

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
450 West Paseo Redondo
Thursday, October 14, 2004
3:00 p.m.**

A. Motions at the October 14 Meeting

MOTION: Vice-Chairwoman Johnson moved, seconded by Commissioner Wilson, that the Commission hold an executive session. Motion approved 8-0.

MOTION: Commissioner Wilson moved, seconded by Vice-Chairwoman Johnson, to approve the sub committee's draft Review and Acquisition Process for Properties Not Included in Question 1 of the 2004 Bond Ordinance (attached). Motion approved 10-0.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to approve the September 16 meeting summary. Motion approved 9-0.

B. Direction to Staff

The Commission directed staff to continue the analysis by identifying private Habitat Protection Priority that fall within all three of the categories (Large properties in single ownership consisting of 2,500 acres of more/1,000 acres of more, parcels within Important Riparian Area, and parcels within Critical Landscape Connections), and those that fall within two categories. Commissioner Marshall stated that it would also be helpful for staff to consider assembling information on properties identified as Habitat Protection Priorities that he presented via email at the September 16 meeting (zoning, land use, adjacent land uses and zoning, prior dealings with potential landowners, potential easement or acquisition issues, and proximity to government-owned lands).

SUMMARY OF MEETING

The following is a summary of the October 14, 2004 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
Les Corey
Trevor Hare
Jan Johnson, Vice-Chair
Rob Marshall
Tim Prouty
Bill Roe, Chair
Wanda Shattuck
Tom Sheridan
Helen Wilson

Commissioners Absent

Chuck Pettis

2. Executive Session

MOTION: Vice-Chairwoman Johnson moved, seconded by Commissioner Wilson, that the Commission hold an executive session. Motion approved 8-0.

The Commission met in executive session from 3:10 p.m. to 4:00 p.m.

3. Goals and Criteria for evaluating candidate acquisitions

At the September 16 meeting, the Commission requested that staff provide the following analysis of the properties identified in the bond ordinance as private Habitat Protection Priorities: Large properties in single ownership consisting of 2,500 acres or more, parcels within Important Riparian Areas, and parcels within Critical Landscape Connections. Nicole Fyffe, Commission Coordinator, presented the results of this analysis.

The Commission directed staff to continue the analysis by identifying private Habitat Protection Priority parcels that fall within all three of the categories listed above, and those that fall within two categories. Commissioner Marshall stated that it would also be helpful for staff to consider assembling information on properties identified as Habitat Protection Priorities that he presented via email at the September 16 meeting (zoning, land use, adjacent land uses and zoning, prior dealings with potential landowners, potential easement or acquisition issues, and proximity to government-owned lands).

4. Community Open Space Properties, Contact with Owners

At the September 16 meeting, the Commission was provided with a table listing each of the Community Open Space project areas in private ownership that are included in the bond ordinance. Discussion of this table was continued to this meeting. Nicole Fyffe and Linda Mayro, Cultural Resources Manager, updated the Commission on contact the County or its agents have had with owners. The Commission was also provided with a list of all applications the County has received to date for the sale of open space. It was noted that applications have been received for three properties within Community Open Space project areas.

5. Draft Review and Acquisition Process for Properties Not Included in Question 1 of the 2004 Bond Ordinance

A sub committee made up of Commissioners Sheridan, Prouty and Johnson drafted procedures for review and acquisition of non-2004 bond properties.

MOTION: Commissioner Wilson moved, seconded by Vice-Chairwoman Johnson, to approve the sub committee's draft Review and Acquisition Process for Properties Not Included in Question 1 of the 2004 Bond Ordinance. Motion approved 10-0.

Commissioner Marshall stated his concerns that the Science Technical Advisory Team asked to review any non-bond properties considered for purchase with Habitat Protection Priority funds, would be unaware of any goals or criteria set forth by the Conservation Acquisition Commission to guide acquisitions.

6. What are Conservation Easements?

Jean Emery, the Deputy Director of Natural Resources, Parks and Recreation, gave a presentation on conservation easements, including an overall definition of conservation easements, the Arizona Revised Statutes regarding conservation easements, types of conservation easements, valuation of conservation easements, rights of responsibilities of the grantor/grantee, monitoring and enforcement issues, and factors favoring conservation easements and fee ownership.

7. Approval of September 16, 2004 Meeting Summary

MOTION: Commissioner Sheridan moved, seconded by Commissioner Hare, to approve the September 16 meeting summary. Motion approved 9-0.

8. Update on Potential Acquisition: Bar V Ranch – Davidson Canyon

Commissioners Arnold and Prouty declared a conflict of interest on this item. Mr. Huckelberry explained that the County was in the process of making an offer of \$8.68 million for the entire Bar V Ranch – 14,400 acres including 1,766 fee acres and 12,674 acres of grazing leases. The offer also includes \$24,000 a year, plus the cost of grazing leases, to be paid to the owner for management of the ranch. Cattle would be fenced out of the northern 300 acres to protect the perennial stream and the County would most likely manage the northern parcels due to their adjacency to the County's Cienega Creek Natural Preserve.

9. Discussion of the County Administrator's Canoa Ranch Proposal

Mr. Huckelberry briefly described the proposal stated in his letter to Chairman Roe, and stated that no action from the Commission was requested at this time.

10. Update on 1997/2004 Conservation Bond Program Expenditures

Nicole Fyffe distributed an update of 1997 and 2004 Conservation Bond Program Expenditures as of August 31, 2004.

11. Updates:

Baker Property: Christine Curtis, Real Property Agent, updated the Commission on the acquisition of the Baker property, previously approved by the Commission and the Board of Supervisors. It is anticipated that the County will close on this property shortly. Mr. Huckelberry explained that

the County would close on the property and then have a quiet title action to eliminate an old easement across the property for the passage of cattle.

Bee/Morka Properties: At the September 16 meeting, the Commission directed staff to continue due diligence for the acquisition of these properties. Nicole Fyffe stated that a cultural and archaeological resource survey and biological assessment were both underway, and that staff would be presenting the property to the Commission for a final recommendation at the next Commission meeting.

Management Plan for A-7 Ranch and Securing of Sweetwater Property: A memo to the Chair from Kerry Baldwin, Natural Resources Manager, was distributed.

12. Next Commission Meeting

– The next Commission meeting is scheduled for November 16 at 3 p.m. There is a possibility that the meeting may be rescheduled because at least 3 commissioners will be unable to attend. A suggested agenda was distributed. Commission Hare requested that an update on the Green Valley Hills proposed subdivision be added to the agenda.

13. Call to the Public

– Ellie Kurtz, member of the Canoa Ranch Oversight Committee, stated briefly that some members of the Canoa Commission have concerns about the County Administrators latest proposal for Canoa Ranch. Ms. Kurtz invited Commission members to attend the October 19 meeting at 4:30 p.m. of the Canoa Committee, where the proposal would be discussed.

14. Adjournment

The meeting was adjourned at 5:40 p.m.