

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

Prescott, Arizona

August 20, 1998

The Board of Supervisors met in special session on August 20, 1998.

Present: Bill Feldmeier, Chairman (via telephone from Phoenix, due to a scheduled appointment in that area); Chip Davis, Vice Chairman; Gheral Brownlow, Member; Bev Staddon, Clerk. At the request of Chairman Feldmeier, Vice Chairman Davis conducted the meeting.

Also present: Jim Holst, County Administrator.

Item No. 1. Planning & Building Director Mike Rozycki. Planning and zoning. Planning & Zoning Commission member Dave Jenner was present to represent the Commission. Participating in discussion of both of these items were Phil Larsen and Marvin Larsen.

1. Zoning map change from R1L-70 to R1L-18, Pinon Oaks Unit 4, 106-03-001C, 1M and 1P, Prescott area, Rocky Mt. Development, Boyce Bryce agent for James S. Wilkinson, #6778. **Consideration of a Zoning Map Change from R1L-70 (Single Family; Residential limited to 70,000 square foot minimum lot size) in order to allow the platting of 18,000 square foot lots on a one hundred fifty-three (153) acre parcel for the development known as "Pinon Oaks Unit 4". Located north of Pioneer Park, Embry-Riddle University and the Prescott City limits, and bordered on the southwest by the proposed Pioneer Parkway. The Planning & Zoning Commission recommended approval of this zoning map change with the following stipulations: 1) Zoning map change approval subject to review and approval by the Planning & Zoning Commission and Board of Supervisors of a revised preliminary plat that has been reviewed by the Planning staff, County Public Works Department and Yavapai County Flood Control District; 2) Plat for Unit 4 shall contain no more than 263 lots with a transitioning of lot sizes from 18,000 to 25,000 and 35,000 in both a westerly direction to the Deep Well Ranch and northerly direction to State Trust Lands with all other lots to be a minimum of 18,000 square feet in size; 3) language recommended by the City of Prescott shall be contained on the Final Plat to inform lot purchasers of the Prescott Airport and an aviation easement shall be provided per City of Prescott recommendations noted in facsimile transmittal from Prescott Airport Manager, Rick Severson, dated August 14, 1998. This item was discussed in conjunction with item (2) below. Mr. Rozycki located this property north of the City of Prescott adjacent to Deep Well Ranch . He reviewed the Commission's action of August 19, 1998, noting that the Commission had given unanimous approval and that there had been considerable discussion related to Senate Bill 1124 regarding water mining. He said that the developer had submitted an application to the Arizona Department of Water Resources some time ago, but that ADWR had not acted on it because of confusion surrounding S.B. 1124. Mr. Rozycki said that later, ADWR had informed the developer that he would need to obtain preliminary plat approval from the County before it would consider the application. He said that the Commission had been advised by Prescott Active Management Area Director Phil Foster that the City of Prescott's allocation of 11,200 acre feet of water included water for this subdivision. Supervisor Brownlow asked about stipulation #5 (below, as part of item 2), saying it was his understanding that Jim Wilkinson, as part of the developer's purchase agreement for this property, had said it could not be annexed. Phil Larson said that Mr. Wilkinson was incapacitated and that he had been dealing with Bill Wilkinson, who had indicated that he had no problem with annexation to the city of Prescott. Supervisor Brownlow asked if the Board approved this request whether it would be committing the city to provide water. Mr. Rozycki said there was an agreement dating back to 1967 with the City of Prescott to provide water for this subdivision. He said that approval by the Board on this day would mean that the developer could move forward, but that if for some reason agreement could not be reached with the city to provide water, the subdivision would not proceed. Supervisor Brownlow expressed concern about the lot sizes adjacent to Deep Well Ranch and to the State Trust Land to the north of the property, saying that in the past the Board had required a buffer between a subdivision and such open spaces. He said he believed the outside lots should be zoned R1L-70. Discussion ensued regarding a transitioning of lots, with Mr. Rozycki pointing out that the Commission had recommended that lots be transitioned from 18,000 square feet to 25,000 square feet and finally to 35,000 square feet as they approach the outside perimeters of the subdivision, but that the Commission had not recommended lot sizes of 70,000. Mr. Jenner said that everyone present on the Commission at the August 19th meeting had made it clear that they did not especially like the plat as presented, but that Deputy County Attorney Randy Schurr had indicated that approval at this time would not make the plat mandatory and that it could still be changed to address any concerns of the Commission or Board. There was brief discussion regarding the water issue, during which Marvin Larson said that the developer would be allocated only as much water as is needed to supply the subdivision and that if there were fewer lots the allocation would be less, but that it could not be more than the maximum approved by the Board. Supervisor Brownlow moved to approve the recommendations of the Planning & Zoning Commission, but changing stipulation #2 to read as follows: "The plat for Unit 4 shall contain no more than 263 lots, with interior lot sizes to be a minimum of 18,000 square feet and with the lots on the outside perimeter in a westerly direction to Deep Well Ranch and in a northerly direction to State Trust Lands to be 70,000 square feet in size." Chairman Feldmeier seconded the motion, which carried by unanimous vote.**
2. Preliminary subdivision plat, Pinon Oaks Units 3 and 4, 106-03-001C, 1E, 1G, 1M and 1P, Prescott area, Rocky Mt. Development, Boyce Bryce agent for James Wilkinson, #6777. **Consideration of a Preliminary Subdivision Plat in order to allow the creation of five hundred forty-one (541) site-built, single-family, 18,000 minimum square foot residential lots on approximately three hundred (300) acres in an r1L-18/R1L-70 zoning district for the project known as "Pinion Oaks Units 3 and 4). Located north of Pioneer Park and Embry-Riddle University along both sides of the proposed Pioneer Parkway, along the norther boundary of the City of Prescott. The Planning & Zoning Commission recommended approval of the preliminary subdivision plat with the following stipulations: 1)**

Preliminary plat approval subject to review and approval by the Planning & Zoning Commission and Board of Supervisors of a revised preliminary plat that has been reviewed by the Planning staff, County Public Works Department and Yavapai County Flood Control District; 2) revised plat to be in keeping with conditions of approval of Pinon Oaks Unit 3 and 4 zoning map changes; 3) revised plat shall address collector roadways through the subdivision, open space, trail easements, ownership and maintenance of trail easements, creation of lots in conformance with zoning that contain reasonable building sites, and off-site improvements if warranted as outlined in staff's July 27, 1998 letter to the applicant; 4) receipt of a report from ADWR, indicating that there is an assured water supply for the subdivision, prior to recording of the final plat; 5) developer shall make his best effort to cause the proposed subdivision to be annexed to the City of Prescott; 6) language recommended by the City of Prescott shall be contained on the Final Plat to inform lot purchasers of the Prescott airport and an aviation easement shall be provided per City of Prescott recommendations noted in facsimile transmittal from Prescott Airport Manager Rich Severson dated August 14, 1998. This item was discussed in conjunction with item (1) above. Upon a motion by Supervisor Brownlow, seconded by Chairman Feldmeier, the Board voted unanimously to approve the recommendations of the Planning & Zoning Commission.

Upon a motion by Supervisor Brownlow, seconded by Chairman Feldmeier, the Board voted unanimously to convene in emergency session to consider awarding bids for Personal Computers, this item not having been included on the agenda for this day. Mr. Holst explained that MIS Director Mark Ruddeforth had informed him that he needed this item approved prior to the next available Board meeting on September 8th, that the purchase of the 180 personal computers was necessary to resolve problems associated with the Year 2000 issue, and that funds for this purchase had been budgeted. Upon a motion by Supervisor Brownlow, seconded the Chairman Feldmeier, the Board voted unanimously to award the bid to MICRON Electronics, Inc. in the amount of \$1,347.16 per unit. No comments from the public.

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

ATTEST:

Clerk _____ Chairman