

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
Thursday, October 11, 2007
2:15 p.m.**

MOTIONS

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marion to request that the City and County work together during this meeting to develop a set of priorities for the City totaling \$11.4 million. Motion approved 7-0 (Vice-Chair Johnson abstained; Commissioners Shattuck, Corey and Prouty absent).

MOTION: Recognizing the previous two motions that set a cap of \$50 million for Cultural Resource bond projects and \$38.6 million for the projects proposed by the County that included other jurisdictions, Commissioner Sheridan moved, seconded by Commissioner Pettis, to recommend that the City and County consider the City's list of projects and the additional requests, such that the combined list of City and additional requested projects do not exceed \$11.4 million in bond funds. Motion approved 7-0 (Commissioner Wilson abstained; Commissioners Shattuck, Corey and Prouty absent).

MOTION: Vice-Chair Johnson moved, seconded by Commissioner Marshall, to ratify previous actions taken by the Commission to recommend these properties for the 2008 bond program, as well as recommending a total dollar amount of \$285 million (not more than 25 percent - \$71.25 million for Community Open Space, and not less than 75 percent - \$213.75 million for Habitat Protection Priorities and Associated Lands). Motion approved 8-0 (Commissioners Shattuck, Corey and Prouty absent).

MOTION: Commissioner Sheridan moved, seconded by Vice-Chair Johnson, to call the program "The Conservation Acquisition Bond Program", as opposed to "The Open Space Bond Program". Motion approved 8-0 (Commissioners Shattuck, Corey and Prouty absent).

DIRECTION TO STAFF

Correct the September meeting minutes for the vote on adding the Cortaro Farms property to the 1997 bond program.

Carolyn Campbell, Coalition for Sonoran Desert Protection, and the Commission requested that the recent addition of 86 parcels in the NW, be identified as highest priority private Habitat Protection Priorities, versus secondary.

The County, UA, and State Land Department will discuss whether the County should also be trying to conserve an additional 200 acres of State Trust land on Tumamoc Hill, and will report back to the Commission.

Ms. Fyffe recommended, and the Commission agreed, to have a study session on the issue of State Trust land to revise strategies for conservation. Staff will schedule the meeting soon.

Commissioner Hare was expecting a map from Sherry Ruther on Green Valley Hills Comprehensive Plan Amendment application.

Commission requested a copy of the County's comments on the Rosemont Mine plan of operations.

Staff will provide future dates for Santa Cruz County P&Z and Board meetings on the proposed Sopori Ranch comprehensive plan amendment. Commission also requested that staff send the Commission Pima County's comments on the comprehensive plan amendment.

SUMMARY OF MEETING

The following is a summary of the October 11, 2007 meeting. Audiotapes of the meeting are available upon request.

1. Roll Call

The Commission meeting began at 2:15 pm.

Commissioners Present

Trevor Hare
Jan Johnson, Vice Chair
Jim Marian
Rob Marshall
Chuck Pettis
Bill Roe, Chairman
Tom Sheridan
Helen Wilson

Commissioners Absent

Wanda Shattuck
Les Corey
Tim Prouty

2. Executive Session

None.

3. Meeting Summary Approval

MOTION: Commissioner Wilson moved, seconded by Commissioner Marion, to approve the September 13 meeting summary. Motion approved 8-0. Note that after the meeting Commissioner Hare caught a mistake in recording votes for a particular motion in the meeting summary. The change will be made and brought back to the Commission for approval.

4. Expenditures

Nicole Fyffe summarized the expenditures for the 2004 and 1997 Conservation Bond Programs as of August 31, 2007. For 2004, \$91 million remains overall. For 1997, \$3.2 million remains overall.

5. Proposed 2008 Cultural Resources Bond Projects

Marty McCune, City of Tucson Cultural Resources Manager, stated that she had met with County staff twice and developed a revised project list totaling just over \$20 million.

Ms. McCune submitted an email of support from the Chair of the Tucson - Pima County Historical Commission, and presented the revised project proposals.

There was discussion regarding the Marist College proposal, and concern that long term user of the property had not yet been identified. Staff clarified that language could be inserted into the bond ordinance to state that the bonds would not be sold for this project until an agreement was developed regarding the ultimate use or user.

There was much discussion on the fact that the Commission had, in August, approved an overall ceiling for a proposed 2008 Cultural Resource bond package of \$50 million, and in September had approved \$38.6 million of that \$50 million for the package submitted by the County, which included projects from many of the other jurisdictions, including projects located within the City of Tucson. The City's revised package totaled just over \$20 million, with \$11.4 million available.

Linda Mayro, Cultural Resources Manager for Pima County presented three new requests for restoration of church buildings, totaling \$550,000.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Marion to request that the City and County work together during this meeting to develop a set of priorities for the City totaling \$11.4 million. Motion approved 7-0. Vice-Chair Johnson abstained.

The Commission moved on to other agenda items while Ms. Mayro and Ms. McCune discusses the City's project proposals. Ms. Mayro then came back to the Commission and reported on the discussions.

There was much discussion among the Commissioners and staff about whether to approve just a dollar amount for the city or a list of projects with the flexibility to reduce the project cost allocations or delete specific projects in order to stay within the remaining allocation of \$11.4 million.

MOTION: Recognizing the previous two motions that set a cap of \$50 million for Cultural Resource bond projects and \$38.6 million for the projects proposed by the County that included other jurisdictions, Commissioner Sheridan moved, seconded by Commissioner Pettis, to recommend that the City and County consider the City's list of projects and the additional requests, such that the combined list of City and additional requested projects do not exceed \$11.4 million in bond funds. Motion approved 7-0. Commissioner Wilson abstained.

6. Proposed 2008 Conservation Bond Program Recommendations

The Commission had been provided with a memorandum prior to the meeting detailing each of the actions taken by the Commission since May 2006, in developing the proposed 2008 Conservation Bond Program. Ms. Fyffe summarized these activities, the map, and the dollar amounts proposed (\$285 million total, not more than 25 percent - \$71.25 million for Community Open Space, and not less than 75 percent - \$213.75 for Habitat Protection Priorities and Associated Lands).

Carolyn Campbell, Coalition for Sonoran Desert Protection, and the Commission requested that the recent addition of 86 parcels in the NW, be identified as highest priority private Habitat Protection Priorities, versus secondary.

Chairman Roe stated that the greater majority of these priorities date back to 2001, as part of the Sonoran Desert Conservation Planning Process. Updates were made to delete properties already purchased for conservation or already developed, and to add a few new properties based on new biological and hydrological information, and based on community requests. The vast majority of the properties are the same as what the voters approved in 2004.

MOTION: Vice-Chair Johnson moved, seconded by Commissioner Marshall, to ratify previous actions taken by the Commission to recommend these properties for the 2008 bond program, as well as recommending a total dollar amount of \$285 million (not more than 25 percent - \$71.25 million for Community Open Space, and not less than 75 percent - \$213.75 million for Habitat Protection Priorities and Associated Lands). Motion approved 8-0.

MOTION: Commissioner Sheridan moved, seconded by Vice-Chair Johnson, to call the program "The Conservation Acquisition Bond Program", as opposed to "The Open Space Bond Program". Motion approved 8-0.

7. Tumamoc Hill Update

The County has submitted an application to the State Land Dept. to purchase 320-acres on Tumamoc Hill at public auction. Chairman Roe explained that one of the impetuses for action was the fact that Phoenix has requested public auction for 900 acres of State Trust land for conservation, and has applied and been awarded \$47 million in State Growing Smarter Matching funds out of a total of \$95 million of funds available. The auction will take place next month. Other jurisdictions across Arizona are preparing to take similar actions in the coming year, and Pima County has exhausted all other effort to permanently protect this acreage on Tumamoc Hill.

Ms. Fyffe explained that another reason for such action now is the downturn in the housing market, with less large land buying transactions taking place, which should have an impact on appraised value and on the number of potential bidders. Commissioner Marian referenced the article in the Star that day, which was provided to the Commission, in which developer Donald Diamond stated that the housing slump would last much longer than first anticipated. Commissioner Marian agrees that the residential land market will take a lot longer to hit bottom than expected, with land values continuing to deteriorate through 2009, and starting to improve in 2010. This should provide great buying opportunities for inexpensive land and should impact appraisals. Any appraisals done more than a few months ago are not an accurate assessment of market values now.

Ms. Fyffe stated that the County submitted the application to the State Land Department that day, and provided the Committee with the cover letter, detailing constraints to developing the property, as well as including an important statement that the State Land Department has agreed that County can withdraw from the auction process at any time, and the auction would be halted.

There was discussion on whether the County should also be trying to conserve an additional 200 acres of State Trust land on Tumamoc Hill. The County, UA, and State Land Department will discuss this are report back to the Commission.

Commissioner Hare requested that staff explore the other option that Michael Rosensweig stated he wanted to discuss. Ms. Fyffe stated that staff did speak with Dr. Rosensweig, but were not provided with any alternatives, and would contact him again.

8. 2004 Bond Program – Properties Reclassified for Conservation under API Program

Ms. Fyffe explained that at a recent meeting with the State Land Department, it was made quite clear that they would not permit the County to use purchase of development rights as a conservation tool on State Trust land because they feel that this tool limits the number of potential bidders at auction, and is therefore contrary to their mission.

Ms. Fyffe recommended, and the Commission agreed, to have a study session on the issue of State Trust land to revise strategies for conservation.

9. Updates

- Cortaro Farms: Due diligence underway. Appraisal due Friday.
 - Sneed Property (Sabino Creek area): The attorney for the owner has contacted AOLT
 - Lewis Property (Agua Verder area): No update. Remove from further updates.
 - Boa Sorte Property (Brawley Wash): Negotiations continue.
 - Diamond Bell Ranch (Altar Valley): Negotiations continue.
 - Bloom Property: Would be conserved if exchange legislation in Congress is successful.
 - Los Morteros: No update.
 - Avra/I-10 Wildlife Connection (TEP, Cascada, Union Pacific, ADOT): The County has sent TEP a draft conservation easement document to review. The Parsons property is moving through the specific plan process.
 - Green Valley Hills: Moving through Comprehensive Plan amendment process. Commissioner Hare was expecting a map from Sherry Ruther.
 - Las Cienegas Enhancement and Saguaro National Park Boundary Adjustment Act S. 1341: House bill has also been introduced.
 - Resolution Copper Exchange: No update.
 - Catalina/Tortolita connection: State Land Department working on conceptual land use plan for this area.
 - Rosemont Mine: County submitted comments on the July 2007 plan of operations. Commission requested a copy of the comments.
 - Buenos Aires Inholding (PDR): County will likely withdraw request since State Land Dept not willing to allow use of PDR tool.
 - Davidson Canyon (PDR): It is in litigation due to mining issues.
 - First United/Sopori Ranch Property: Staff will provide future dates for Santa Cruz County P&Z and Board meetings on the proposed comprehensive plan amendment. Commission also requested that staff send the Commission Pima County's comments on the comprehensive plan amendment.
- Proposed Development Activities on Bond Parcels: Ms. Fyffe reported on two updates. One is a new proposal received by staff for a cluster subdivision on 600 acres at the SW corner of the Santa Rita Experimental Range. The other is the ongoing Design and Review committee actions on Cielo Madera cluster development proposal (Kettenbach property at entrance to Madera Canyon).

DRC continued this item at their last meeting, and requested additional open space, a reduction in lots, and changes to architectural design.

10. Next Commission Meeting

The next scheduled Commission meeting will be on November 8, 2007 at 2:00 pm at the Manning House.

11. Call to the Public

No one spoke at this time.

12. Adjournment

Meeting adjourned at 4:45 pm.