

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday September 8, 2005
3:00 p.m.**

MOTIONS

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis, to recommend against purchase of the Desert Oasis property located on the northwest corner of Camino de Oeste and Linda Vista across from Arthur Pack Park. Commissioner Wilson proposed an amendment to recommend to the Planning and Zoning Commission to retain the current zoning of this property. There was no second to this amendment. Commissioner Pettis did not accept the amendment to his motion. Motion approved 7-0. Commissioner Wilson abstained

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson, to approve the acquisition of both the Firkins and Pacheco properties (1.4 acres and 20 acres respectively, within the Tucson Mountain Park South Corridor Project Area at Mission and Ajo). Motion approved 8-0.

MOTION: Commissioner Wilson moved, seconded by Commissioner Sheridan, to approve acquisitions of Route 606, Matesich, and Selective Marketing properties (18 acres, 4 acres, and 10 acres respectively, within the Tucson Mountain Park Camino de Oeste Project Area south of Gates Pass and west of Camino de Oeste). Motion approved 8-0.

MOTION: Commissioner Hare moved, seconded by Commissioner Wilson, to approve the acquisition of the Serr property, contingent on the approval of the appraisal (10 acres within the Tucson Mountain Park Camino de Oeste Project Area south of Gates Pass and west of Camino de Oeste). Motion approved 8-0.

MOTION: Commissioner Sheridan moved, seconded by Vice-Chair Johnson, to accept staff's recommendation of no purchase of Rail X Ranch with Bond funds and to receive monthly reports on this property. Motion approved 7-0. Commissioner Arnold abstained.

MOTION: Commissioner Arnold moved, seconded by Vice-Chair Johnson, to approve the End of Year Semi-Annual Status Report with minor corrections. Motion approved 8-0.

DIRECTION TO STAFF

Staff will continue to send letters of interest to other parcels identified in the Arthur Pack Park area. Letters will be followed up with phone calls.

Staff was reminded that Commissioner Corey suggested that an educational program be developed for residents living near and around sensitive areas in critical landscape linkages.

Staff will provide more information on Rail X Ranch and provide monthly reports on this property. Staff will also prepare a watershed map of the area for the next meeting.

SUMMARY OF MEETING

The following is a summary of the September 8, 2005 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

Trevor Hare

Jan Johnson, Vice-Chair

Chuck Pettis

Bill Roe, Chair

Wanda Shattuck (arrived after meeting summary approved)

Tom Sheridan

Bill Arnold

Commissioners Absent

Tim Prouty

Rob Marshall

Les Corey

Nicole Fyffe introduced Diana Durazo, who will be working on the Open Space Acquisition Program in the County Administrator's Office.

2. Approval of July 21, 2005 Meeting Summary

Meeting summary was approved 7-0.

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 July 21, 2005.

4. Proposed Development Activities on Bond Parcels around Arthur Pack Park

Nicole Fyffe explained that the Planning and Zoning Commission will consider three comprehensive plan amendment proposals for Bond parcels identified as Habitat Protection Priorities east and west of Arthur Pack Park. Two of the three applicants are not willing sellers and have chosen to pursue the development process. The third applicant, Desert Oasis, has submitted an application for the sale of property to Pima County. It is a .66-acre parcel located on the northwest corner of Camino de Oeste and Linda Vista across from Arthur Pack Park and the Stevens property. It was created through a split in 2002, and the owner is seeking a comprehensive plan amendment to upzone to Neighborhood Activity Center.

Ben Changkakoti, from Development Services, indicated that this parcel is a non-conforming parcel, and therefore, not developable as currently zoned. Mr.

Changkakoti explained that any sort of building permit or rezoning request will most likely not be approved.

Staff will continue to send letters of interest to owners of other parcels identified in the Arthur Pack Park area. Letters will be followed-up with phone calls.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Pettis, to recommend against purchase of the Desert Oasis property located on the northwest corner of Camino de Oeste and Linda vista across from Arthur Pack Park. Commissioner Wilson proposed an amendment to recommend to the Planning and Zoning Commission to retain the current zoning of this property. There was no second to this amendment. Commissioner Pettis did not accept the amendment to his motion. Motion approved 7-0. Commissioner Wilson abstained.

5. Critical Landscape Linkages

- A. Catalina/Tortolita Connection – Nicole Fyffe stated there were no updates.
- B. Avra I-10 – Nicole Fyffe stated there were no updates.
- C. Garcia Strip connection across CAP canal – The Flood Control District is negotiating on a few parcels west of Saguaro National Park in the Critical Landscape Linkages across the CAP canal.

Vice-Chair Johnson reminded staff that Commissioner Corey has suggest that an educational program be developed for residents living near and around these sensitive areas.

6. Acquisition of Firkins and Pacheco Properties

Nicole Fyffe summarized both acquisition agreements for the Firkins and Pacheco properties in the Tucson Mountain Park South Corridor Project Area. Ms. Fyffe also noted that the county is attempting to purchase a trail easement across one of two parcels adjacent to a BLM parcel, to provide additional access to this area. Vice-Chair Johnson asked whether the County had enough bond funds to acquire these properties. Ms. Fyffe explained that the Bond Ordinance stipulates the County can exceed bond funds available up to 10 percent. Christine Curtis, with Real Property, indicated to the Commission that there were discussions taking place with the owners of the Kay parcels for possible conservation easements, but no action was required at this time for the Kay parcels.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Wilson, to approve the acquisition of both the Firkins and Pacheco properties (1.4 acres and 20 acres respectively, within the Tucson Mountain Park South Corridor Project Area at Mission and Ajo). Motion approved 8-0.

7. Acquisition of Route 606, Matesich, Selective Marketing and Serr Properties

Nicole Fyffe summarized the acquisition agreements for the Route 606, Selective Marketing (formerly Whitaker), Matesich, and Serr properties. Ms. Fyffe explained

that an appraisal had been ordered for the Serr parcel, which was expected back in two weeks.

MOTION: Commissioner Wilson moved, seconded by Commissioner Sheridan, to approve acquisitions of Route 606, Matesich, and Selective Marketing properties (18 acres, 4 acres, and 10 acres respectively, within the Tucson Mountain Park Camino de Oeste Project Area south of Gates Pass and west of Camino de Oeste). Motion approved 8-0.

MOTION: Commissioner Hare moved, seconded by Commissioner Wilson, to approve the acquisition of the Serr property, contingent on the approval of the appraisal (10 acres within the Tucson Mountain Park Camino de Oeste Project Area, south of Gates Pass and west of Camino de Oeste). Motion approved 8-0.

8. Application for the sale of Open Space to Pima County

Jean Emery summarized the application for the sale of Rail X Ranch to Pima County. The ranch includes 1468 fee acres and 14,000 grazing lease acres in the Tortolita Mountains in Pinal County, northeast of Carpenter Ranch. The ranch is not included in the 2004 Bond Ordinance. Staff did not recommend acquisition with 2004 Bond funds.

Commissioner Sheridan requested that staff provide more information on the ranch and for this item to be brought back to the Commission in six months. If additional non-bond funds were not identified for the acquisition of Rail X Ranch, Commissioner Sheridan would then like the Commission to consider potentially amending the Bond Ordinance for this property, but not at this time. Chair Roe also requested that a watershed map of the area be prepared for the next meeting.

MOTION: Commissioner Sheridan moved, seconded by Vice-Chair Johnson, to accept staff's recommendation of no purchase of Rail X Ranch with Bond funds and for staff to provide monthly reports on this property. Motion approved 7-0. Commissioner Arnold abstained.

9. End of Year Semi-Annual Status Report

MOTION: Commissioner Arnold moved, seconded by Vice-Chair Johnson, to approve the End of Year Semi-Annual Status Report with minor corrections. Motion approved 8-0.

10. Updates:

South Corridor: County closed on the Berard property on 8/30/05, the Heater and Hiett properties on 9/7/05.

Poteet Property: County closed on the Poteet property on 8/31/05.

Canoa Ranch: County closed on the Canoa Ranch properties on 8/31/05.

Carpenter Ranch: County closed on Carpenter Ranch on 8/29/05.

TEP Parcel - Town of Sahuarita Jurisdictional Request Category: TEP is currently contemplating bank protection along their property. This will directly impact the portion the county is trying to acquire. Discussions continuing.

Camino de Oeste: County has ordered appraisals for other parcels in this project area.

Belvedere Estates Property: The Board of Supervisors (BOS) approved the acquisition on June 7th. The county is involved in a land exchange involving other lands. The owner of these other lands, also owns the Belvedere property. The county and the property owner are discussing whether to include Belvedere in this exchange or to purchase with Bond funds. Staff will provide more details on the exchange at the next Commission meeting.

Madera Highlands: The County acquired this property on August 12, 2005.

Diocese Parcel: County is continuing to work with the new owner of the Diocese property to either acquire a conservation easement on the property or exchange the property for another County property.

Green Valley Hills: No update at this time.

Habitat for Humanity parcel and west 36th Street: No update at this time.

Federal Exchange involving Tumamoc Hill: No update at this time.

Resolution Copper Exchange: The Southeast Arizona Land Exchange and Conservation Act was introduced into Congress in May. Pima County is still working to get the Bloom property included in the legislation for conservation.

Double X Ranch: Staff will continue to search for alternative funding sources.

Proposed Development Activities on Bond Parcels: None at this time.

12. Next Commission Meeting, October 11, 2005

The next Commission meeting is scheduled for October 11, 2005 at 3 p.m.

13. Call to the Public

No members of the public spoke at this time.

14. Adjournment

Meeting adjourned at 4:15 pm.