

**Pima County Conservation Acquisition Commission  
Meeting**

**Manning House  
450 West Paseo Redondo  
Tuesday January 11, 2005  
3:00 p.m.**

**A. Motions at the January 11 Meeting**

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Shattuck, that no further action be taken with regard to the following non-bond properties: Moran/Cohen, Old Amado Mine, Holsclaw, Bloom, Moss, UA Foundation. Motion approved 9-0. This is the final Commission action on these properties.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Corey, to recommend the acquisition of the Bar V Ranch. Motion approved 8-0. Commissioner Arnold abstained from voting due to a conflict of interest.

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Sheridan, to recommend the acquisition of the King98 property. Motion approved 8-0, with Commissioner Wilson abstaining.

**MOTION:** Commissioner Corey moved, seconded by Vice-Chair Johnson, to place the Hiett application, within the South Corridor project area, on hold until due diligence is completed for the western connection to Tucson Mountain Park. Motion approved 9-0. Note that a second motion was approved regarding this project area later in the meeting, which directed staff to enter into an option for this property and others.

**MOTION:** Vice-Chair Johnson moved, seconded by Commissioner Pettis, to place the following non-bond applications on the do not acquire list for final action at the next meeting: Winterhaven, Arivaca Twin Peaks, and Donnelly Trust. Motion approved 8-0 (Commissioner Shattuck was not in the room during the vote).

**MOTION:** Commissioner Corey moved, seconded by Commissioner Arnold, to secure contingent options for the western parcels and the Hiett and Heater parcels, within the South Corridor project area, with no due diligence costs to be spent. Motion approved 9-0.

**B. Direction to Staff**

Chairman Roe appointed a subcommittee to be made up of Vice-Chair Johnson and Commissioners Corey and Wilson, to develop a recommendation regarding conservation easement and tax reduction legislation for the overall Commission by the March meeting. Staff will assist the Commissioners as needed.

Chairman Roe directed staff to come back to the Commission at the February or March meeting with specific recommendations for Critical Landscape connections, beginning with the Catalina/Tortolita connection, and the I-10/Santa Cruz

connection in the Northwest. Commissioner Wilson requested information on a specific parcel in Avra Valley.

During discussion of the Camino de Oeste – Whitaker property area, Steve Anderson recommended that owners of four specific parcels be contacted to determine the status of these in holdings before proceeding with due diligence on the other 9 parcels.

A joint study session for this Commission and the Planning and Zoning Commission was proposed for February/March, in order to better familiarize both Commissions with each other's tasks. Chairman Roe directed staff to set up such a meeting.

## SUMMARY OF MEETING

The following is a summary of the January 11, 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

Bill Arnold  
Trevor Hare  
Jan Johnson, Vice-Chair  
Les Corey  
Tom Sheridan  
Chuck Pettis  
Bill Roe, Chair  
Wanda Shattuck  
Helen Wilson

#### Commissioners Absent

Rob Marshall  
Tim Prouty

### 2. Conservation Easements and Tax Deductions

Martin Willett, Chief Deputy County Administrator reported on the previous effort at the State Legislature to reduce the assessment ratio for conservation easement properties. According to Mr. Willett, the legislation had a lot of support, but failed due to a fiscal analysis that showed an impact to the State budget, and the circumstance surrounding that legislative session (alternative Fuels fiasco and budgetary impact of September 11). Mr. Willett felt the bill was a good bill, and that it may be worth pursuing in the next (2006) legislative session. This would require 6-8 months prep time.

Bill Staples, Pima County Assessor, stated that regardless of what happens with this legislation, the Pima County Assessor's office will consider conservation easements and reductions in assessed values on an individual basis. For this to occur, an owner would need to submit an appraisal undertaken specifically to show the reduction of the value of the property encumbered by a conservation easement, along with other steps.

Chairman Roe appointed a subcommittee to be made up of Chairwoman Johnson and Commissioners Corey and Wilson, to develop a recommendation for the overall Commission by the March meeting.

3. Conservation Opportunities in Connection Analysis Areas/Critical Landscape Linkages

At the November 18 meeting, the Commission asked for recommendations on actions the Commission could take with respect to the Critical Landscape Linkage areas. A meeting attended by some members of the Critical Landscapes subcommittee and other people knowledgeable about these issues was held on December 17, 2004. Julia Fonseca, Environmental Program Manager for the Flood Control District, provided an overview of this meeting, focusing on 4 of the 6 Critical Landscape Connections (Catalina/Tortolita connection, I-10/Santa Cruz connection in the Northwest, Garcia Strip of Tohono O'odham connection, and CAP canal in Avra Valley). The overview focused on potential parcels that need to be protected, either through acquisition or other means, and relationships that need to be created with other agencies/organizations in order to make the connections viable.

Chairman Roe directed staff to come back to the Commission at the February or March meeting with specific recommendations, beginning with the Catalina/Tortolita connection, and the I-10/Santa Cruz connection in the Northwest, with the CAP canal and Garcia strip areas as secondary priority. Commissioner Wilson requested information on a specific parcel in Avra Valley.

4. Applications for the sale of Open Space Properties NOT included in the 2004 Bond Ordinance – Final Action

Per Commission policy, after initial discussion the Commission must wait 30 days or until the next meeting, whichever occurs first, to make a final decision on non-bond properties. The following six properties were discussed initially at the November 18 meeting, with a staff recommendation not to acquire the properties:

- Morgan/Cohen (SE Corridor)
- Old Amado Mine (Arivaca Area)
- Holsclaw (Ironwood Forest National Monument)
- Bloom (Saguaro National Park West)
- Moss (SE Corridor)
- UA Foundation (Agua Caliente Wash adjacent to Forest Boundary)

At the November 18 meeting, the Commission voted unanimously to take no action on these non-bond properties, with final action to take place at the January 11, 2005 meeting.

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Shattuck, that no further action be taken with regard to the following non-bond properties (Moran/Cohen, Old Amado Mine, Holsclaw, Bloom, Moss, UA Foundation). Motion approved 9-0. This is the final Commission action on these properties.

5. Bar V Ranch/Davidson Canyon

Mr. Huckelberry, County Administrator, announced the County has an acquisition agreement signed by the Owner. Two additional documents will be involved in this

transaction. One is the management contract between Parks and the Manager (owner) that is currently being developed, the other is a resource plan that will be developed over 18 months between the Manager, County, and Natural Resources Conservation Service. The resource plan will be updated annually based on regular assessments of the conditions of the resources Pima County is aiming to protect. Such documents will be provided to the Commission.

**MOTION:** Commissioner Sheridan moved, seconded by Commissioner Corey, to recommend the acquisition of the Bar V Ranch. Motion approved 8-0. Commissioner Arnold abstained due to a conflict of interest.

John Sullivan, new Ranch Manager for the Pima County Natural Resources Parks and Recreation, was introduced.

6. Approval of November 18 Meeting Summary

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Arnold, to approve the November 18 meeting summary. Motion approved 9-0.

7. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe distributed an update of 1997 and 2004 Conservation Bond Program Expenditures as of December 31, 2004. Commissioner Shattuck stated that the Commission should be aware of the costs associated with asking staff to begin due diligence, and make sure the Commission is really interested in a property before ask for due diligence. Commissioner Shattuck stated that she was especially concerned about the total cost of due diligence if the Commission does not end up recommending the purchase of the property.

8. State Trust Land Reform

Discussion postponed to the February meeting.

9. King98

Christine Curtis, Real Property Acquisition Agent for Pima County, reported that the County now has an acquisition agreement signed by the owner of the King98 property, for \$2.1 million. Commissioner Sheridan reiterated the importance of this acquisition in that it sets the stage to develop other relationships with ranchers in the Altar Valley, and assists in preventing the movement of development down Sasaby Highway.

**MOTION:** Commissioner Pettis moved, seconded by Commissioner Sheridan, to recommend the acquisition of the King98 property. Motion approved 8-0, with Commissioner Wilson abstaining.

10. Whitaker Parcel and Connection to Tucson Mountain Park

At the November 18 meeting, the Commission recommended beginning due diligence for the Whitaker Parcel if a connection to Tucson Mountain Park could be made. Owners of eight parcels needed to link Whitaker parcel to Tucson Mountain

Park have expressed their willingness to sell to Pima County. The budget estimate for these parcels came in at \$900,000. Due diligence costs are estimated at \$71,000 above the acquisition cost. Steve Anderson, Natural Resources Parks and Recreation, reported that these parcels do provide a good link to Tucson Mountain Park, but would leave an in holding of four parcels. Mr. Anderson recommended that owners of these four parcels be contacted to determine the status of these in holdings before proceeding with due diligence on the other 9 parcels.

## 11. Applications for the Sale of Open Space

### A. Hiett Property – Community Open Space – South Corridor

**MOTION:** Commissioner Corey moved, seconded by Vice-Chair Johnson, to place the Hiett application, within the South Corridor project area, on hold until due diligence is completed for the western connection to Tucson Mountain Park. Motion approved 9-0. Note that a second motion was approved regarding this project area later in the meeting, which directed staff to enter into an option for this property and others.

### B. Non-Bond Properties – Initial Discussion

John Hiem, representative for the Winterhaven property spoke in support of it's preservation. Chairman Roe recommended keeping the application on file in case the Commission is interested in the property in the future.

Three letters of support for acquisition of the Donnelly Trust property, signed by 21 people, were provided to the Commission.

**MOTION:** Vice-Chair Johnson moved, seconded by Commissioner Pettis, to place the following non-bond applications on the do not acquire list for final action at the next meeting: Winterhaven, Arivaca Twin Peaks, and Donnelly Trust. Motion approved 8-0 (Commissioner Shattuck was not in the room during the vote).

## 12. Updates:

Bee/Mordka and Doucette properties: Christine Curtis reported that Board of Supervisors approved the purchase of the Bee/Mordka properties on January 11. The County closed on the Doucette property on December 28.

Poteet: At the November 18 meeting, the Commission directed staff to begin due diligence for the Poteet property and contact owners of surrounding properties to determine if any were also willing sellers. Diana Freshwater, Director of Arizona Open Land Trust, reported that almost all the surrounding owners that were contacted are not interested in selling at this time.

Curtis Trust: At the November 18 meeting, the Commission directed staff to begin due diligence for the Curtis property and contact owners of surrounding properties to determine if any were also willing sellers. Diana Freshwater reported that an owner of three parcels in this area has submitted an application to the County.

South Corridor Project Area: At the November 18 meeting, the Commission directed staff to begin due diligence for the western properties that would link existing Tucson Mountain Park holdings. Diana Freshwater reported that an application had been submitted to the County for 2 of the parcels, and that discussions were on going with other owners.

Michael Berard, property owner in the area, spoke in support of acquisitions in the South Corridor Area.

**MOTION:** Commissioner Corey moved, seconded by Commissioner Arnold, to secure contingent options for the western parcels and the Hiatt and Heater parcels, within the South Corridor project area, with no due diligence costs to be spent. Motion approved 9-0.

Belvedere: At the November 18 meeting, the Commission directed staff to begin due diligence for the Belvedere property. Diana Freshwater reported that due diligence was underway.

Green Valley Hills: Mr. Huckelberry reported no progress on this property.

Proposed Development Activities on Bond Parcels: Sherry Ruther, Environmental Planning Manager for Development Services, provided updates on the following development proposals: Desert Rose Canyon (within the Community Open Space Painted Hills project area), Sumpter Road parcel (identified as a high priority Habitat Protection Priority in the Tortolita area), and a parcel near Houghton and Speedway (identified as a high priority Habitat Protection Priority within the Tucson Basin area).

A joint study session for this Commission and the Planning and Zoning Commission was proposed for February/March, in order to better familiarize both Commissions with each other's tasks. Chairman Roe directed staff to set up such a meeting.

13. Next Commission Meeting, February 10, 2005

The next Commission meeting is scheduled for February 10, 2005 at 3 p.m. A suggested agenda was distributed to the Commission. Commissioner Hare requested that the Coalitions management proposal for the A-7 Ranch be placed on the agenda.

14. Executive Session

The Commission entered into executive session, closed to the public, at 5:30 pm. The Executive Session and meeting were adjourned at 5:40pm