

**OFFICE OF BOARD OF SUPERVISORS  
YAVAPAI COUNTY, ARIZONA**

Prescott, Arizona

August 17, 1998

The Board of Supervisors met in regular session on August 17, 1998.

Present: Bill Feldmeier, Chairman; Chip Davis, Vice Chairman; Gheral Brownlow, Member; Bev Staddon, Clerk.

Also present: Jim Holst, County Administrator; Dave Hunt, Board Attorney/Assistant County Administrator.

**ITEM NO. 1. Board of Supervisors.**

1. Approve minutes of meeting of August 3, 1998, and of special meeting of August 10, 1998. **Each approved as written, by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis.**
2. Set primary and secondary tax rates for 1998. **Mr. Holst presented the tax rates, noting that the County's primary tax rate had decreased by three percent over the 1997 tax rate. He said that although this was the day on which, by statute, the rates were to be set, it was possible that changes might still occur. He noted that information had just been received from the Wickenburg Fire District indicating that it's levy had been reduced, which would result in a reduction in that district's tax rate from .3424 to .2676. Chairman Feldmeier noted that the setting of the tax rates was the culmination of nearly six months' work on the part of Mr. Holst and his staff, and he thanked them for their efforts. Upon a motion by Supervisor Davis, seconded by Supervisor Brownlow, and with no comments from the public, the Board voted unanimously to set the tax rates as presented, noting the change in the Wickenburg Fire District, and to approve Resolution No. 1138, A Resolution of the Yavapai County Board of Supervisors for the Collection of Taxes by the County Treasurer for Fiscal Year 1998-99. The tax rates for fiscal year 1998-99 are attached to these minutes and made a part hereof.**
3. Consider approval of request from City of Cottonwood to sublease Cottonwood Road Yard to Sport Tyme Recreation Center. **Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**
4. Consider approval of items appearing on the Consent Agenda and on the Consent Agenda for Special Districts. **With the exception of items 10.a., 10.c., and 10.e., all items were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public. See Consent agenda for detail.**

**ITEM NO. 2. Public Works Director Richard Straub.**

1. Hearing: Renewal of water franchise agreement with Lake Verde Water Company, Inc. **Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**
2. Hearing: Cable television franchise agreement with News Press and Gazette. **Approved by unanimous vote, following brief discussion regarding potential legislation to eliminate the hearing process. Supervisor Davis requested that in the future, area public meetings on such franchises be held during regular business hours. Motion by Supervisor Davis, second by Supervisor Brownlow. Gene Koppen of News Press and Gazette said it was not unusual to not have a large response to the public hearing process.**
3. Hearing: Consider establishing Charolais Drive, Meadow Lane, Garden Lane and Sandy Hollow Lane, all in the Bridgeport area, as County highways. **Resolution No. 1139 establishing these roads was approved by unanimous vote after Mr. Straub said that all of the roads were scheduled for improvements and needed to be established first. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**
4. Consider approving Beach Avenue, Pine Street, and Howington Boulevard as right-of-way project and accept subsequent right-of-way, Seligman area. **Approved by unanimous vote after Mr. Straub said that all of the roads are paved and have been maintained by the County for many years. Motion by Supervisor Brownlow, second by Supervisor Davis. No comments from the public.**
5. Consider approval of project for a new road into the Seligman Cemetery. **Mr. Straub explained that the railroad has been closing down a number of railroad crossings and that the road to the Seligman Cemetery was one of them. He said he was requesting approval of this as a right-of-way project and that he hoped to negotiate with ADOT and the federal highway administration to see if funding could be obtained to build the road. He said that if he could not obtain funding, he would return to the Board for permission to construct the road, which he said would be a one-lane gravel road. There was brief discussion about the railroad's authority to close crossings, during which Chairman Feldmeier asked Mr. Hunt to look into the matter. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis. No comments from the public.**
6. Consider approval of Authorization of Services #986537 with Emcon, for Camp Verde Landfill Monthly Gas Monitoring and ADEQ Status Report, \$900 per Monitoring Event and Associated Report Submittal. **Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**
7. Request to submit billing to Big Park Domestic Wastewater Improvement District to recover cost of deletion of sanitary sewer line on Verde Valley School Road project, in the amount of \$29,763.97. **Mr. Straub reminded the Board that this bill was the result of a sewer line being taken out of the project at the District's request, after the contractor had already started on the project. Supervisor Davis asked if the District had been notified that this item would be on the agenda, noting that he did not see anyone from the District present in the audience. Ms. Staddon said that she had contacted the District's administrator by telephone the previous week to**

inform them of the time this item would be considered. After brief review of the items included in the bill, Supervisor Davis moved to approve this request. Supervisor Brownlow seconded the motion, which carried by unanimous vote. No comments from the public.

8. Award or reject the following bids, which were opened August 11, 1998:

- a. Verde Valley School Road Drain Phase 1, Village of Oak Creek, Arizona, Yavapai County Project #986532. Recommend Awarding to Jesoco, Inc., in the amount of \$551,656 and transfer \$152,000 from "Other Verde Valley Projects" to cover increased expenditure. (Half-cent sales tax project). **Bids were also received from A. Miner Contracting, \$670,000; and Tiffany Construction, \$756,251. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**
- b. Replacement of Ryal Canyon Bridge, Camp Verde, Arizona, Yavapai County Project #974507. Recommend awarding to Asphalt Paving & Supply, Inc., in the amount of \$34,900. (HURF Project). **A bid was also received from SPE Systems, Inc., in the amount of \$45,900. Mr. Straub noted that this was for the first phase of bridge replacement and that the Town of Camp Verde would be participating in the cost. Supervisor Davis said he wanted to commend the Town of Camp Verde for its participation in this cooperative project, particularly since the bridge is not even within the town limits. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**

**ITEM NO. 3. Resolve into Board of Directors of Yavapai County Flood Control District. Reference: Special District minutes.**

1. Approve minutes of meeting of July 20, 1998.
2. Consider approval of Professional Services Agreement with Claycomb/Rockwell Associates, Inc., for Construction Administration and Design Services for Cliffside/Pima Drainage Improvement Project FCD956-016, in an amount not to exceed \$17,000.

**ITEM NO. 4. Resolve into Board of Supervisors. Planning & Building Director Mike Rozycki. Planning and zoning. Items appearing on the Consent Agenda will be considered first. Planning & Zoning Commission member Helmut Woellmer was present to represent the Commission.**

1. Home Occupation Ordinance Amendment, establishing standards for home occupations in all zoning districts, Planning & Zoning Commission, #6772. Consideration of an amendment to the Yavapai County Planning and Zoning Ordinance, establishing standards for home occupations in all zoning districts. The Planning and Zoning Commission recommended approval of the Home Occupation Ordinance, with modification to #8 (Signage) of the Performance Criteria. The statement was added: "Signage shall not advertise the home occupation." Mr. Rozycki noted that this amendment had been developed in response to a request by the Board, and that the draft ordinance had been distributed to a number of property owners' groups. He said that the ordinance would allow home occupations in R1-L zoning districts and that the Commission had set specific performance criteria. He said that the ordinance would allow home occupations in the primary residence or in an attached or detached building. There was brief discussion regarding outside storage, during which Mr. Rozycki explained that the home occupation ordinance did not preclude a property owner from requesting a use permit if what he or she wants to do does not fall within the performance criteria for a home occupation. There was brief discussion about business licenses, during which Mr. Rozycki said staff had not recommended the establishment of requirements for business licenses and that he was not sure it was possible to do so without legislative changes. Mr. Holst said he could check on what would be required for counties to issue business licenses. Charles Shields, who said he was representing the Verde Village Property Owners' Association, said his association would agree to the ordinance only with modifications which would include prohibiting storage of tools or materials on site, limiting the size of vehicle which can be kept on the property to ¾ ton or less, and that provisions be included to cite people who are in violation of the ordinance. Mr. Rozycki explained that the department has the ability to withhold permits and that there is a hearing officer process in place for zoning enforcement. Verde Village resident Ken Fread said he supported Mr. Shields' comments and that the biggest problem residents of Verde Village have is enforcement. Supervisor Brownlow said he was aware that the City of Cottonwood was trying to annex Verde Village and he asked whether annexation would provide more in the way of enforcement of zoning codes. Supervisor Brownlow moved to approve the recommendations of the Planning & Zoning Commission. Supervisor Davis seconded the motion. Joanne Johnson, who said she was representing the Big Park Regional Coordinating Council, and herself as a private citizen, said she was also concerned with enforcement and that she would like to see a provision added to allow residents within 300 feet to protest a permit for a home occupation and that if 51% of them object the permit should not be approved. Chairman Feldmeier called for the vote, which carried unanimously.
2. Zoning map change from RCU-2A to PAD, together with preliminary site plan, The Tree Farm, 408-23-015, northwest of Sedona, Troy Gillenwater, #6770. Consideration of a Zoning Map Change/Plan Amendment from RCU-2A (Residential; Rural; two (2) acre minimum) to PAD (Planned Area Development) together with a Preliminary Site Plan, in order to allow a twenty-seven (27) single family, residential lot subdivision and a private, eighteen (18) hole golf course, including a thirty-two (32) room lodge facility for members only, on a total of one hundred seventy-eight (178) acres, for the project known as the Tree Farm. Located on the southeast base of Doe Mountain off Forest Service Road 152, approximately two and one half (2.5) miles northwest of the City of Sedona. The Planning and Zoning Commission recommended denial of the Zoning Map Change. Chairman Feldmeier told those present that respect was critical to discussions on this day and that it was important to hear all sides and to respect the opinions of others. Mr. Rozycki briefly reviewed the project, saying that about 450 letters of opposition had been received mostly from people in the Sedona area and about 200 letters of support had been received from people across Arizona, including the

Sedona area. He said the plan proposed 27 single family residential lots, a private 18-hole golf course which would be watered with groundwater, and a 32-room lodge. Mr. Rozycki said that a majority of Commission members had expressed concern about the use of groundwater to water the golf course. Applicant Troy Gillenwater told the Board that his development concept was that "less is more – less density, less traffic, and more quality." He said he wanted to introduce a concept that was not available at the Commission meeting, that of recharge. Mr. Gillenwater said that to water the golf course with effluent, it would take 1,000 homes on the property. He said what he would do is add a recharge component for the City of Sedona, paying for the initial cost of the application and subsidizing recharge basins over and above what the city would like to do. He said that then, if requested, he would pay an amount to recharge the aquifer up to 150% of the water that would be withdrawn to sustain his project. Mr. Gillenwater said that in addition, he would fund an annual Forest Stewardship fund with such funds to be used within the Sedona Ranger District but to be restricted so as not to directly benefit the Tree Farm. He said his development would not pack the local schools or libraries, but that the economic impact of golf was huge. He said he had underestimated the local demand for this type of concept, that his development would provide 82% open space, and that with the recharge plan the development would put more water back into the aquifer than it takes out. In response to a question from Chairman Feldmeier, Mr. Gillenwater said he had spoken to officials with the City of Sedona and they were eager about his recharge proposal, but that the city council had not yet reviewed it. Robert Bacon of R.J. Bacon & Co., an architectural planning and design company, said that current zoning on the property would allow for 88 individual lots but that the developer's approach was to look at the natural terrain and to lay out the lots in such a way that drainages and vegetation would remain intact. He reviewed proposed building envelopes, saying they defined the area in which the land could be disturbed to construct a building. Mr. Bacon presented a series of charts showing what could be done on the property under current zoning compared to what the developer proposed to do under PAD zoning. He noted that the development proposal would provide for a central sewer and water system, and that the roads would be private and maintained by the property owners as opposed to being maintained by the County. He provided drawings of the types of homes that would be built, pointing out that the homes would have to fit aesthetically with the area and further noting that landscaping would have to conform with guidelines designed to ensure the continuation of the natural surroundings. Mr. Bacon said he believed the developer had taken a very responsible approach to development of the Tree Farm property. Agricultural Engineer Peter Livingston explained how water would be managed for the proposed development. He noted that because the property is not located within an active management area, it would have been possible for the developer to have a 128-acre golf course, but that the developer had chosen to treat the property as though it was within an AMA and limit the golf course to 90 acres. Mr. Livingston told the Board that how a golf course is laid out has a great deal to do with how much water is required, and that by eliminating too many curves and by utilizing pulse irrigation, water run-off could be prevented. He said the proposed development would use only 350 to 400 acre feet of water per year, and that the recharge project would benefit everyone in the Sedona area. Supervisor Brownlow noted that many letters of opposition had referred to pesticides and nitrates. He asked how deep the aquifer was and who would monitor what happens. Mr. Livingston said that the golf course would be bordered with decomposed granite which would collect any nitrates. He said that by designing the golf course without curves and by using pulse irrigation, overspray would be eliminated and there would be no over irrigation which would allow nitrates to move into the aquifer. He noted that the aquifer was 900 feet deep in the area and that water would not percolate into it. Supervisor Brownlow asked if people in the community would be allowed to look at the developer's records to see how much water was being used. Attorney Dana Belknap of Gallagher & Kennedy said that the developer's commitments would be documented in a development agreement enforceable by Yavapai County, and that one of the items that would be included was water use. Mr. Livingston noted that the developer had a letter of adequacy from the Arizona Department of Water Resources. Phil Foster, Director of the Prescott Active Management Area for the Arizona Department of Water Resources, told the Board that a letter of adequacy had been provided by DWR in 1990 for the Sedona Legends project, which had asked for 660 acre feet of water per year. He said that on July 8, 1998, DWR had issued another letter stating that the letter issued in 1990 was still applicable to the Tree Farm proposal. Mr. Foster explained DWR's requirements for golf courses within AMAs, saying that five acres were allowed per hole, for a total of 90 acres for an 18-hole course, and that 4.9 acre feet of water per acre is allowed to maintain the turf which figure anticipates an irrigation efficiency of 75%. He said this would total an allowance of 441 acre feet per year for the golf course. Mr. Foster said that any amount below that total was reflective of good management of water on a golf course. Supervisor Davis asked Mr. Foster whether, in issuing a letter of adequacy, DWR was stating that there would be no effect on adjacent streams or wells. Mr. Foster responded no. He said he did not know what the annual draw down, if any, would be for this development. Supervisor Davis said he did not think that when a letter of either assured water supply or adequate water supply is issued consideration is given to what effect pumping will have downstream. He asked if that was ever considered in issuing a letter of adequacy. Mr. Foster said it was and he gave the example of the Headwaters Ranch project, saying that one of the things that DWR had looked at in that case was whether that development would affect flows in the Verde River. He said that the annual rate of draw down is one parameter looked at, but that there were others as well saying that in the Prescott Active Management Area water is not considered to be available if it is below 1,000 feet. Chairman Feldmeier noted that the subject property is not within an AMA, and asked if Mr. Foster's purpose in being here on this day was to help the Board understand the role that DWR plays in requirements for any new subdivision. Mr. Foster said all that was required outside of an AMA was a hydrologic study. Mr. Rozycki said the depth of water below the subdivision appeared to be 900 feet and asked if that would be considered adequate if individual wells were put in. Mr. Foster responded that within an AMA his department would not issue a certificate of assured water supply if the depth to water is more than 400 feet, but that outside of an AMA this was not a consideration. Mr. Rozycki reminded the Board that the application was for a zoning map change, which addresses the appropriateness of land use.

Chairman Feldmeier asked if DWR was required to monitor individual wells. Mr. Foster replied that it was not required to do so in the case of parcel splits, and that further, no monitoring was required outside of an AMA. Supervisor Davis asked if he understood correctly then that DWR would not be monitoring the proposed development's water system because it was not in an AMA. Mr. Foster said that was correct. He said his purpose in being present on this day and offering input was to provide the same service provided in the Prescott area, which is where his office is located. Supervisor Davis asked what DWR's feeling was about the amount of information available on aquifers both in the Verde Valley and in the Prescott AMA. Mr. Foster said he was not qualified to talk about the Verde Valley, but that he believed the department had a great deal of data on it. In response to a question from Supervisor Davis, Mr. Foster said he believed that DWR would welcome additional data on aquifers located in any area. Supervisor Brownlow asked about the effectiveness of a recharge program such as that which Mr. Gillenwater was proposing. Mr. Foster said he was not familiar with the geology in the Sedona area, but that in the Prescott area it was the practice to recharge water in one area and withdraw it from another area. He said he would think that, generally, the same thing would apply if it is a regional aquifer. He said that recharge was an effective and acceptable means of replenishing the aquifer in the Prescott AMA. Geohydrologist Marvin Glotfelty told the Board that water is found in the Tree Farm area at 920 feet and that 1,300 acre feet per year of water flows beneath the Tree Farm site. He projected that using the Sedona Legends data, after 100 years of pumping a well would decline about 15 feet. He said that using data for the Tree Farm proposals, the draw down after 100 years of pumping would be 8 feet. He said he did not believe there would be an impact on neighbors. Mr. Glotfelty explained that the drawn down on wells is not linear, but as one moves farther away from the well the draw down becomes less and less. He also said that groundwater moves slowly, and is not similar to how water moves in a river or stream. Ms. Belknap said she wanted to reiterate that the developer would document his commitments to the County in a development agreement. Supervisor Brownlow asked about stipulations 3 and 4, which provided for improvements to Boynton Pass Road and Dry Creek Road. Mr. Rozycki said the developer would be required to improve access to Boynton Pass Road as access to the site, but would also be required to participate in improvements to the Dry Creek low water crossing. In response to a question from Supervisor Brownlow regarding trailheads, Mr. Rozycki said the trailhead would provide access to public lands and that that stipulation was developed as the result of a discussion with Judy Adams of the Sedona Ranger District. Supervisor Brownlow noted that a number of letters opposing the project had suggested that the Tree Farm be traded to the Forest Service. Ms. Belknap said the property owner was not interested in trading the property. Mr. Gillenwater said that the City of Sedona had passed Resolution 9738 last year opposing land trades in the area. He said that in addition, the Forest Service plan for the area indicates that the Forest Service cannot trade more than 800 acres, and that the Red Cliffs area is 753 acres. In response to a question from Supervisor Davis, Mr. Gillenwater said the City of Sedona does not have a recharge permit, but does have 300 acres in the Dells area for recharge purposes. He reiterated that his recharge proposal would be in addition to whatever the city does. Chairman Feldmeier called for comments in favor of the application. The following individuals spoke: Sedona resident Don Kirchner, who said he believed Mr. Gillenwater was a man of integrity and that if this proposal was not approved the property could fall into the hands of a developer who would not do as good a job; Bob Kite, who said he owned 10 acres on the southwest side of the project and that he was familiar with the kinds of projects Mr. Bacon does, which he described as excellent projects; Sedona resident Kelly Roberts, who said she was not a golfer but believed this was an opportunity to make a choice about how to develop this property and that Mr. Gillenwater's plan was better than the alternative of 88 homes; Cordes Lakes resident Charles Arleon, who said he believed that the opposition stemmed from those who had found their "paradise" in Sedona and now do not want others to come there; Woody Stebbins, who said this project was similar to the Inscription Canyon project northwest of Prescott and that he was in support of it; Sedona resident Ron Volkman, who said that the Board has an opportunity to bring a solution to something that has been sitting on the table for a very long time, that eight or ten years from now a higher density could be proposed for the project, and that Mr. Gillenwater had done everything possible to address everyone's concerns about the project; former Sedona Mayor Ivan Finley, who said he did not see how anyone could be opposed to this project, that there would be little effect on traffic on Dry Creek Road, and that he believed the Sedona City Council will welcome the developer's offer to assist in recharge efforts; Camp Verde resident John Soderberg, who said he had never seen a more respectful and artistic approach to development and that he wished this type of development had come to Yavapai County 20 years ago; Cottonwood resident Mark Milar, who read a letter of support from Enchantment Resort and the Boynton Canyon Enchantment Homeowners Association; Tom Valentine, who said he had been involved in real estate and golf course properties since 1958, and that he believed this development would be a hard act to follow; Sedona resident Neal Johnson, who said he had seen a great many projects during his years in Sedona and that it did not get any better than the project being proposed on this day; Pine Valley resident Edward Brethed, who said he knew the Gillenwaters and that he knew they were men of their word, and that this project would have the least negative impact on the land; Jim Manship, who described Troy Gillenwater as a man of honor, saying that if Mr. Gillenwater said he would do something, he would do it; Hank Hoover, who noted that Yavapai County is one of the fastest growing counties in the country, that the subject property would be developed sooner or later, and that he, as well as several of his friends, were in favor of the project; and Sedona resident James Sullivan, who said he had heard concerns about development in this area for the last ten years and that the complaints were always the same – traffic, water, and so on – and that his deck overlooks the property and he did not want to see it broken up into parcel splits. Supervisor Brownlow asked Arizona Department of Environmental Quality Ombudsman Jack Bale if recharge really works. Mr. Bale replied that he believed it could work in this area and that he believed it was a good option. He said he wanted to thank County staff for inviting ADEQ to review the project. He said there had been concerns about nitrates and other items, but that the applicant had responded in all areas and had addressed ADEQ's concerns adequately and sensitively. Supervisor Davis asked if anything had been submitted on the last

four test wells, with regard to recharge. Mr. Bale said he did not have any information on that. Chairman Feldmeier called for comments in opposition to the application. The following individuals spoke: Harry Easton, Red Rock Dry Creek Community Plan committee member, who said the applicant had introduced a new concept on this day which no one had had an opportunity to review, and who provided his estimates of how much water the project would use; Betsey Easton, Red Rock Dry Creek Community Plan committee member, who said that because no one had had a chance to review the applicant's proposal for recharge the entire application should be rejected out-of-hand, and that the plan was not compatible with the Red Rock Dry Creek Community Plan; Bennie Blake, Red Rock Dry Creek Community Plan committee member, who said the committee had worked very hard for three years on the community plan, that 93% of the people surveyed for the plan had said they did not want more resorts, and that she thought the proposal was a good one but should not happen at the Tree Farm; Sedona resident Dick Ellis, representing the Responsible Residents of the Red Rocks, who said there was no way to justify using so much groundwater to take care of the enjoyment of a few, and who expressed concerns about how many people would be staying at the lodge and about the possibility of pesticides running off the golf course during heavy rains; Village of Oak Creek resident Ruth Simon, who presented a statement on behalf of the Sedona-Verde Valley Sierra Club indicating that group's belief that development on the property would have an adverse impact on the forest, and who noted that the Grand Canyon Chapter of the Sierra Club supports Forest Service efforts to acquire the Tree Farm property; Sedona resident Sam Bomar, who presented letters from former Sedona City Councilwomen June Cornelison and Annamarie Hayes Eggert referring to City of Sedona Resolution 90-20, passed in 1990, opposing the change of use and rezoning of private land in the forest within three miles of the city from rural residential to mixed use; Verde Village resident Ken Fread, who said he supported those organized groups who had expressed opposition to this application; Sedona City Councilwoman Anita McFarland, who said the city's effluent disposal project was still being worked on, and who, in her capacity as a representative of the Northern Arizona Chapter of the Audubon Society, expressed concerns about the cumulative effect of golf courses impacting the Verde River and their effect on birds; Village of Oak Creek resident Joe Dick, who said he had heard comments to the effect that "development will occur anyhow" and "it's always the same group of people complaining", and that it was historically a small group of people who were responsible for getting things done; Joanne Johnson, representing the Big Park Regional Coordinating Council and the Village of Oak Creek Association, who said she wanted to remind the Board that the entire Verde Valley is in the process of a regional planning effort, that this was a very well planned project but it was in the wrong place, that the Forest Service would like to trade for the Tree Farm property, and that there had been no time for interested parties to review the recharge proposal; Village of Oak Creek resident Bill Kusner, representing Keep Sedona Beautiful, who said the land should be reserved for the enjoyment of future generations; and Sedona resident Madeline O'Callahan, who said that people need to be good stewards of the land. Chairman Feldmeier closed the floor to further public comment, noting that the applicant might be asked to answer some questions. Supervisor Davis said he had heard concerns from a number of people who have worked on community plans and are active in the community. He said he was surprised that the Forest Service wasn't here on this day to clarify some of the information regarding trades. He referred to the requirements of the Red Rock Dry Creek Community Plan, saying he believed they were in direct conflict with the applicant's proposal. Supervisor Davis said the property owner had said he did not want to trade with the Forest Service and that this had put the Board in the position where it may say it doesn't want to rezone the property. He said the Verde Valley was in the process of trying to come up with a regional plan. Referring to statements that had been made about parcel splits, Supervisor Davis said he had looked at some road projects above the Seven Canyons area the previous week in a lot split area and that the people in that area had done a good job of putting in chip sealed roads. He said he did not think that people would pay \$200,000 per lot in the Tree Farm area and then bring in modular housing. He told those present that once the Board approves a project surrounded by forest, then people who live in private holdings on the forest will complain about their roads and expect the County to fix them. Supervisor Davis said he had a hard time with the fact that even using conservative figures, it would still take 440 acre feet of water and that there was a big difference between that and what the developer had come up with. He said he would rather have those resources available to take care of residents instead of taking care of golfers. He said he did not think anyone in the area was going to split their property and irrigate it. Supervisor Davis said he was also concerned about the viewshed, and that a golf course would create a landscape scar of about 60% or more while homes would be around 20% or more. Supervisor Davis moved to uphold the recommendation of the Planning & Zoning Commission to deny the application for a zoning map change. Supervisor Brownlow said that it would not be necessary to have private wells, but that a water district could be formed. He said that if one looked at a statewide map of Forest Service and BLM lands, it would show that there is very little private land in the Sedona area which is available for development. He said that the big threat comes from the other side of the County, on the Big Chino and Mint Creek aquifers that will see huge development in the future, but that in the Verde Valley there was not enough private land available to have really big developments. He said that people should be careful, because they might get what they wish for. Supervisor Brownlow said he believed what the Board was looking at on this day was a tool to do away with a high density project in favor of a low density project. He said he had no problem with the project as presented on this day, and that he would not second Supervisor Davis' motion. Supervisor Davis' motion died for lack of a second. Chairman Feldmeier thanked those present on this day for their patience and for being respectful of one another. He said that when he came to the Board meeting on this day he was not sure of what he was going to do with regard to this application because of the concerns about water, but that those questions had been answered more than adequately. He said that most of the communities in the County with which he is familiar would kill for a project like the Tree Farm, and that people who live in the Sedona area are fortunate that those who come to the area want to continue to upgrade the way in which the area is developed. Chairman Feldmeier said this was the highest quality subdivision that he had every seen. He said he had thought about what it would be like to pack affordable housing into that area,

and that this project was more than paying its way. He said he was also uncomfortable with the idea that the County might begin to stop good development in the Sedona area or in any other area because there is no regional plan in place. He said that no one could stop the train from moving. Chairman Feldmeier said the Board had made a commitment to move forward with community plans, and that the two priorities were the Williamson Valley plan and the Highway 69 corridor plan because people in those areas had waited their turn. He said he believed this was a good project and that it was important to approve it on this day. Supervisor Brownlow moved to approve the rezoning from RCU-2A to PAD and the preliminary site plan with the stipulations presented at the Planning & Zoning Commission meeting. Supervisor Davis seconded the motion. Mr. Rozycki advised the Board that in his opinion, based on discussion at the Planning & Zoning Commission meeting, the Commission would have unanimously recommended approval of this project if the applicant were to demonstrate that the golf course would be substantially irrigated using effluent rather than groundwater. He said that because this was a primary concern, he would propose a stipulation to make approval contingent upon the applicant developing an off-site recharge plan to recharge no less than 150% of the groundwater used for the project. Supervisor Davis asked about stipulation #5 regarding trails, saying he thought this was going to be a gated community. Mr. Rozycki said there could still be trail access from the perimeter of the project. Supervisor Brownlow told those present that while the word "recharge" might be a new term to them, the Board was very familiar with it and knows that it works. He asked what would happen if the developer could not work out an agreement with the City of Sedona for recharge. Mr. Rozycki responded that the Board would be able to review the development agreement and if it found it to be appropriate, it could approve it or it could ask for alternatives. Supervisor Brownlow said that as long as he was on the Board, he would not approve any other density for the project. He asked Mr. Gillenwater if he understood working out an agreement with the City of Sedona on recharge. Mr. Gillenwater said he did. He said his efforts would piggyback on Sedona's plans, but that if the city did not do anything about recharge it would be difficult for him to do anything. He said he had offered to participate in a recharge project in an effort to be a good neighbor because his geologist had told him that the aquifer was immeasurable. Supervisor Davis asked if the Board was going to base its approval on the fact that the developer was saying he would recharge but he couldn't guarantee it. Chairman Feldmeier said that Supervisor Davis could vote no. Brief discussion ensued regarding what would happen if the developer was unable to reach agreement with the City of Sedona, during which it was clarified that the developer would be expected to use his best efforts to reach an agreement with the city to participate in the city's recharge efforts, or to provide an alternative method for recharging groundwater that would be acceptable to the Board, and that such a method would be included in the development agreement and considered by the Planning & Zoning Commission and the Board during review of the development agreement, preliminary plat and final site plan; and that if the applicant was unable to reach agreement with the city or to provide an alternative for recharging groundwater, the Board would re-evaluate stipulation #20 and the PAD zoning. Chairman Feldmeier said the Board had heard from the developer that he would do his best. He said that if the City of Sedona doesn't move forward with recharge efforts, it would not be the developer's fault. Chairman Feldmeier called for the vote on Supervisor Brownlow's motion, which was to approve the rezoning and preliminary site plan with the following stipulations: 1) Zoning map change from RCU-2A to PAD to allow a maximum of 27 site-built home sites, an 18-hole golf course and a 32-room lodge facility in general conformance with the preliminary site plan and project summary dated June 30, 1998; 2) Zoning map change from RCU-2A to PAD to be contingent upon approval of a Preliminary Plat/Final Site Plan and development agreement within twelve (12) months from the date of approval and in general conformance with the preliminary site plan dated July 29, 1998; 3) Applicant to participate on off-site improvements to Boynton Pass Road and Dry Creek Road including the dry creek low-water crossing, commensurate with traffic generated by the project in accordance with a future, refined traffic impact study and an evaluation of the submitted traffic studies to be conducted by the County Public Works Director or qualified professional with specific financial assurances for public improvements in an amount to be reviewed and approved by the County Engineer and the Flood Control District Director prior to Final Plat submittal; 4) Developer to construct and improve Boynton Pass Road (or alternative access road as determined by the Forest Service) for its length from the existing pavement to the site (in accordance with the standards as set forth under Resolution 1036) with specific financial assurance for these improvements in an amount to be reviewed and approved by the County Public Works Department; 5) Final CC&Rs and Development Agreement shall encourage the limitations of spider trails across the adjacent National Forest; applicant to enter into an agreement with the Forest Service for an on-going education program and assistance in mitigating impacts to Forest Lands and contribute to the FS sponsorship program for providing public trail heads. Forest Service to review and approve location of a public trail head site prior to submittal of a Preliminary Subdivision Plat; 6) Property owner shall have a qualified archeological consultant submit an archeological survey for the property to the State Historic Preservation Office prior to construction; 7) County Environmental Services Department and ADEQ approval of sanitary facilities prior to Final Plat submittal. ADEQ to review and approve impacts on water quality in accordance with "The Arizona Department of Water Quality Policy for Protecting Water Quality During Facility Construction" including necessary permits and a management plan prepared by the application to assure proper timing and dosage of pesticide, fungicide, herbicide and nitrogen applications prior to Certificate of Occupancy; 8) Final Drainage Report approval and issuance of a Development Permit by the Flood Control District prior to the commencement of all drainage related improvements including the golf course; 9) Preliminary subdivision Plat/Final Site Plan to identify building envelopes not to exceed 20% of the total lot area; 10) Approval of request for a variance from Resolution 1036 (Road Standards) to exceed the maximum length of a cul-de-sac by approximately 3,500 feet and for no secondary access; 11) Maximum height of structures on the Cockscomb parcel not to exceed a total height of twenty-two feet; 12) Preliminary Plat/Final Site Plan to identify location of future wastewater treatment facility as well as the proposed well-site, storage tank and access road; 13) Golf Course Plans including construction, environmental policy, maintenance and irrigation

and as set forth in the Environmental Principles of Golf Courses in the United States and in conjunction with the Integrated Golf Course Management Plan to ensure that the golf course is designed, constructed and operated in an environmentally sensitive way. Golf Course plans to be reviewed and approved by the Planning and Zoning Commission and Board of Supervisors in conjunction with the Preliminary Subdivision Plat/Final Site Plan; 14) The golf course contain no more than 90 acres of turf and use no more than 400 acre feet of water for irrigation purposes; 15) Fire hydrants/fire suppression equipment to be installed and approved by the Sedona Fire Department prior to Certificate of Occupancy. Review and approval by the Sedona Fire District during all subsequent phases of development for compliance with review letter from the Sedona Fire District dated July 9, 1998; 16) CC&Rs to include restriction that residences are not to be rented out on a short term basis; 17) Perfection of access and completion of the NEPA process and USDA easement permit including an Environmental Assessment with the Forest Service for improvements to and dedication of Boynton Pass Road prior to Preliminary Subdivision Plat submittal; 18) Submittal of a statement of "Adequate 100 year water supply" from the department of Water Resources for both the golf course/amenities and residential units prior to submittal of Final Subdivision Plat; The property shall be surveyed and the boundaries posted in a manner acceptable to the developer and the Forest Service; 20) Applicant to develop an off-site recharge plan with the City of Sedona as part of the Development Agreement, preliminary plat/Final Site Plan submittal or provide an alternate method for recharging groundwater acceptable to the Board of Supervisors. Recharge plan to recharge no less than one hundred fifty percent (150%) of the groundwater used for the entire project. Chairman Feldmeier and Supervisor Brownlow voted "Yes." Supervisor Davis voted "No." The motion carried by a 2-to-1 vote. (CLERK'S NOTE: SEE MINUTES OF SEPTEMBER 8, 1998, MEETING UNDER MINUTES APPROVAL FOR CLARIFICATION OF STIPULATION #20)

3. Zoning map change from R1L-35 to R1L-18, 405-28-009A, Village of Oak Creek area, Joseph A. Beatty agent for Wayne, Gary and Terry Edgecomb, #6754. Consideration of a Zoning Map Change from R1L-35 (Residential, Single Family Limited, 35,000 square feet minimum lot size) zoning district to R1L-18 (Residential, Single Family Limited, 18,000 square feet minimum lot size) zoning district, together with a Site Plan in order to permit the creation and eventual conveyance of three (3) single family residential lots on 1.42 acres. Located near the southwest corner of the intersection of Verde Valley School and Deer Pass Roads in the Big Park/Village of Oak Creek area. The Planning and Zoning Commission recommended approval of the Zoning Map Change with the following stipulations: 1) A maximum of three (3) parcels be created as shown on the submitted site plan in conformance with the R1L-18 zoning density district requirements; 2) Only two (2) access driveways be allowed onto Deer Pass Road; 3) All Sedona Fire District requirements be complied with prior to issuance of building permits for primary structures; 4) A drainage report be submitted and approved by the Flood Control District prior to issuance of any building permits; 5) Applicant to work with Red Rock Pathways in establishing a bike/pedestrian pathway along the north property line adjacent to Verde Valley School Road; 6) C.C. and R's to be compatible to Verde Vista Estates C.C. and R's and to be reviewed and approved by the Verde Vista Estates Homeowners Association; 7) Lots to be connected to sanitary sewer when it becomes available with on-site septic to be used on an interim basis; 8) Connection to Arizona Water Company for domestic water services. The recommendations of the Planning & Zoning Commission were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.

Special use permit for off-site parking in R1L-35 zoning district, Jazz on the Rocks and Verde Valley School Music Festival, 405-34-002A, 002E, 002F and 004A, Village of Oak Creek area, Guy Grand/Chris Irish agent for FYAD L.L.C., Big Park Domestic Wastewater Improvement District, and Christine Hutson, #6749. Consideration of a Special Use Permit to allow off-site parking for two (2) annual events on property in the R1L-35 (Residential, Single Family Limited, 35,000 square feet minimum lot size) zoning district on approximately forty-six (46) acres. Located on both sides of Hutson Lane immediately south of its intersection with Wild Horse Mesa Drive east of Hwy 179 in the Big Park/Village of Oak Creek Area. The Planning and Zoning Commission recommended approval of the Special Use Permit with the following stipulations: 1) The Use Permit be granted to coincide/run concurrently/be considered with the Use Permit for Jazz on the Rocks/Verde Valley School Music Festival (HA#6176) which expires in August of 1999; 2) Any VVS events needing additional parking in 1999, staff be contacted thirty (30) days prior to ensure safety issues/notification of adjacent landowners and BPRCC are accomplished; 3) Dust abatement measures be taken to ensure adjacent landowners are not impacted in accordance with County Engineering requirements; 4) All Fire District requirements be complied with at each event; 5) Traffic control be operated in conformance with ADOT requirements; 6) All access aisles are required to be twenty-four feet (24') in width to assure maneuverability and spaces must be a minimum of 9' x 20'; 7) Clean up after the festival/event is applicant's responsibility; 8) All signage to be removed when the event is completed; 9) All parking areas to be cleared of tall weeds to reduce potential of fire hazard but mature trees not be removed; 10) Applicant to carry and prove adequate liability insurance for parking lot. The recommendations of the Planning & Zoning Commission were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.

Special use permit for dental clinic in R1-18 zoning district, Hilltop Dental Clinic, 406-45-035, Bridgeport area, Alfred Duncan, Jr., #4495. Consideration of making an existing Special Use Permit permanent transferable in order to allow a dental clinic in the R1-18 (Residential Single Family, 18,000 square feet minimum lot size) Zoning District on approximately a 40 acre site. Located on the east side of Rocking Chair Road approximately 1 mile north of its intersection with Highway 89A in the Bridgeport area east of the City of Cottonwood. The Planning and Zoning Commission recommended approval of the Special Use Permit with the following stipulations: 1) Use Permit approval on a permanent transferable basis subject to written notification of staff prior to transfer; 2) Any change in or expansion of use be reviewed and approved by the Planning and Zoning Commission and Board of Supervisors; 3) Signage to conform to Section 118 (RS Signage) of the Yavapai County Zoning Ordinance; 4) Outdoor lighting shall conform with Section 120 "outdoor light control" of the Yavapai County Zoning Ordinance; 5) Dental clinic and parking to

be contained on a minimum of two (2) acres while Use Permit in force and effect; 6) Clinic limited to two dentists, one hygienist, two dental technicians, and support staff. The recommendations of the Planning & Zoning Commission were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.

**Consent agenda for planning and zoning items, for which there were no protests at the Planning & Zoning Commission hearing, and which provides for acknowledgement of deferred or withdrawn items which have been advertised for hearing on this date.**

Conditional use permit for expansion of existing well/tank site for addition/installation of two 5,000-gallon water storage tanks in R1L-10 zoning district, 408-16-078, Sedona area, Maynard Pump agent for Cathedral Vista Water Company, #6768. **Consideration of a Conditional Use Permit to allow the expansion of an existing well/tank site for the addition/installation of two (2) five thousand (5,000) gallon water storage tanks in the R1L-10 (Residential Single Family Limited, 10,000 square feet minimum lot size) zoning district on a nine hundred (900) square foot tract. The property is known as Tract B of the recorded Cathedral Vista Subdivision, located at the southeast corner of lot 69 of the noted subdivision, near the end of Pyramid View Drive in the Upper Red Rock Loop Drive/Red Rock Crossing area. The Planning and Zoning Commission recommended approval of the Conditional Use Permit with the following stipulations: 1) Use Permit approval on a permanent transferable basis subject to written notification of staff prior to transfer; 2) Site development to be in conformance with site plan dated June 22, 1998; 3) All tanks and equipment to be painted a non-reflective earth tone color and no signage or company identification to be placed on the water tank; 4) Water tank hydrant fixture, for fire suppression equipment purposes, shall be provided by the applicant, per Sedona Fire District recommendations. No sale or distribution of water from the site; 5) Review and staff approval of a security fencing and or visual screening plan, along with an emergency water containment/diversion plan, prior to issuance of a zoning clearance to allow development of the facility. Any vegetative screening shall be maintained in a live state; 6) The site shall not serve as a water company office site or equipment/vehicle storage site; 7) No signage allowed on site other than what is required by ADEQ; 8) Construction permits be obtained for both new and existing tanks with engineers sealed collapse proof design of new tanks. The recommendations of the Planning & Zoning Commission were approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis. No comments from the public.**

Special use permit for recreational vehicle, construction vehicle and boat storage facility in C-1 zoning district, RV Storage Facility, 405-24-016A, Rimrock area, Phillips Family Trust, #6748. **Consideration of a Special Use Permit to allow the establishment of a recreational vehicle, construction vehicle and boat storage facility in the C-1 (Commercial: Neighborhood sales and services) zoning district on approximately 2.2 acres. Located on the north side of Beaver Creek Road, just west of its intersection with Dave Wingfield Road in the community of Rimrock. The Planning and Zoning Commission recommended approval of the Special Use Permit with the following stipulations: 1) Use Permit to be granted for a period of three (3) years on a non-transferable basis; 2) Activities be as noted in the letter of intent dated May 26, 1998; 3) All items stored be maintained in a mobile/towable (boats on trailers, travel trailers) state precluding the storage of disabled vehicles, parts and inoperable equipment; 4) All outdoor lighting and signage conform to Zoning Ordinance requirements with a plan submitted to and approved by staff prior to issuance of any building/sign permits; 5) All screening and access/ surfacing improvements be in place prior to rental and in compliance with County Engineer requirements; 6) Fencing permit to be applied for and issued within six (6) months of Board action or the Use Permit will become null and void; 7) Plantings along north and south boundaries to be fifteen (15) gallon Arizona Cypress ten feet (10') on centers with automatic irrigation system and be maintained in a live state; 8) Letter from landowner to north of subject property accepting reduction in screening requirements for height and eliminating vegetative screening along north property boundary. The recommendations of the Planning & Zoning Commission were approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis. No comments from the public.**

**ITEM NO. 5. Fleet Management Director Dave Burnside. Request to solicit bids for new fuel tank at Whipple Street, Prescott. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis. No comments from the public.**

**ITEM NO. 6. Sheriff Buck Buchanan. Consider accepting grant funding to hire full-time School Resource Officer for Bradshaw Mountain Middle School, with any additional expenses to be paid out of existing salary savings; request approval for retention of vehicle for this position; and request that Board of Supervisors agree to make a good faith effort to retain the position should funding for the position be discontinued. Participating in discussion were Sheriff's Lt. Scott Mascher and Humboldt Unified School District Curriculum Director Don Meyerhoff. Mr. Meyerhoff answered questions about funding sources, saying the money was coming from the Tobacco funds and from the federal government, and that the total grant amount was for \$80,000 with \$40,000 of that amount going to the Town of Prescott Valley police department. Supervisor Brownlow asked why the Board should approve a vehicle for someone who will be stationed at the school. Mr. Meyerhoff responded that he would need a car to travel from his County office to the school. Lt. Mascher said the person would be a certified deputy and that an old car would be retained and that when that car was maxed out another old car would be requested. He said he believed the person should have a vehicle. Chairman Feldmeier asked if any of the grant funds could be used for a vehicle. Mr. Meyerhoff responded that they could not be. Chairman Feldmeier asked if the Board was required to supply a vehicle because of the way the grant was written. Mr. Meyerhoff said it would be beneficial for the person to have a vehicle because at times he might be taking arrested students to jail. There was brief discussion regarding what days the person would work and the fact that during times when school is not in session the person would be scheduled to work elsewhere. Lt. Mascher said it would probably take six to seven months to get someone on board for this position. Mr. Hunt said that Mr. Holst, who had left the meeting earlier, had asked him to make the Board aware that while the Sheriff was proposing to pay for costs over and above the grant funding out of salary savings, the Sheriff had gone over his 1997-98 budget by \$100,000 and that in addition, the Sheriff had been approved for grant funding to hire seven new**

deputies through the COPS Fast program and that this would be on the Board's agenda soon. Supervisor Brownlow said he did not have a problem hiring a DARE officer, but that he had trouble with the Sheriff's request that the Board commit to funding the position after grant funding is no longer available. He said he could not do that, and that he was also concerned about the car. Following brief discussion about vehicles, during which Fleet Management Director Dave Burnside said there was a concern because the Sheriff had been given 8 new positions and only four new cars, Supervisor Brownlow moved to approve this request with a used car to be retained, but with the understanding that the Board would not commit to a good faith effort to retain the position when grant funding is no longer available. Chairman Feldmeier noted that this motion was consistent with past Board actions regarding grant positions. Supervisor Davis seconded the motion, which carried by unanimous vote. No comments from the public.

**ITEM NO. 7. Elections Director Sharon R. Keene-Wright. Appoint election poll workers, absentee boards, central boards, and designate polling places for the September 8, 1998, Primary Election.**

Upon a motion by Supervisor Brownlow, seconded by Supervisor Davis, the Board voted unanimously to convene in emergency session to discuss potential changes to the by laws of the County Supervisors Association, this item not being on the agenda for this day and a meeting of the CSA committee reviewing these changes being scheduled for Thursday. There was brief discussion regarding who would attend the meeting and whether each member had received a copy of the proposed changes. The Board took no action.

**CONSENT AGENDA FOR BOARD OF SUPERVISORS: Unless otherwise noted, all items were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**

1. Liquor license for which there are no protests and which is approved by the Sheriff: Series 11 Original, Delta Sedona Golf Resort and Conference Center, Don W. Scegiel, Village of Oak Creek area.
2. Approve re-appointment of Sgt. Deborah Warren to Merit Award Board, with term to expire April 30, 2000.
3. Request from MIS for permission to purchase Modular Office Furniture (work stations) in the amount of \$15,231 to be paid from budgeted funds.
4. Requests from Medical Assistance:
  - a. Approve ALTCS Amendment 8, contract #YH6-0012-07, Long Term Care Services with AHCCCS Administration
  - b. Permission to purchase one Cisco 1900 Hub to accommodate additional PC users in Medical Assistance Department.
5. Request from County Attorney for permission for Rebecca Ahl to attend Second National Conference on Shaken Baby Syndrome, Salt Lake City, Utah, September 13-15, 1998, at a cost of \$1,006.44 to be paid from Children's Justice Fund.
6. Ratify action taken in emergency session on August 3, 1998, to approve a fund transfer of \$210,000 from Verde Valley road project accounts to Reconstruction of Cornville Road, Phase IV, Project #975364. (Ratification required by Board policy of January 16, 1996.)
7. Requests from Planning & Building Department:
  - a. Appoint Curt Garner to Planning & Zoning Commission to replace Howard Hawk, whose terms expires September 1, 1998, and for a four year term thereafter, which will expire September 1, 2002.
  - b. Reappoint Bob billings to District 2 Board of Adjustment & Appeals, with term to expire July 14, 2002.
  - c. Appoint Richard Herlocker to Planning & Zoning Commission, to replace Darrell Volkman, whose term expires September 1, 1998, and for a four year term thereafter, which will expire September 1, 2002.
8. Requests from Health Department:
  - a. Permission for HIV Program Manager Ilse Asplund to attend Southwest Conference on Rural HIV/AIDS, Albuquerque, New Mexico, September 10-12, 1998, at cost of \$600 to be paid by HIV contracts.
  - b. Approve Amendment #1 to contract with Melissa Sander to change contractor's business name to Sander Physical Therapy, Ltd.
  - c. Approve agreement between Hassayampa Home Health and Ralph Conley, Social Worker, to provide counseling services through June 30, 1999.
  - d. Approve 1998-99 NACOG Head Start Health Services contract.
9. Request from Special Projects Coordinator Angelo Manera for review and/or award of contract with Architectural Works for Cottonwood Annex.
10. Requests from Public Works Department:
  - a. Consider approval of Federal Aviation Administration Grant Agreement No. 3-04-0027-09 regarding Sedona Airport taxiway relocation and improvements in the amount of \$750,000 (no County funds involved). **Approved by unanimous vote, contingent on the funds being provided by the Sedona Airport Authority and ADOT. Motion by Supervisor Davis, second by Supervisor Brownlow. No comments from the public.**
  - b. Consider approving Marapai Road, Groom Creek area, as a cooperative project and if approved accept petition to establish Marapai Road as a County highway and set hearing for September 8, 1998, at 9:00 a.m.
  - c. Approve intergovernmental agreement with ADOT for Butterfield Road. **Chairman Feldmeier said he knew that Supervisor Brownlow and staff had spent a great deal of time working on this matter. In response to a question from Chairman Feldmeier, Public Works Director Richard Straub said he would move forward with acquiring the necessary right-of-way from the Tribe and that he hoped construction could begin by May or June of 1999. Chairman Feldmeier said that the improvements to this intersection would relieve a problem that has been in existence for a very long time. Supervisor Brownlow agreed, saying it was probably the worst intersection in the Prescott area and that thanks certainly needed to go to the Yavapai Prescott Tribe for their willingness to allow the solution to the problem to be put across their land.**

**Supervisor Brownlow moved to approve the IGA. Supervisor Davis seconded the motion. No comments from the public.**

- d. Approve application for water franchise from Ash Fork Development Association, Inc., and set hearing for September 8, 1998, at 9:00 a.m.
- e. Consider approval of one year contract extension with Poly-Tek Southwest for Hauling and Disposal of Passenger Vehicle Tires for Yavapai County, #974391, at unit prices bid (\$60 per ton). **There was brief discussion regarding storage of tires in years past, fires that had occurred at the storage location and the liability of counties, during which Mr. Holst said that with regard to the Gila tire fire Yavapai County's liability was approximately one-half of one percent of the total. Assistant Public Works Director Juanita Barnett noted that the contract extension under consideration on this day did not anticipate any storage of tires, but rather that the contractor was actually recycling the tires. Chairman Feldmeier said he believed the best solution to the problem was to eliminate the law regarding waste tires, saying it is just costing everyone who purchases tires money. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Davis. No comments from the public.**
- f. Consider approval of extensions to various Authorizations of Services, pending services not completed to date, no additional fees required. (Half-cent sales tax projects). Consultants involved are RUST E & I, Dava & Associates, Kelley/Wise, and Dibble & Associates.
- g. Consider approval of Change Order #1 for Final Quantity Adjustment on Reed Road Improvements, Project #95308, Fann Contracting, Inc., +\$5,118.50. (Half-cent sales tax project).
- h. Consider approval of Change Order #1 for Final Quantity Adjustment on Verde Village Collectors Overlay, Project #985136, J. Banicki Construction, -\$10,519.80.
- i. Accept petitions to establish Pine Drive, Peacepipe Place, Oswego St., Valley Ln., Valley Lane, Yuma Drive, Lee Mountain Road, Beaverhead Flat Road and Pecan Way, Verde Valley area, as County highways\* and set hearing for September 8, 1998, at 9:00 a.m.
- j. Approve intergovernmental agreement with Town of Clarkdale for Establishment of Unified Emergency Management for 1998-99.
11. Authorize Chairman to sign Certification of Local Government Approval for Emergency Shelter Grant (ESG) Prevention Program, per request from NACOG.
12. Consider approval of resolution in support of Congress appropriating funds from the Federal Land and Water Conservation Funds to protect three of the most significant private land holdings in the Red Rocks, Oak Creek Canyon, Sedona, Arizona area of the Coconino National Forest.
13. Approve vouchers.

**CONSENT AGENDA FOR DIRECTORS OF YAVAPAI COUNTY FLOOD CONTROL AND FREE LIBRARY DISTRICTS AND COUNTY IMPROVEMENT DISTRICTS: Reference: Special District minutes.**

1. Resolve into the Boards of Directors of the Yavapai County Flood Control and Free Library Districts and other County improvement districts as follows, for the purpose of approving vouchers: Granite Gardens Sanitary District, Prescott East Sanitary District, Seligman Sanitary District.
2. Resolve into Board of Directors of the Yavapai County Flood Control District and consider approval and signature on Community Rating System (CRS) Worksheet AW-210 for 1998 credit for the unincorporated areas of Yavapai County.

**CLAIMS AGAINST YAVAPAI COUNTY**

<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
General Fund	1,143,052.78	Family Planning	4,151.50
Fam Plng Fees	4,333.57	Home Health Ser	12,188.76
Health Promotio	2,309.63	Nutrition	136.16
T.B. Control	517.38	W.I.C. Program	14,208.23
Diversion Intak	5,907.98	Juvenile IPS	9,542.33
Family Council	1,349.50	Juv Food Prog.	214.44
Probation Ser	3,472.86	Adult IPS	22,696.37
Adult Prob Fee	9,181.23	Prob Enhance	23,598.57
Stor/Ret Conv	4,892.66	Indigent Def/Dg	1,775.78
Nutrition Fees	27.31	Crim Just/Atty	3,770.74
Bad Check Prog	3,483.08	CDBG Grant	4,546.04
Juv Prob Svs	1,368.24	Commodity Fd	577.33
Azeip Case Mgmt	1,421.80	Sex Trans Disea	21.26
Hi risk Chld HI	1,214.66	Clerk's Storage	712.03
WIC/TOB Interve	322.44	HIV Prevention	939.79
Atty Anti-Rack	67.55	P.A.N.T.	2,131.28
Law Library	5,261.58	C.A.S.A.	2,331.91

Case Process	5,280.31	Childrens Justi	1,606.00
Teen Prenatal E	711.73	Azeip Coordin	697.00
Vict Witns Prog	7,498.86	Court Enhanceme	5.00
Concil Court	1,764.51	Yct Wellness Pr	987.32
Drug Enf Fndg	642.11	Vital Statistic	427.46
COPS Universal	3,494.60	Yav Indian Agre	2,612.31
Hassayampa/LTC	2,483.90	Immuniz Service	1,172.84
Juv Det/Pace	4,431.94	Special Program	4,343.30
Sm Schools Beha	530.30	Public Works	242,654.55
Health Fund	34,813.83	Jail Commissary	6,277.49
Environ Svcs Di	13,545.63	W. Yav Sol Waste	429,252.45
V V Solid Waste	47,866.56	Develop Clinic	245.50
Tire Recycle	597.18	Haz Mat Plng Gr	50.97
Safe School Pro	3,079.95	Adhs-Svc Coord	301.00
Famly Law Comm	2,938.51	Comm Punish Pro	2,585.08
Pace Chapter 1	84.01	Regnl Road Proj	602,844.20
Health Start	1,212.70	Victim Comp	3,141.09
Child Sup Auto	225.99	Intst Comp Prog	1,925.27
Ryan White II	517.05	COPS More	226.23
Perinatal Block	2,047.54	Tobacco Educ	5,705.81
COPS Fast	3,202.31	Equal Ad Det Ed	42.02
ALTCS	1,018,321.24	D.T.E.F.	1,260.00
Netwk Tch Updat	6,714.32	Resid Care Home	118.35
Perintl Subs Ab	15.63	Attendant Care	13,345.34
HIV/W.Y.G.C.	391.28	Netwrk Develop	3,331.31
HIV Targeted	611.09	Access & Visita	276.40
Children's Issu	423.41	Child Sup & Vis	255.53
Case Flow	1,478.19	COPS Hiring	2,797.33
JTSF Treatment	1,710.81	Divrsn Consequ	431.45
Capital Proj	95,245.82	Selig Arpt Acq	1,000.00

In addition, payroll was issued on August 14 for the pay period ending August 8; warrant numbers 25360267 through 25360277; 25360279 through 25360803, in the amount of \$341,608.57. Jury certificates were also issued, warrant numbers 836515 through 836575. Warrants issued for August 17 Board day; 88036 through 88042; 88051 through 88362; 88367 through 88377; 88385 through 88762. An itemized list of the above-numbers claims is filed in the official record of the Yavapai County Board of Supervisors.

## ATTACH COPY OF TAX RATES HERE

There being no further business to discuss, the meeting was adjourned.

ATTEST:

\_\_\_\_\_  
Clerk \_\_\_\_\_Chairman