

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
Thursday, January 10, 2008
2:00 p.m.**

MOTIONS

MOTION: Commissioner Wilson moved, seconded by Commissioner Pettis to approve the November 8, 2007 meeting summary. Motion approved 6-0 (Commissioners Marshall, Sheridan, Marian, Prouty and Shattuck absent).

MOTION: Commissioner Pettis moved, seconded by Commissioner Johnson to approve the acquisition of the 80-acre Habitat for Humanity property, located at the northeast corner of 36th Street and La Cholla, for \$1.1 million, with the City of Tucson committing \$100,000. Motion approved 7-0 (Commissioners Marshall, Sheridan, Marian and Prouty absent).

DIRECTION TO STAFF

Add the open space owned by City, County, and Starr Pass Resort to the West 36th Street map.

The County will notify neighborhood groups of Board of Supervisors meeting date for the Habitat for Humanity property.

Photos will be provided showing densities of 3,000 people per square mile and 5,000 people per square mile.

Post the report on the Tortolita Fan study to the Sonoran Desert Conservation Plan web page.

Include a list of those applying for Growing Smarter Funds to the Updates section of the agenda.

SUMMARY OF MEETING

The following is a summary of the January 10, 2008 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 2:10 pm.

Commissioners Present

Les Corey
Trevor Hare
Jan Johnson, Vice Chair
Chuck Pettis
Bill Roe, Chair
Wanda Shattuck (arrived at 2:21pm)
Helen Wilson

Commissioners Absent

Jim Marian
Rob Marshall
Tim Prouty
Tom Sheridan

2. Executive Session

None.

3. Approval of the November 8, 2008 Meeting Summary

MOTION: Commissioner Wilson moved, seconded by Commissioner Pettis to approve the November 8, 2007 meeting summary. Motion approved 6-0 (Commissioners Marshall, Sheridan, Marian, Prouty and Shattuck absent).

4. Update on the 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe summarized the expenditures for the 2004 and 1997 Conservation Bond Programs. For 2004, 56% of the authorization is remaining. Community Open Space has 49% remaining and Habitat Protection Priorities has 53% remaining. For 1997, \$3.26 million remains.

5. Habitat for Humanity Property – 36th Street Corridor; Jurisdictional Open Space – City of Tucson

Nicole Fyffe reported that in 2005, this 80-acre property was offered for \$3 million. After much negotiating, the parties could not come to an agreement. The County now has an acquisition agreement for \$1.1 million for the Habitat for Humanity property. This property, like the County-acquired Jacob's Trust and Belvedere Estates, contributes to the conservation of a corridor of open space between Tucson Mountain Park and the West Branch of the Santa Cruz River. Community neighborhood groups have worked to preserve this property for several years and strongly support the County's efforts. Ms. Fyffe noted that the County would pay \$1 million, and the City of Tucson committed to paying \$100,000. The City of Tucson provided a letter of commitment to the County on their contribution.

(Commissioner Shattuck arrived at 2:21 p.m.)

MOTION: Commissioner Pettis moved, seconded by Commissioner Johnson to approve the acquisition of the 80-acre Habitat for Humanity property, located at the northeast corner of 36th Street and La Cholla, for \$1.1 million, with the City of Tucson committing \$100,000. Motion approved 7-0 (Commissioners Marshall, Sheridan, Marian and Prouty absent).

6. Cortaro Farms Land Property (Northwest)

At the last Commission meeting, the Commission recommended the County purchase this 22 acre property. The owners have since notified the County that they were not able to get out of their previous agreement to sell 5 acres to the church, and proposed that the County buy the remaining 17 acres, at \$56,000 per acre. The County indicated that the church would need to be sited at the far southeast corner of the property to retain any value for a possible corridor near the culvert on the northwest corner. The church, however, is not willing to move and will still build the church on the northwest corner.

The Commission discussed two possible motions: 1) leave the motion in tact if negotiations fall through; 2) move to acquire the 17 acres and work towards an easement over the culvert located on the corner.

Sherry Ruther reminded the Commission that churches are exempt from zoning requirements. The Commission requested that staff continue this item and continue working on a different configuration or mitigation for the culvert.

7. State Trust Land on Purchase of Development Rights

The State Land Department sent a letter to the County stating that they are not interested in selling development rights and suggested that the County pursue acquisition of the Buenos Aires inholding via a public auction. The Commission requested that this item be placed on the February 14th agenda and that that meeting be scheduled as a study session on State Trust land.

Ms. Fyffe let the Commission know that the Oro Valley Town Council would be hearing the conceptual plan for the State Trust land north of Oro Valley on January 16. Some discussion ensued over Mr. Huckelberry's memo to the Board of Supervisors on State Trust land and growth. Photos will be developed showing densities of 3,000 people per square mile and 5,000 people per square mile as requested by Chairman Roe. These will be used in discussion on population growth and land absorption.

8. Discussion on Bond Advisory Committee Presentation

Chairman Roe asked that Commissioners not present be notified of the date and time of the next Bond Advisory Committee meeting.

9. Updates

- Proposed Development Activities on Bond Parcels: Sherry Ruther reported that there are no new updates, except for a couple of comprehensive plan amendments. The Green Valley Hills development was approved by the Board of Supervisors on December 11, 2007, and a development plan was submitted for apartments at Cortaro and Thornydale.
- Sneed Property (Sabino Creek area): No update. Will be removed from the list.
- Boa Sorte Property (Brawley Wash): The appraisal is now out of date. Will continue to monitor status.
- Tumamoc Hill: Due diligence is in progress. Possible auction date could be in June or July.
- Bloom Property: No update.
- Los Morteros: No update.
- Avra/I-10 Wildlife Connection (TEP, Cascada, Union Pacific, ADOT): The Specific Plan has been sent to outside agencies for review. Tucson Electric Power and the County continue to work on a conservation easement.

(Chuck Pettis left meeting at 3:44p.m.)

- Green Valley Hills: Will be removed from the list as it is included in Sherry Ruther's update.
- Las Cienegas Enhancement and Saguaro National Park Boundary Adjustment Act S. 1341: No update.
- Resolution Copper Exchange: Will be removed from the list.
- Catalina/Tortolita connection: Already discussed.
- Rosemont Mine: Plan of Operations was submitted to the Forest Service for review and comments. If it is determined to be complete, they will begin the environmental review process.

- Buenos Aires Inholding (PDR): Already discussed.
- Davidson Canyon (PDR): Still in litigation, no further update.
- First United/Sopori Ranch Property: Santa Cruz County Board of Supervisors approved a comprehensive plan amendment for 6,000 acres of the property in Santa Cruz County. Signatures have been collected and submitted to refer the decision to the voters.

Nicole Fyffe reported that the Board of Supervisors will hear the Diamond Bell Ranch property acquisition on January 15, 2008.

Staff will post the report on the Tortolita Fan study to the Sonoran Desert Conservation Plan web-page. Also, staff will include a list of those applying for Growing Smarter Funds to the Updates section of the agenda.

10. Next Commission Meeting

The next scheduled Commission meeting will be on February 14, 2008 at 2:00 pm at the Manning House. This meeting will be a study session on State Trust land.

11. Call to the Public

No one spoke at this time.

12. Adjournment

Meeting adjourned at 4:00 p.m.