

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday, March 9, 2006
3:00 p.m.**

MOTIONS

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to approve the Fiscal Year 2005/06 Semi-Annual Status Report for the Open Space Section. Motion approved 8-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to not amend the 2004 Bond Ordinance for acquisition of the 22-acre Cortaro Road property, located at the corner of Cortaro Farms Road and Camino de Oeste. Motion approved 8-0.

DIRECTION TO STAFF

Commissioners Sheridan and Hare requested information on the costs of Pima Pineapple Cactus surveys done on the Madera Highlands property and surveying techniques utilized by the County.

Commissioner Hare requested that an aerial map be prepared showing Habitat Protection Priorities in the Northwest that have a single family residence.

Chairman Roe requested that hand outs be provided on inflation impacts to Bond monies.

Commissioner Hare requested that information be provided on the criteria for amending the 1997 Bond Ordinance and associated issues, what can be purchased now under the 1997 Bond Ordinance, what projects were completed through amendments, and the differences between the 2004 and 1997 Bond Ordinances.

Commissioner Hare requested information on the timeline for the proposed water plant by Tucson Water in the Brawley Wash area.

Commissioner Marshall requested that Tucson Water be invited to give a presentation to the Commission on their long-term planning and water source identification.

Chairman Roe requested a detailed map of the Brawley Wash showing exactly how many Habitat Protection Priorities properties are in the area and where.

Commissioner Wilson requested that the Cortaro Road property be placed on the agenda for April. Commissioners agreed to table the Linda Vista/Patrick property until the April agenda.

Commissioners Shattuck and Hare directed staff to pursue the McGettigan parcels and the Schneer property to the north.

SUMMARY OF MEETING

The following is a summary of the March 9, 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

Helen Wilson
Tom Sheridan
Trevor Hare
Chuck Pettis (left before the meeting was over)
Bill Roe, Chairman
Wanda Shattuck
Rob Marshall
Bill Arnold

Commissioners Absent

Tim Prouty
Jan Johnson, Vice-chair
Les Corey

2. Approval of January 9 and 12, 2006 Meeting Summaries

Meeting summaries were approved 8-0.

3. Update on 1997/2004 Conservation Bond Program Expenditures

Prior to the meeting, the Commission was mailed an update of the 1997/2004 Conservation Bond Program Expenditures as of January 30, 2006.

Nicole Fyffe provided an update to the Commission. Commissioner Sheridan asked for information on what the Pima Pineapple Cactus surveying costs were on the Madera Highlands property. Commissioner Hare asked if the County was doing more than what the Fish and Wildlife Service requires for surveying Pima Pineapple Cactus. Ms. Fyffe indicated that she would provide information on survey costs and surveying techniques utilized by the County.

4. Approval of Fiscal Year 2005/06 Semi-Annual Status Report – Open Space Section

Nicole Fyffe provided a status report to the Commission. Ms. Fyffe asked Commission members for any comments that can then be forwarded to the Bond Advisory Committee to consider. Commissioner Hare asked for a breakdown of properties from 1997 completed Bond projects.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to approve the Fiscal Year 2005/06 Semi-Annual Status Report for the Open Space Section. Motion approved 8-0.

5. 2008 County-wide Bond Election (Note: This item was heard out of sequence after Item 8 on the agenda)

Nicole Fyffe provided a brief update on the current efforts for the 2008 County-wide bond election. Ms. Fyffe indicated that for 2006, staff will be meeting and formulating recommendations. The County is asking that the Conservation Acquisition Committee

serve as the advisory committee for open space priorities for the 2008 election. This Commission would work as the advisory committee, beginning in January 2007.

6. State Trust Land Future Expenditures

(Note: This item was postponed to a later agenda.)

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

Christine Curtis provided the Commission a status report on staff's efforts in contacting Northwest area Habitat Protection Priority property owners that met the criteria set forth by the Commission at their NW Study Session. A memorandum was distributed reflecting the current status of the 137 identified Habitat Protection Priority parcels, of which 94 have been contacted. Ms. Curtis noted that many parcels fell out of the identification map due to subsequent lot splits that were then developed or have current development plans.

Commissioner Hare indicated that he would still like to see those Habitat Protection Priority properties that have a single family residence, whereby the County can then acquire or conserve the rest of the property for open space. Commissioner Hare requested that an aerial map be prepared showing these parcels.

Nicole Fyffe indicated that of the total property owners contacted, the County has received 5 applications, 2 of which were not approved by the Commission, and 1 is not in the Bond Ordinance. The cost per acre (not including the 2 previous applications that were rejected), ranges from \$55,000 to \$85,000. Ms. Fyffe provided a report on the 2 most recent applications received. The first property is the 9.11-acre property located at Linda Vista and St. Patrick. The seller is asking for \$500,000 (\$54,884/acre). The second property is the 22-acre Cortaro Rd. property, located at the corner of Cortaro Farms Road and Camino de Oeste. The seller is asking for \$1,350,000 (\$60,300/acre). This is a non-bond property. The properties did not meet criteria previously set by Commission. Staff recommended not to acquire. Ms. Fyffe noted that staff just received another application, which will be presented at the next meeting.

Commissioners Hare and Wilson recommended that the Cortaro Road property be acquired with 1997 Bond monies.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to not amend the 2004 Bond Ordinance for acquisition of the 22-acre Cortaro Road property, located at the corner of Cortaro Farms Road and Camino de Oeste.

Motion approved 8-0.

Nicole Fyffe discussed the effects of inflation and rising land values on Bond monies. Chairman Roe asked that hand outs with this information be prepared. Commissioner Hare requested that information be provided on the criteria for amending the 1997 Bond Ordinance and associated issues, what can be purchased now under the 1997 Bond Ordinance, what projects were completed through amendments, and the differences between the 2004 and 1997 Bond Ordinances. It was recommended that this be presented at a future meeting.

Commissioner Wilson requested that the Cortaro Road property be placed on the agenda for April. Commissioners agreed to table the Linda Vista/Patrick property until the April agenda.

Nicole Fyffe provided a status report on Habitat Protection Priorities within the Town of Oro Valley boundaries. Ms. Fyffe indicated that 7 of those parcels have already been developed or have current development plans.

Diana Durazo reported that the Marana Planning and Zoning Commission approved the Cascada Specific Plan and that officials are currently working on a development agreement with the developers before it is to be heard by the Mayor and Council. The Town of Marana's proposed land-use ordinance is still being reviewed by their attorneys. No timeline has been set. The Fish and Wildlife Service has just returned their submitted Habitat Conservation Plan with their comments.

Nicole Fyffe provided a brief history of the 60-acre parcel. It is south of Arthur Pack Park and directly south of the Tucson Audobon Mason Center. Ms. Fyffe indicated that County Staff had contacted Cheryl Hall, representative of the property owner, and Ms. Hall indicated that the owner is not interested in selling until the future of the Cascada Specific Plan is settled. Pima County will continue to oppose the development of a well site on the property by Tucson Water, and a letter has been sent to Tucson Water.

(Numerous residents came to the meeting to discuss a 60-acre parcel on the southwest corner of Thornydale and Cortaro Farms Road, which was not on the agenda. They were permitted to speak to the issue during the "Call to the Audience" which was held at this time. Speakers included: Neil Allen, Louie Benson, Lori Anderson (speaking on behalf of Carolyn Campbell, Director of the Coalition for the Sonoran Desert, Carolyn Long, Sonja Maceys, Director of the Tucson Audobon Society, Chris McVie, Doug McVie, and Jenny Neeley, with Defenders of Wildlife.)

8. County Attorney's Presentation on Conflict of Interest Issues

Karen Fryer, with the County Attorney's Office, gave a presentation on Conflict of Interest Laws and possible sanctions. (See handouts given at the meeting.)

9. Updates

Cienega Corridor: Diana Durazo reported that the appraisals for most of the submitted applications have come in. Discussions/negotiations are beginning with property owners.

Sabino Creek Area: Diana Durazo reported the appraisal for the McGettigan parcels has come in. The appraised value is \$1,155,000 (\$43,500/acre). Staff requested direction from the Commission regarding properties in the Sabino Canyon area. Commissioners Shattuck and Hare directed staff to pursue the McGettigan parcels and the Schneer property to the north.

Brawley Wash Parcels: Diana Durazo reported that the Flood Control District has not had any inquiries from property owners, except for one, in recent months. Many of the large parcels are owned by the Marana Unified School District, City of Tucson, and the Pascua Yaqui Tribe. There are many smaller parcels owned by different private owners. The District is currently in negotiations to acquire a parcel south of Manville and adjacent to a large parcel owned by the County/District. Commissioner Hare asked for the timeline for the proposed water plant from Tucson Water in this area. Commissioner Marshall requested that Tucson Water be invited to give a presentation to the Commission on their long-term planning and water source identification. Chairman Roe also requested that a more detailed map be prepared showing exactly what properties are in the area and where.

Section 15 Exchange: Nicole Fyffe reported that the Board of Supervisors approved the exchange, and that it has been sent to Fish and Wildlife Service for final approval.

South Corridor: Nicole Fyffe reported that the County closed on the Hyntington and Firkins properties. These final acquisitions complete the South Corridor Project Area. Ms. Fyffe indicated that a ribbon cutting event is being coordinated.

Camino de Oeste Project Area: Diana Durazo reported that the Des Rochers appraisal come in, ranging from \$12,500 to \$19,000 per acre. Staff will contact the property owner.

Los Morteros: Nicole Fyffe reported that Dr. Moussa is willing to enter into an exchange agreement with the County. Staff will also contact the Welter property owner.

Habitat for Humanity: Nicole Fyffe reported that KB Homes is no longer pursuing acquisition of this property. The County will continue to keep an open dialogue.

Green Valley Hills: No update at this time.

Federal Land Exchange involving Tumamoc Hill: Nicole Fyffe reported that Congressman Kolbe has come out against condemnation of Tumamoc Hill. Pima County will continue to work with the State Land Department and the City of Tucson to reduce the zoning on this property, in return for increased density on another property.

Resolution Copper Exchange: Nicole Fyffe reported no Committee action at the Federal legislative level at this time.

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.

Avra Valley Rd./I-10 over pass: Nicole Fyffe reported that the County is moving forward on the Wexler property with an agreement based on whether or not the County is able to acquire the Parsons property. The Wexler purchase agreement for \$ 750,000 will be brought before the Commission in the near future.

Catalina/Tortolita connection: No update at this time.

No proposed development activities on Bond parcels at this time.

10. Next Commission Meeting

The next Commission meeting is scheduled for **Wednesday, April 12, 2006 at 3:00 pm.**

11. Call to the Audience

No members of the public spoke at this time.

12. Adjournment

Meeting adjourned at 5:55 pm.