

February 17, 2004

Pima County Division of Elections
May 18, 2004 Bond Election – Pro/Con Argument

Question #1 – “Sonoran Desert Open Space and Habitat Protection;
Preventing Urban Encroachment of Davis Monthan Air Force Base”

The Tucson Association of REALTORS® (‘TAR’) supports rational, managed growth in our community. Accordingly, we support the “Sonoran Desert Open Space and Habitat Protection; Preventing Urban Encroachment of Davis Monthan Air Force Base.” Ensuring planned development in our community while simultaneously protecting its natural beauty is possible only through balanced regulation and protecting environmentally sensitive lands.

TAR supports using bonds for open space acquisitions as the logical extension of important societal precepts: When the community benefits, the costs associated with that benefit should be shared. However, TAR’s support is conditioned upon Pima County’s establishment of strong fiscal accountability policies and practices to ensure that citizen’s monies are primarily utilized for the protection of environmentally sensitive open space with the express purpose of acquiring a Section 10 permit from the United States Fish and Wildlife Service. Further, our support is conditioned on these funds being restricted to “willing seller” transactions and that additional regulatory and land use restrictions on Pima County property owners are substantially mitigated. Reducing, streamlining and eliminating redundant regulations will help ease the time and cost to build. Many recent regulations were created as “interim measures” to protect sensitive lands. As those sensitive lands are removed from developable inventory, ordinances and policies should be reviewed and eliminated as they become unnecessary.

TAR strongly supports the creation of the citizen based oversight committee as recommended by the County Manager. Additionally, we support a procedural amendment that would permit appointments being made by the designated organizations (not the county) so as to strengthen the credibility and accountability of this very important function.

Additionally, TAR supports the Bond questions related to Parks and Recreation Facilities, Public Health and Community Facilities, Flood Control Improvements and the Sewer Revenue Bonds.

Bill Arnold
Issues Task Force
Government Affairs Core Group
Tucson Association of REALTORS®

Information specific to the open space bond question: [Friends of the Sonoran Desert](#)

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