

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday July 13, 2006
3:00 p.m.**

MOTIONS

MOTION: Commissioner Marshall moved, seconded by Commissioner Sheridan to approve staff's recommendation to take no further action on the 3.8 acre Christiaansen property (Habitat Protection Priority – Tortolita Mountains Project Area). Motion approved 8-0.

MOTION: Commissioner Prouty moved, seconded by Commissioner Sheridan to order an appraisal for a conservation easement on the 9 acre parcel west of the Linda Vista/Patrick property currently under negotiation (Northwest). The appraisal ordered will be for a conservation easement. Motion approved 8-0.

MOTION: Commissioner Wilson moved, seconded by Commissioner Marshall to begin due diligence on the 14-acre Sneed property (Habitat Protection Priority – Tucson Basin Project Area). Motion approved 8-0.

DIRECTION TO STAFF

The Commission requested that a copy of Arlan Colton's presentation on the Transfer of Development Rights Ordinance be provided to them.

The Commission requested that staff contact the owner of the Kettenbach properties in the area of Elephant Head, to ask again if they are willing to sell.

SUMMARY OF MEETING

The following is a summary of the July 13, 2006 meeting. Audiotapes of the meeting are available upon request.

1. **Roll Call**

The meeting was called to order at 3:12 pm.

Commissioners Present

Jan Johnson, Vice-Chair
Bill Arnold (left at 4pm)
Bill Roe, Chairman
Tom Sheridan
Wanda Shattuck
Helen Wilson
Rob Marshall
Tim Prouty
Trevor Hare

Commissioners Absent

Chuck Pettis
Les Corey

2. Executive Session

No Executive Session held.

3. Half-cent Sales Tax to Fund Open Space Acquisitions (This item heard out of sequence after Item 2 on the agenda)

Nicole Fyffe summarized the request from Commissioner Arnold for discussion on alternative open space acquisition funding sources, particularly a half-cent sales tax. Bruce Baseman, Finance Department, pointed out that expenditure limitations in levying a sales tax specifically for open space could be an obstacle and would need further research. Commissioners Shatuck and Wilson expressed concern about the unanimous vote of the Board provision. A memorandum from Thomas Burke, Finance Director, was provided to the Commission.

Chairman Roe suggested that a subcommittee, comprising of Commissioners Corey, Arnold and Roe, be created to evaluate whether or not a recommendation be made to the Board of Supervisors to consider levying a half-cent sales tax for open space acquisitions.

4. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe reported on expenditures through May 31, 2006. \$52 million had been expended.

5. Development of a Transfer of Development Rights Ordinance

Arlan Colton presented information on the Transfer of Development Rights Ordinance currently being developed.

The Commission requested that a copy of Arlan Colton's presentation on the Transfer of Development Rights Ordinance be provided to them.

6. Development on Bond Properties

Ms. Ruther reported that the Golder Ranch Road comprehensive plan amendment has been continued until 8/21/06. Ms. Ruther reported that a development plan has been submitted for property at the southwest corner of Linda Vista and Camino de Oeste for apartments. Ms. Ruther also reported that the Town of Sahuarita was contemplating annexing approximately 5,000 acres. This is the area being planned as the Mission Peaks development.

The Commission requested that staff contact the owner of Kettenbach properties in the area of Elephant Head, to ask again if there is any interest to sell.

7. Conservation Opportunities in Tortolita Sub Area

A. New Application – Renwick Property

Nicole Fyffe reported that a new application for 4.6 acres located near Overton and La Cholla was received. The applicant is asking for \$775,000 (\$168,478/acre). In this area, appraisals have been ordered on Khan and Lowery.

Ms. Fyffe reported that the 32 acre Timmerman property had sold. The eastern half is now owned by a church with plans to develop a church. The western half is owned by Qwest Land Group. Qwest Land Group is looking to sell four lots totaling 16 acres.

The Commission asked that negotiations and appraisals continue in this area. Appraisals will be ordered for Renwick and Qwest Land Group.

B. New Application – Christiaansen Property

Nicole Fyffe reported that an application was received for 3.8 acres for \$310,000 (\$81,578/acre), located near Camino del Norte and Shannon Road.

MOTION: Commissioner Marshall moved, seconded by Commissioner Sheridan to approve staff's recommendation to take no further action on the 3.8 acre Christiaansen property (Habitat Protection Priority – Tortolita Mountains Project Area). Motion approved 8-0.

C. Update on Lerew and Linda Vista/Patrick negotiations

Nicole Fyffe reported that neither appraisal amount was accepted by the applicants. Staff is willing to negotiate amounts of 10% above appraised value.

In accordance with the Commission's prior practice, staff will continue to negotiate.

D. Potential Conservation Easement on 9-acre Parcel West of Linda Vista/Patrick

Nicole Fyffe reported that the owner is potentially interested in a conservation easement. Staff was waiting to see if the Linda Vista/Patrick property negotiations are successful in order to create an assemblage.

MOTION: Commissioner Prouty moved, seconded by Commissioner Sheridan to order an appraisal for a conservation easement on the 9 acre parcel west of the Linda Vista/Patrick property currently under negotiation (Northwest). The appraisal ordered will be for a conservation easement. Motion approved 8-0.

Ms. Fyffe reminded that Commission that an amendment to the 1997 Bond Ordinance would be needed to acquire this conservation easement, since it is not identified in the 2004 Bond Ordinance.

8. Large Parcels Under Single Ownership Analysis

Nicole Fyffe presented information to the Commission regarding large parcels under single ownership in Habitat Protection Priorities. Another analysis was done on large parcels under single ownership that are not currently identified as Habitat Protection Priorities. Handouts were provided to the Commission

9. Updates

Six Bar Ranch (Goff) – Nicole Fyffe reported that the Board of Supervisors will hear this item on 8/1/06.

Cienega Corridor Acquisitions – Diana Durazo reported that the Board of Supervisors approved the acquisitions of both the Knez and Amadon properties in the Southeast Corridor Project Area on 6/20/06.

Sabino Creek Area – Diana Durazo reported that Pima County received an application from Ms. Sneed for a 14 acre property adjacent to Forest land in this area.

MOTION: Commissioner Wilson moved, seconded by Commissioner Marshall to begin due diligence on the 14 acre Sneed property (Habitat Protection Priority – Tucson Basin Project Area). Motion approved 8-0.

Brawley Wash Parcels – No update.

Camino de Oeste Project Area – Diana Durazo reported that the Board of Supervisors approved the acquisition of the Des Rochers properties on 7/11/06.

Los Morteros – Nicole Fyffe reported that the appraisal has come in for the Diocese parcel land exchange. Some monies will be needed to make up the difference in the appraised value. An offer has been made to the owner.

Habitat for Humanity Property – No update.

Green Valley Hills – The developer has recently submitted a development proposal for review by staff.

Las Cienegas Enhancement Act (H.R.5016) – Nicole Fyffe reported that Congressman Kolbe's office said this item may be heard at a mark up session later this month.

Resolution Copper Exchange (S.2466) – Chairman Roe reported that this item was heard in a Senate sub-committee and is currently on hold. There is no property in Pima County in the current proposed legislation.

Avra Valley Rd./I110 – Nicole Fyffe reported that Mr. Wexler has now requested a land exchange. The property is currently being appraised. Mr. Parsons' property is currently going through the Comprehensive Plan Amendment process.

Catalina/Tortolita Connection – No update.

Proposed Development Activities on Bond Parcels – Sherry Ruther provided her update earlier in the meeting.

10. Next Meeting

The next Commission meeting focused on the 2008 Open Space Bond program will be Thursday August 3, 2006. The next regularly scheduled Commission meeting will be on Thursday August 10, 2006. There will be no meetings on July 20, 2006 or July 27, 2006.

11. Call to the Public

No speakers.

12. Adjournment

Meeting adjourned at 5:30pm.