-SPAs should strive to conserve state of Arizona lands as a priority. Emphasis on BE-12-1 bullet 4 and BE 12-2 (comprehensive public engagement).
- Goal BE-22-Support-roadway design and construction should consider the natural environment (see comment on Dove Mountain Road connectors above).

- Goal BE-34-1-Support-comprehensive water and wastewater master plans are essential. Water supply will be the driver for future growth. Growth cannot create a situation whereby existing water users are adversely impacted and the safe yield of the public water supply is exceeded.

Chapter 3-People & Community

- Tourism-a modest amount of tourism is great but I have seen excessive tourism change the character of a desert family/retirement community to an emphasis on arts, sports and music festivals resulting in traffic, short-term vacation rental, crime and other issues. Go slow here.
- Recreation-Marana has great parks along with great hiking and biking. The Tortolita Preserve should be highlighted in GPlan. Golf is not mentioned but should be supported by Marana as it provides recreation and open space.
- Goal PC-13-the Tourism Master Plan is a good idea but tourism should not be the driver for Marana (see comments above).
- Goal PC-26-the integrated trail system is a real plus for Marana and a Trails Master Plan is a great idea.

Chapter 3-Resources & Sustainability

- Regional Open Spaces-the Tortolita Preserve should be added to the prominent open space listing.
- Water Resource Element-see comments under Chapter 2.
- Tortolita Fan-The Pima County Flood Control brochure for the Tortolita Fan indicates the watershed is comprised of 38,838 acres of which 10,130 acres are in FEMA Special Flood Hazard Areas (SFHA), 7,544 acres are in locally identified floodplain and 6,824 acres of Pima County Regulated Riparian Habitat. Much of the Tortolita Preserve and adjacent state of Arizona lands are located in the Tortolita Fan. Development in the Tortolita Fan must take into account these sensitive areas and the unique natural of stormwater flow through alluvial fans.
- Goal RS-2-Support-the Sonoran Desert environment should be preserved.
- Goal RS-3-Support-open spaces and the regional trail network should be preserved.
- Goal RS-4-Support-water is the sustenance of life and must be conserved.
- Goal RS-5-Support-public water supply availability and sustainability will determine the extent of growth in Marana.
- Goal RS-6-Support-we need to maintain high quality water for existing customers and any future.

- Goal RS-7-Conditional Support-new development should avoid the 100-year or greater return frequency floodplain.
- Goal RS-11-Support-protection, conservation and long-term sustainability of Marana's distinct natural environment is critical. Development of an Open Space and Wildlife Conservation Master Plan is a must.
- Goal RS-12-Support-development should be integrated and compatible with Sonoran Desert landscape.
- Goal RS-13-Support-wildlife movement and connecting wildlife to surrounding natural areas is ideal.

The implementation plan appears appropriate with emphasis on establishing population projections and water/wastewater master plans in the very short term.

Thank you for the opportunity to comment. I am available to meet and discuss my comments. I am also interested in volunteering with Marana as I have extensive water resource and community involvement experience.

Sincerely,



Mark L. Johnson

cc: DWDM Community