

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
450 West Paseo Redondo  
Wednesday April 12, 2006  
3:00 p.m.**

**MOTIONS**

**MOTION:** Vice Chair Johnson moved, seconded by Commissioner Sheridan, to approve acquisition of the Six Bar Ranch property (San Pedro Sub Area), contingent on an appraisal. Motion approved 7-0. Commissioners Shattuck and Wilson abstained.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Pettis, to approve acquisition of the Cates property (Southeast Sub Area – Cienega Corridor). Motion approved 9-0.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Prouty, to approve acquisition of the Nunez property (Southeast Sub Area – Cienega Corridor). Motion approved 8-0. Vice-Chair Johnson abstained.

**MOTION:** Commissioner Wilson moved, seconded by Commissioner Sheridan, to recommend due diligence beginning for the Linda Vista/Patrick property (Tortolita Sub Area – NW of Arthur Pack Park). Motion approved 8-0. Vice-Chair Johnson abstained.

**MOTION:** Commissioner Hare moved, seconded by Commissioner Wilson, to recommend due diligence beginning for the Lerew property (Tortolita Sub Area – NW of Arthur Pack Park). Motion approved 5-3, with Commissioners Prouty, Sheridan, and Shattuck voting nay, and Vice-Chair Johnson abstaining.

**MOTION:** Commissioner Hare moved, seconded by Commissioner Wilson, to recommend due diligence beginning for the Wilford property (Tortolita Sub Area – NE of Arthur Pack Park). Motion approved 6-3, with Commissioners Pettis, Shattuck, and Johnson voting nay.

**DIRECTION TO STAFF**

Commissioner Shattuck requested a written summary of what the CLS is, and how and when the guidelines apply.

Commissioner Hare requested Planning Director Arlan Colton's attendance at a future meeting to discuss the CLS as guidelines vs. ordinance.

## SUMMARY OF MEETING

The following is a summary of the April 12, 2006 meeting. Audiotapes of the meeting are available upon request.

### 1. Roll Call

The meeting was called to order at 3:10 p.m. with a quorum.

#### Commissioners Present

Trevor Hare  
Jan Johnson, Vice-chair  
Rob Marshall  
Chuck Pettis  
Tim Prouty (arrived before Six Bar vote)  
Bill Roe, Chairman  
Wanda Shattuck (arrived before Six Bar vote)  
Tom Sheridan  
Helen Wilson

#### Commissioners Absent

Bill Arnold  
Les Corey

### 2. Approval of March 9, 2006 Meeting Summaries

The meeting summary were approved 7-0.

### 3. Update on 1997/2004 Conservation Bond Program Expenditures

The Commission was provided an update on the 1997 and 2004 bond program expenditures. It was explained that costs associated with the Granite property, formally purchased with 2004 bond funds under the category of Town of Sahuarita Open Space, were transferred to a Flood Control District funding source at the request of the Town. The County will draft an intergovernmental agreement with the Town, pursuant to the Bond Ordinance, prior to approving any other purchases under this funding category.

### 4. Six Bar Ranch

Nicole Fyffe provided a brief report of the proposed acquisition of the Six Bar Ranch.

Commissioners voiced support for the acquisition, as well as two concerns. Commissioners Hare and Wilson questioned whether other forms of management had been explored or assessed prior to proposing a ranch management agreement with the seller. Commissioner Shattuck expressed concern about the price of the property, and the appraiser.

**MOTION:** Vice Chair Johnson moved, seconded by Commissioner Sheridan, to approve acquisition of the Six Bar Ranch property (San Pedro Sub Area), contingent on an appraisal. Motion approved 7-0. Commissioners Shattuck and Wilson abstained.

### 5. Cates Property

Christine Curtis reported to the Commission the details of the proposed acquisition of the 39-acre Cates property, located between the County's Cienega Creek Preserve and Colossal Cave Mountain Park.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Pettis, to approve acquisition of the Cates property (Southeast Sub Area – Cienega Corridor). Motion approved 9-0.

6. Nunez Property

Christine Curtis reported on the details of the proposed acquisition of the 19 acre Nunez property, located east of the Empire Mountains, adjacent to BLM land. Vice-Chair Johnson expressed concerns about management costs associated with this parcel.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Prouty, to approve acquisition of the Nunez property (Southeast Sub Area – Cienega Corridor). Motion approved 8-0. Vice-Chair Johnson abstained.

7. Conservation Opportunities in the Tortolita Sub-area/NW Tucson

A. Implementation of the Conservation Lands System

Sherry Ruther explained what the Conservation Lands System was, when and why it was adopted, and how the guidelines apply to certain development projects requiring discretionary actions of the Board (such as rezonings and comprehensive land use plan amendments). Ms. Ruther stated that only 2 such projects have been approved in the Northwest since the inception of the CLS.

B. Contact with Property Owners

Christine Curtis provided the Commission a status report on staff's efforts in contacting Northwest area property owners. To date, letters have been sent to all eligible property owners, with phone calls made where numbers were available. Ms. Curtis also produced a series of ortho photographs of the Northwest as requested by the Commission.

C. Pending Applications

Chairman Roe explained that the Commission continued two applications last meeting. One, a 22 acre property at Cortaro Farms Road and Camino de Oeste, is now in escrow with another buyer. Staff requested direction on the other - a 9 acre parcel at Linda Vista and St. Patrick (\$500,000 or \$54,900 an acre). Since last meeting, two additional applications were received. One for a parcel in proximity to the Linda Vista/Partick parcel, a 5.8 acre parcel referred to as Lerew (no asking price, but owner referred to a parcel on market at \$120,000/ac), and a 10.5 acre parcel at the northeast corner of Thornydale and Sumter. A 2.9 acre parcel adjacent to the Lerew parcel is on the market for \$350,000 (\$120,000 an acre).

Various Commissioners expressed support for and against the acquisition of these parcels.

Sean Sullivan, representing the Coalition for Sonoran Desert Protection, and Sonja Macys, Director for Tucson Audubon, spoke in support of recommending due diligence being for these parcels.

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## 8. Updates

**Avra Valley/I-10 Corridor:** Wexler recently proposed a land exchange instead of outright acquisition. Discussions with Parson's continue.

**Cienega Corridor:** No update beyond the Nunez and Cates parcels discussed above.

**Sabino Creek Area:** The appraisal for the McGettigan property was forwarded to the owner. The owner was not satisfied with the appraised value, but would like to continue to discuss conservation easements. A letter of interest was sent to the Schmeer property owner to the north.

**Brawley Wash Parcels:** Tucson Water will provide a presentation to the Commission in June. A table will be provided to the Commission at the next meeting listing each eligible property owner in the Brawley Wash.

**Section 15 Exchange:** The land exchange was completed on April 7.

**South Corridor:** A ribbon cutting event is being coordinated, date to be determined.

**Camino de Oeste Project Area:** No progress.

**Los Morteros:** Moussa exchange scheduled to go before the Board in May.

**Habitat for Humanity:** No update.

**Green Valley Hills:** No update.

**Federal Land Exchange involving Tumamoc Hill:** Nicole Fyffe reported that the exchange no longer includes Tumamoc Hill or the 1600 acre feet of water rights. However, the County, City, and State Land Department are working cooperatively to reduce the zoning on Tumamoc, and a local agreement will be finalized soon to conserve the water rights.

**Resolution Copper Exchange:** Senate Bill S.2466 was introduced on March 28, 2006. It includes two additional properties for conservation, neither of which are in Pima County.

**Double X Ranch:** (Non-Bond property) Nicole Fyffe reported that no alternative funding source has been identified. The Commission agreed to remove this item from future agendas.

Catalina/Tortolita connection: The Commission was provided with a list of actions taken by the Commission and staff with regard to this area.

Proposed Development Activities on Bond Properties

Sherry Ruther provided a table of all ongoing development proposals, and those closed due to inactivity. A rezoning application was received for a property eligible for conservation under the Davis-Monthan Open Space bond program.

9. Next Commission Meeting

The next Commission meeting is scheduled for Thursday, May 11, 2006 at 3:00 pm.

A study session on the 1997 bond program is scheduled for Wednesday, April 19, 2006 at 3:00 pm, in the Basement of the Public Works building, Room C.

10. Call to the Audience

No members of the public spoke at this time.

11. Adjournment

Meeting adjourned at 5:00 pm.