

OFFICE OF BOARD OF SUPERVISORS
YAVAPAI COUNTY, ARIZONA

Prescott, Arizona March 1, 1999

The Board of Supervisors met in regular session on March 1, 1999.

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

Absent: Chip Davis, Chairman, due to a family emergency.

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

Because Chairman Davis was absent, wherever approval is indicated as being by "unanimous vote", it is understood to mean by "unanimous vote of those present."

PLEDGE OF ALLEGIANCE: Jonathon Marolf, 5th grade student at Washington Traditional School.

ITEM NO. 1. Board of Supervisors.

1. Approve minutes of meeting of February 16, 1999, and of special meeting of February 10, 1999. Each set of minutes was approved as written, by unanimous vote. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow.
2. Consider approval of intergovernmental agreement for waste tires. Deputy County Attorney Randy Schurr presented this item. Following a brief explanation of the history of the waste tire issue and the tire fire on the Gila Indian Reservation that had led to the Environmental Protection Agency becoming involved, and ultimately, to the agreement being considered for approval on this day, the Board voted unanimously to approve the agreement with the understanding that the other applicable counties also approve it. Mr. Schurr noted that under the agreement the cost to the County to have the remaining unburned tires removed from the reservation would be \$3,605. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow.
3. Consider approval of items appearing on the Consent Agenda and on the Consent Agenda for Special Districts. With the exception of items 1.f., 5., 7.e., and 8, all items were approved by unanimous vote. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow. In addition, items 7.a. and 7.b. could not be considered on this day because they are half-cent sales tax projects and require the unanimous vote of all three Board members. No comments from the public. See Consent Agenda for detail.

~~ITEM NO. 2. County Recorder Patsy Jenney Colon. Request for permission to spend \$20,000 from Storage and Retrieval Fund to purchase equipment needed to facilitate the new Voter Registration software contract. (WITHDRAWN)~~

ITEM NO. 3. Merit Award Board Chairman Deborah Warren. Approve Char Smith, Public Defender's Office, as Employee of the Month for February, 1999. Approved by unanimous vote. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow.

ITEM NO. 4. County Assessor Lorna Street. Present overview of department structure, including discussion regarding Notices of Valuation for tax year 2000 and appeals. Ms. Street introduced the following employees from her department: Judy Bender, CAMA Coordinator; Sharlett Smith, Administrative Assistant; Kevin Bartlett, Record Technician; and Tisha Taylor, Appraiser I. Ms. Street presented an overview of her department, explaining the various divisions within her department that are necessary to find and value property and get it on the tax roll.

ITEM NO. 5. Chief Deputy Clerk of Superior Court Brenda Parson. Update regarding Statewide Child Support Consolidation. Due to a miscommunication, this will be presented on another day.

ITEM NO. 6. Public Works Director Richard Straub.

1. Hearing: Consider approval of cable television franchise agreement with Cable One, Inc. Cable One manager Denise Farley participated in discussion. Upon a motion by Supervisor Feldmeier, seconded by Vice Chairman Brownlow, the Board voted unanimously to approve this agreement. No comments from the public.
2. Consider approval of intergovernmental agreement with the Town of Prescott Valley for engineering, design and construction administration costs, along with right-of-way procurement for improvements to Glassford Hill Road, in the amount of \$1

million. Half-cent sales tax project. Vice Chairman Brownlow noted that because this is a half-cent sales tax project and requires a unanimous vote by all three Board members, and that because of Chairman Davis' unexpected absence on this day the Board would not be able to vote on this item. However, he noted the presence of Prescott Valley Public Works Director Larry Tarkowski and asked him to explain the project. Mr. Tarkowski said that in anticipation of the completion of Pioneer Parkway and the Airport Connector, it would be necessary to upgrade Glassford Hill Road to a four-lane road with the potential for making it a six-lane road at some time in the future. He noted that traffic on Glassford Hill Road had already reached the threshold expected for the year 2005, and said that although the Town of Prescott Valley was responsible for maintenance on the road a portion of it was still a County road. There was brief discussion regarding the estimated cost of this project, which Mr. Straub said would probably be a little more than \$2 million. Mr. Tarkowski said the Town was proposing a partnership whereby it would put up \$1 million and ask the County for the balance. He agreed with Mr. Straub's estimate that the cost would be a little more than \$2 million. In response to a question from Vice Chairman Brownlow, Mr. Tarkowski said the Town's subdivision regulations require that development pay its own way. He said some citizens of Prescott Valley had asked why the Town would allow regional traffic to drive through it, and that the answer was that Prescott Valley recognizes it is part of a region. He said the Town does require developers to participate in the cost of improvements, and that he anticipated that taking the road from a four-lane road to a six-lane road would be accomplished through developer participation. Supervisor Feldmeier pointed out that the City of Cottonwood's participation in the Mingus Avenue Extension amounted to approximately 10% of the total project cost, and that the City of Prescott's participation in the Pioneer Parkway project amounted to somewhere between 10% and 20% of the total project cost. He said what Prescott Valley was offering was to participate at a 45% to 50% funding level and that he believed this was the difference between being a "tag-along" and a full partner. He said the County could spread its money farther if cities and towns come to the table with more money. Supervisor Feldmeier said he was grateful to the Town of Prescott Valley and that he would strongly suggest that the County find the capacity in its budget to fund this project. Vice Chairman Brownlow noted that the Mingus Avenue Extension would serve a great many County residents. There were no comments from the public.

3. Consider approval of ADOT Aeronautic grant E9082 in the amount of \$710,000 for improvements to the Seligman Airport (grade, drain & surface runway, taxiway and apron). Yavapai County's responsibility is \$35,500 or 5%, to be paid from budgeted funds. Approved by unanimous vote. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow. No comments from the public.
4. Permission to enter into a co-op with area property owners for a portion of Road 5 North, Chino Valley area. Approved by unanimous vote. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow. No comments from the public.

ITEM NO. 7. Human Resources Director Gail Perry. Consider approval of adjustments in salaries for MIS employees. Ms. Perry introduced Human Resources Manager Jim Argyle. Following brief discussion, during which Supervisor Feldmeier said he understood the problems involved in recruiting and keeping computer experts, Supervisor Feldmeier moved to approve the salary adjustments as presented. Vice Chairman Brownlow seconded the motion, which carried by unanimous vote. No comments from the public.

ITEM NO. 8. Planning & Building Director Mike Rozycki. Planning and zoning. Planning & Zoning Commission member Dr. Richard Collison was present to represent the Commission.

1. Special use permit for continued operation of an existing five-room lodging facility and proposal to convert an existing structure to a caretaker's residence, a coffee shop/gift shop and two additional guest rooms in and RCU-2A zoning district, Halle's Cedar Roost, 204-04-064H and 064M, Crown King area, Darien Halle, #6837. Consideration of a Special Use Permit in order to allow the continued operation of an existing five (5) room lodging facility, together with a proposal to convert an existing structure to a caretaker's residence, a coffee shop/gift shop and two (2) additional guest rooms, on a one and one-half (1.5) acre non-conforming pre-existing parcel in an RCU-2A (Residential; Rural; two (2) acre minimum) zoning district, for the project known as Halle's Cedar Roost. Located between Gladiator Mine Road and the Cleator/Crown King Road, approximately two thousand feet (2,000') northwest of the intersection of the Cleator/Crown King Road and Main Street in the Crown King area. The Planning and Zoning Commission recommended approval of the Special Use Permit, including the existing facility five (5) room lodge facility and the proposed expansion for a coffee/gift shop including two (2) additional guest rooms, subject to the following stipulations. 1). Approval on a permanent/transferable basis with notification of staff prior to transfer. 2). Development to be in accordance with site plan dated December 15, 1998, with the exception of a driveway connecting the two parking areas 3). Applicant to develop driveway access from the existing lodge to the Cleator/Crown King Road, with approval from the County Engineer,

within one hundred and twenty (120) days of Board approval. New driveway crossing Poland Creek to be approved by the County Flood Control District; 4). All parking spaces to be surfaced with ABC material with parking spaces delineated per section 108-N-9 (Parking Area Surfacing Improvements) of the Planning and Zoning Ordinance; 5). All Health Department and ADEQ/Environmental Services Department requirements shall be satisfied within ninety (90) days of Board approval for existing facility and prior to Certificate of Occupancy for the proposed expansion; 6). All off-premise signage, to be removed; 7). Facility shall be screened from existing residences in accordance with the submitted site plan; 8). Tax parcels #204-04-064H and 064M to be combined to form one parcel with no further splitting of property while Use Permit is in force and effect; 9). Building permit/zoning clearance for remodeling work already conducted on lodge to be applied for within thirty (30) days of Board approval. Construction to be inspected by the Building Safety Division. All construction shall be to UBC standards; 10). Fire hydrant to be installed by the applicant, with approval of the hydrant installation by the Crown King Fire Department, within ninety (90) days of Board approval; 11). Total aggregate signage not to exceed ninety-six (96) square feet in keeping with the signage allowed in a C1 zoning district; 12). Applicant must obtain a building permit, for proposed expansion, within one (1) year from the date of Use Permit approval and must diligently pursue completion. Failure of such shall void the permit unless a longer time has been granted or an extension of time has been applied for with the Director of the Planning and Building Department prior to the expiration of the one (1) year period. Construction to be inspected by the Building Safety Division. All construction shall be to UBC standards; 13). Hours of operation to be limited to 8:00 AM to 5:00 PM seven (7) days a week. Approved by unanimous vote. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow. No comments from the public.

2. Zoning map change from RCU-2A and C1-4 to C14, and special use permit to allow adjunct uses, Watkins Enterprise, 115-06-190F and 115-06-189, Forbing Park area near Prescott, Thomas Sheldrick and Associates agent for Vickers Family Revocable Trust, #6838. Consideration of a Zoning Map Change from RCU-2A (Residential; Rural; two (2) acre minimum) and C1-4 (Commercial; General Sales) to C1-4 (Commercial; General Sales) in order to allow a general contracting business including a proposed three thousand (3,000) square foot structure/office facility together with a Special Use Permit to allow adjunct uses including a maintenance garage and outside storage of vehicles on a 36,277 square foot lot for the project known as Watkins Enterprise. Located on Lot 5 and a portion of Lot 6 on the northwest side of Shoup Street, two hundred feet (200') south of Iron Springs Road in Forbing Park. The Planning and Zoning Commission recommended approval of the Zoning Map Change/Special Use Permit, subject to the following stipulations: 1). Zoning Map Change to C1 be approved on parcel #115-06-189 to allow the office, together with a Special Use Permit on both parcels #115-06-189 and #115-05-190D to allow the outside storage of materials and vehicles consistent with the C3 standards for outside storage and screening; 2). Development to be in substantial conformance with the plan entitled "Portions of Lots 5 and 6, Forbing Park" dated December 29, 1998 with the revisions as noted in the below stipulations. Applicant to submit a revised site plan to staff for approval to identify specific limited outside storage to include improvements and screening, prior to the Board of Supervisors meeting on March 1, 1999; 3). Use Permit to be on a five (5) year, transferable basis with staff notification prior to transfer; 4). ADEQ (Arizona Department of Environmental Quality)/County Environmental Services Department approval of City of Prescott sanitary facilities prior to commencement of use; 5). Approval of access drive by County Engineer prior to Certificate of Occupancy; 6). Conformance to Ordinance standards for parking design, pavement, delineation of spaces to include ten (10) spaces, handicapped access, signage and landscaping prior to Certificate of Occupancy; 7). All outdoor lighting to conform to Yavapai County Zoning Ordinance Requirements (Dark Sky Ordinance); 8). Total aggregate signage not to exceed ninety-six (96) square feet; 9). Hours of operation to be limited to 8 a.m. to 5 p.m., Monday through Friday; 10). Maximum number of employees on site at any one time not to exceed five (5); 11). Six foot (6') high fencing with view obscuring materials be installed prior to commencement of use. If vegetative screening is used, fifteen (15) gallon evergreen trees shall be planted ten feet (10') on center for purposes of screening. It shall be the responsibility of the applicant to keep the trees in a live state; 12). Applicant to combine the two (2) parcels; 13). Pursuant to Section 108J.3.d. of the Zoning Ordinance, permittees must obtain building permits within one (1) year from the permit date and diligently pursue completion. Failure of such shall void the permit unless a longer time has been granted or an extension has been applied for with the Board of Supervisors prior to the expiration of the one (1) year period. 14). Applicant to submit a revised Site Plan prior to the Board of Supervisors meeting on March 1, 1999, showing limited area for outside storage with screening plan to be reviewed by staff. Participating in discussion was Duane Watkins. Following brief discussion, the Board voted unanimously to approve the recommendation of the Planning & Zoning Commission, changing stipulation number 3 to provide for a permanent use permit; changing stipulation number 9

to allow hours of operation to occur between 7:00 a.m. and 5:00 p.m. Monday through Saturday; and changing stipulation number 10 to increase the number of employees allowed on-site from 5 to 10. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow. Vice Chairman Brownlow asked Mr. Watkins if he would be willing to work with the Public Works Department regarding turning radius at Adams and Shoup Streets should the existing turning radius prove to be insufficient, saying he did not wish to make this a stipulation but was concerned only that the applicant be willing to work with the County should changes be needed. Mr. Watkins said he would work with the Public Works Department. No comments from the public.

3. Special use permit to allow a pre-HUD mobile home to be remodeled on-site to conform to HUD standards and to serve as a primary residence in an R1-70 zoning district, 402-03-283D, Dewey area, Gene Ebert, #6841. Consideration of a Special Use Permit in order to allow a pre-HUD mobile home to be remodeled on-site to conform to HUD standards and to serve as the primary residence on a seventy thousand plus (70,000+) square foot parcel in an R1-70 (Single Family Residential; 70,000 square foot minimum lot size, HUD approved manufactured homes allowed) zoning district. Located approximately two (2) miles east of the Highway 69 intersection, between Blue Hills Drive and Newton Henderson Road, in the community of Dewey. The Planning and Zoning Commission recommended denial of the Special Use Permit due to the mobile home not being HUD certified and the Commission felt the applicant did not sufficiently demonstrate that there were unique and extenuating circumstances to warrant this request. Attorney Robert Miller appeared for the applicant and requested that the Board refer this matter back to the Planning & Zoning Commission because of new information. Upon a motion by Supervisor Feldmeier, seconded by Vice Chairman Brownlow, the Board voted unanimously to refer this item back to the Planning & Zoning Commission. No comments from the public.
4. Zoning map change from RCU-2A to R1-25, Quail Ridge, 306-07-280K, N, Q and R, Chino Valley area, Jim Wise, Kelley/Wise Engineering, Inc. agent for Barbon, L.L.C., #6844. Consideration of a Zoning Map Change from RCU-2A (Residential; Rural; two (2) acre minimum) to R1-25 (Single Family, Residential; 25,000 square foot minimum lot size), in order to allow the future platting and eventual conveyance of one hundred eighty-two (182) lots ranging in size from twenty-five thousand (25,000) to fifty-eight thousand (58,000) square feet, together with a 19.74 acre park site and a 12.95 acre school site on a total of 182.38 acres for the project known as Quail Ridge. Located between Roads 4 ½ North and Road 5 North, directly west of Reed Road and approximately two (2) miles west of Highway 89 in the vicinity of the Town of Chino Valley. The Planning and Zoning Commission recommended approval of the Zoning Map Change to RMM-25, subject to the following stipulations: 1). Zoning Map Change to RMM-25 to be approved for the entire parcel, with the exception of the twenty (20) acre park site to be contingent upon submittal and approval of a Preliminary Subdivision Plat approved by the Board of Supervisors. Preliminary subdivision Plat to be in substantial conformance with the preliminary plat map dated January 5, 1999 and submitted within one (1) year of approval of the zoning map change. If the preliminary subdivision plat application is not approved within this time and an extension of time has not been granted by the Board of Supervisors, the zoning will revert back to the underlying zoning of RCU-2A; 2). Applicant to illustrate proposed service road extending from Quail Loop to Gamble Ridge Road on future submittal; 3). Review and approval of street names and fire hydrant locations by the Chino Valley Fire District prior to submittal of Preliminary Subdivision Plat application; 4). Provisions for the existing public restroom facilities to be upgraded, if necessary, to be provided by the developer; 5). Applicant to address provisions for equestrian lots, non-vehicular trail system during future submittal; 6). Submittal of a statement of "Assured 100-year Water Supply" approved by the Department of Water Resources during Final Plat submittal. 7). Review and approval of location of individual septic systems by Environmental Services prior to issuance of building permits; 8). Total overall density not to exceed one unit per acre, not to exceed a total of one hundred eighty-two (182) lots. Deputy County Attorney Randy Schurr participated in discussion. Mr. Rozycki briefly explained the project and noted that on this day he had received a petition from property owners in the area objecting to the development. He explained that the recommendations of the Commission included a rezoning to RMM-25 and that the overall density of the project not exceed one unit per acre. Mr. Rozycki said staff had requested a 50-foot setback around the perimeter of the project, and that there had also been discussion about increasing the lot size on the east side of the project to improve the transition from larger properties to the east. He said he had spoken with a representative of the Arizona Department of Water Resources regarding potential changes to the project, and had been told that if changes were requested by Yavapai County and not the developer to decrease the number of lots it would be possible to do so without the developer losing his certificate of assured water supply. Environmental Services Director Alex Price said he had not yet received an application for this subdivision, but that what he would look at was the disposal density which he said was determined by density disposal to meet Arizona Department of Environmental Quality standards. Mr. Price said that

in the subject area it was about 1.3 ml per liter and that the subdivision being proposed would require only 56 acres for disposal. There was brief discussion about water, during which Mr. Price said that ADWR's figures were 3.6 people per household, at 100 gallons per person per day. He said the initial documentation he had received indicated that disposal density was not an issue. Vice Chairman Brownlow asked if it was true that when the developer comes in with plans if Mr. Price determined that disposal density was not sufficient the project would be denied. Mr. Price said that was correct. Supervisor Feldmeier asked if it was true that if this property was not subdivided as was being proposed it could be carved up into two-acre parcels. Mr. Rozycki said that was true, and that the result would be approximately 90 lots with individual wells and septic systems. In response to a question from Supervisor Feldmeier, Mr. Price said there is less scrutiny on individual parcels than there is on a subdivision plan. Vice Chairman Brownlow asked what would happen if someone on an adjoining property put a well in very close to the property line and how this would affect the ability of a Quail Ridge property owner to put in a septic system. Mr. Rozycki said the Quail Ridge property owner would have to meet setback requirements and that there was more of an impact on Quail Ridge properties from Chino Lakes properties than there was the other way around. He said he believed there was adequate room on the Quail Ridge lots to provide the necessary setbacks. Mr. Rozycki noted that the Commission had recommended approval of the zoning map change but that this would still be subject to approval of the preliminary plat within one year, and that such approval would require the approval of Environmental Services. He said if such approval was not forthcoming, then the zoning for the property would revert. Vice Chairman Brownlow asked if a person would still have the ability to put in their own well since the subdivision proposed a central water system. Mr. Price and Mr. Rozycki said they thought that was possible, but Mr. Rozycki said he also believed the developer could probably impose restrictions to prevent the installation of individual wells. Vice Chairman Brownlow called for comments from the public. The following individuals spoke in opposition to the application, generally expressing concerns about density, water, sewage disposal, traffic and loss of lifestyle: Tom Galligan, Diane Franks, Tom Herman, Barbara Morgan, Arthur MacAulay, and Lee Dugan. Humboldt resident Terry Nolan participated in discussion, at Vice Chairman Brownlow's request, regarding water, soil composition and perc tests. Prescott resident Woody Stebbins spoke in favor of the application, saying there was a need for affordable housing in the area. Vice Chairman Brownlow noted that there were numerous one-acre lots in the area and that the roads to those lots were not County roads but that residents still beat on the County about the condition of the roads. He said that as a result, when a developer comes to the Board and says he will build roads to County standards it carries a lot of weight. He said if the subject property was lot-split instead of being subdivided, there would only be more dirt roads. Vice Chairman Brownlow also said that Yavapai County had become a place where people come from other places to build expensive homes and that what that meant was there is very little affordable housing for the people who live here. Barbon, L.L.C. partner Brad Smith said his intent with this plan was to do something nice for the area and that he had not realized so many people would be upset about it. He told the Board he had lived in the area for a very long time and had seen property being split up and that he did not like it. He said he had purchased the property for the school on it but cannot keep the entire property because of the taxes. Mr. Smith said that because of ADWR deadlines, the subdivision plan was submitted before he really had a chance to meet with adjoining property owners and that he had learned since the Commission meeting that a lot of people in the area did not like his plan. He said he had recently learned that it would be possible to make some minor modifications to the plan without jeopardizing the certificate of assured water supply, but that with the water company that would serve the subdivision he would not be able to afford the necessary pipes and meters if the lot sizes were two acres. Mr. Smith said that in addition, the wages in the community were not high and that he thought making the subdivision lots smaller and more affordable would address that situation. He told the Board that at some point in the future he would like to have a meeting with neighbors to go over his proposal for the subdivision, saying he believed many of the people who had signed petitions in opposition had not even been out to look at the property. He said he was sorry that so many people were upset, but that he could not afford to keep the land and if it was not subdivided then it would have to be split into metes and bounds parcels and sold off. At this point, Vice Chairman Brownlow closed the floor to further comments. Supervisor Feldmeier said he had read the back-up information provided to the Board and that he had listened carefully to what people had to say on this day. He said that people had come to this day's meeting asking legitimate questions, but that the reason they were able to do so was because the applicant had chosen to utilize the County's subdivision process. He said that if the property was simply parcel split, there would be no opportunity for anyone to comment on water, sewer or roads. Supervisor Feldmeier said he could not see where the adjoining neighbors would have traffic impacts from this proposed subdivision. He acknowledged that the

density of the project was greater than what currently exists in the area, but said the County needs a mix of population and that people must recognize that all the land from Prescott to Seligman cannot simply be two-acre parcels. Supervisor Feldmeier said he believed this was a good project and would set a higher standard for development. He moved to approve the recommendations of the Planning & Zoning Commission. Vice Chairman Brownlow seconded the motion. There was brief discussion regarding lot sizes on the eastern boundary of the project, during which Mr. Rozycki said that increasing the sizes of those lots could reduce the overall number of lots in the project by eight or ten. Vice Chairman Brownlow said he would like to see the total number of lots reduced from 182 to 172. Supervisor Feldmeier said he was comfortable with what had been presented, and that he did not believe it was fair to make a developer who was going through the County's subdivision process change his plans in order to accommodate a property owner who was parcel-splitting to the east. Vice Chairman Brownlow called for the vote, which carried unanimously.

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. Vice Chairman Brownlow asked if anyone was present to object to any of the items on the consent agenda. There was no response, whereupon Supervisor Feldmeier moved to approve the recommendation of the Planning & Zoning Commission in all cases. Vice Chairman Brownlow seconded the motion, which carried by unanimous vote.

1. Special use permit for soil blending/compost and recycling business in conjunction with a mining exemption in an RCU-2A zoning district, 306-40-009J, Paulden area, Roy Mills agent for Assisted Services, Inc., #6811. *At the applicant's request this application was withdrawn and the Planning & Zoning Commission acknowledged the withdrawal by unanimous vote.*
2. Special use permit for existing 40-foot self-supporting tower containing two six-foot microwave dish antenna, in an RCU-2A zoning district, 301-11-002, approximately 21 miles southwest of Seligman, KNAZ/KMOH-TV of Flagstaff, #6836. Consideration of a Special Use Permit for an existing forty foot 40') self-supporting tower containing two (2), six foot (6') microwave dish antenna, on a one (1) acre site, in an RCU-2A (Residential; Rural; two (2) acre minimum) zoning district. Located approximately one and one half (1.5) miles west of Anvil Rock Road, on Juniper Mountain (Squaw Peak), on State Trust land, approximately twenty-one (21) miles southwest of the community of Seligman. The Planning and Zoning Commission recommended approval of the Special Use Permit, subject to the following stipulations: 1). Special Use Permit to be granted on a permanent/transferable basis, with notification of staff prior to transfer; 2). The applicant shall allow for collocation of other antenna on their tower, whenever possible, per the Yavapai County Planning and Zoning Ordinance; 3). Development shall be in conformance with the site plan dated December 10, 1998, with additional electronic equipment storage facilities allowed to provide the necessary support for the maximum number of antenna that the tower will support; 4). Existing forty foot (40') tower not to be extended in height, without approval of an amendment to the existing Use Permit; 5). Any lighting used in conjunction with the maintenance or operation of this facility should be in compliance with the Yavapai County Planning and Zoning Ordinance, Section 120, Dark Sky Ordinance; 6). The communication tower and accessory structures shall be removed from the property, within one (1) year, if the facility becomes unused or obsolete.
3. Special use permit to allow operation of a staging area, material storage, crusher set-up and concrete and asphalt batch plant in conjunction with ADOT US Highway 93 construction project, in an RCU-2A zoning district, 200-16-001, Santa Maria Ranch south of Bagdad, Mark Fisher, Pulice Construction, Inc., agent for Erik Barnes, #6845. Consideration of a Special Use Permit in order to allow the operation of a staging area, material storage, crusher set-up and concrete and asphalt batch plant, in conjunction with the Arizona Department of Transportation US Highway 93 construction project, on an approximate fifteen (15) acre portion of a nine hundred eighty three (983) acre parcel in a RCU-2A (Residential; Rural; two (2) acre minimum) zoning district. Located on the Santa Maria Ranch adjacent to US Highway 93 in the vicinity of milepost 160, approximately fourteen (14) miles south of the community of Bagdad. The Planning and Zoning Commission recommended approval of the Special Use Permit, subject to the following stipulations: 1). Special Use Permit to be granted on a non-transferable basis for a period of eighteen (18) months or to expire on September 1, 2000; 2). All outdoor lighting to conform to Yavapai County Zoning Ordinance requirements (Dark Sky Ordinance); 3). Special Use Permit confined to the fifteen (15) acre portion leased from the Santa Maria Ranch as described in the legal description; 4). Approval of Environmental Services Department for temporary wastewater disposal system prior to initiation of use; 5). All necessary Building Permits/Zoning Clearance from the Department of Planning and Building for the modular unit to be applied for within thirty (30) days of Board approval; 6). Applicant to remove all equipment and structures associated with the use within six (6) months of cessation of use.
4. Final site plan for concrete septic tank pre-cast facility in a Conditional M-1 zoning district, Humboldt Pre-Cast, 402-08-049J, Humboldt area, Terry Nolan, #6835. Consideration of a Final Site Plan in order to allow a concrete

septic tank pre-cast facility, on a 13.25 acre parcel in a Conditional M-1 (Industrial; General Limited) zoning district, for the project known as Humboldt Pre-Cast. Located on the West side of Highway 69, approximately three fourths (3/4) of a mile south of Main Street in the community of Humboldt. The Planning and Zoning Commission recommended approval of the Final Site Plan, subject to the following stipulations: 1). Development to be in substantial conformance with the plan/plat entitled "Final Site Development Plan, Concrete Tank Precast Facility" dated December 15, 1998, with the exception or addition of the following: 2). Landscape plan to be revised to illustrate fifteen (15) gallon Cypress trees on ten foot (10') centers with three (3) Red Photina or similar, between each Cypress tree. Staff review and field inspection within one (1) year of approval by Board of Supervisors to determine whether additional screening is necessary around batch plant and storage area; 3). Applicant to revise parking area plan/number of parking spaces, if necessary; 4). If there will be a dwelling unit on the property, a Special Use Permit will need to be applied for and approved by the Planning and Zoning Commission and Board of Supervisors. 5). Environmental Services approval of existing septic prior to initiation of use.

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

1. Requests from Board of Supervisors:

- a. Approve appointment of the following individuals to the Yavapai County Water Advisory Committee, as recommended by their respective jurisdictions: Herb Dishlip, Arizona Department of Water Resources; Lucy Mason, City of Prescott, with Tom Reilly to act as an alternate; Kate Nelson, Town of Chino Valley, with Len Redding to act as an alternate.
- b. Consider approval of a contribution in an amount not to exceed \$400 to the Prescott Wildland/Urban Interface Commission for the purpose of sending civilian commission member Jay Ebey to a national conference on wood waste utilization sponsored by the National Arbor Day Foundation, March 1 and 2, 1999, Nebraska City, Nebraska. To be paid from Contingency.
- c. Permission to expend approximately \$1,685.95 from Contingency in order to purchase anniversary pins for employees.
- d. Consider appointment of the following precinct committeemen, as recommended by the Republican Committee of Yavapai County: Melvin Arnold Wild and Patricia R. Wild, Coyote Springs Precinct; Timothy G. Shaffer, Prescott Southwest Precinct; Andrew C. Ayres, Camp Verde 1 Precinct; Frank E. Ogden, Clemenceau Precinct; Harry Baker and Catherine Baker, Northside Precinct
- e. Consider appointment of the following precinct committeemen, as recommended by the Democratic Party of Yavapai County: John A. Verrell, Williamson Valley Precinct; Mary-Margaret Pursel, West Chino Precinct.
- f. Consider approval of two full-time Secretary Journey positions for the Board of Supervisors. Following an explanation from Mr. Holst that both Chairman Davis and Supervisor Feldmeier had indicated that they each needed a full-time position, the Board voted unanimously to approve this request. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow.

1. Request from Special Programs Division of the School Superintendent's Office for permission for Fred Czarnowski to travel to San Carlos, Sonora, Mexico, to attend the 11th Annual Hands Across the Border International Conference, March 18-21, 1999, at approximate cost of \$400 to be paid from budgeted funds.
2. Request from Superior Court for permission for Judge Janis Ann Sterling to attend the Association of Family and Conciliation Courts Annual Conference, June 2-5, 1999, in Vancouver, Canada, at approximate cost of \$2,000 to be paid from the Superior Court general fund budget.
3. Request from Human Resources for approval of proposed major changes to the Yavapai Combined Trust Agreement.
4. Request from Fleet Management for approval of intergovernmental agreement with the City of Prescott for fueling City vehicles. Supervisor Feldmeier asked Public Works Director Richard Straub if he had been part of the process to develop this agreement and whether he approved of the impact it would have on County vehicles. Mr. Straub replied he had been unaware of the agreement. Supervisor Feldmeier moved to hold this item in abeyance for more information. Vice Chairman Brownlow seconded the motion, which carried by unanimous vote.
5. Request from Facilities/Parks for permission to purchase new Convection Steamer and Water Softening System for the Prescott Jail and to pay for repairs performed to Convection Steamer at the Camp Verde Jail Kitchen, and approve the transfer of \$13,200 from Other Improvements to Equipment Repairs/Outside in the Facilities/Parks budget to pay for the same.
6. Requests from Public Works:
 - a. Consider approval of change order to contract with Dava & Associates for design of the Airport Connector. Increase of \$34,760. Half-cent sales tax project. This item could not be considered because it would require a

unanimous vote of all three Board members.

- b. Consider approval of Change Order No. 2 with Vastco for Reconstruction of Willow Creek Road, Project #986541. Increase of \$5,918.60. Half-cent sales tax project. This item could not be considered because it would require a unanimous vote of all three Board members.
 - c. Award or reject bids received for "Hauling and Recycling/Disposal of Rimmed Passenger Tires, Off Road and Semi Truck Tires in Yavapai County, Arizona, Contract #987174." Bids opened February 16, 1999. Recommend awarding to Polytek Southwest at various prices.
 - d. Award or reject bids received for "Supply and Deliver Portland Cement Concrete and Shotcrete in Yavapai County, Arizona, Contract #997596." Bids opened February 16, 1999. Recommend awarding to all bidders at various prices.
 - e. Award or reject bids received for "Supply Operated Hauling Equipment in Yavapai County, Arizona, Contract #997598." Bids opened February 16, 1999. Recommend awarding to Oothoudt Bros, DeWitt Bros., Wegge Trucking and E.M. Schill Ent. at various prices. Following an explanation from Mr. Straub regarding the process used to utilize private contractors, the Board voted unanimously to award the bids as recommended. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow.
 - f. Award or reject bids received for "Supply Operated Equipment in Yavapai County, Arizona, Contract #997597." Bids opened February 16, 1999. Recommend awarding to all bidders at various prices.
1. Consider adoption of resolution approving the issuance of not to exceed \$5,000,000 Adjustable Rate Industrial Development Revenue Bonds (Oxycal Laboratories, Incorporated Project) Series 1999A and Taxable Series 1999B of The Industrial Development Authority of the County of Yavapai, and certain matters related thereto. Following a brief explanation by IDA Attorney Barry Cline, the Board voted unanimously to approve Resolution No. 1167. Motion by Supervisor Feldmeier, second by Vice Chairman Brownlow.

9. 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: Prescott East Sanitary District; Seligman Street Lighting Improvement District; Seligman Sanitary District; Pine Valley Street Improvement District.
2. Resolve into Board of Directors of Prescott East Sanitary District:
 - a. Approve minutes of meeting of January 19, 1999.
 - b. Authorize Chairman to sign letter in support of annexation of the District to the Town of Prescott Valley, and to sign petition for annexation based on value of property owned by the District (infrastructure).
 - c. Authorize District staff to proceed with plans and specifications for improvements, and retain the services of a bond attorney and financial consultant.

CLAIMS AGAINST YAVAPAI COUNTY

<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
General Fund	1,236,257.41	Family Planning	5,065.74
Fam Plng Fees	284.69	Home Health Ser	13,205.16
Health Promotion	2,396.81	Nutrition	2,285.18
T.B. Control	1,641.06	W.I.C. Program	9,480.59
Jail Enhance	893.61	Diversio Intak	7,245.71
Juvenile IPS	25,315.70	Family Councel	716.00
Juv Food Prog.	326.35	Probation Ser	3,961.76
Adult IPS	25,315.70	Adult Prob Fee	11,091.10
Prob Enhance.	22,340.39	Stor/Ret Conv	128.27
Indigent Def/Dg	1,820.18	Nutrition Fees	511.13
Crim Just/Atty	5,701.32	Bad Check Prog	4,128.96
CDBG Grant	11,387.76	Juv Prob Svs	1,463.36
Commodity Fd	392.01	Azeip Case Mgmt	1,431.80
Sex Trans Disea	238.47	Hi Risk Chld HI	1,918.31
Clerk's Storage	2,044.80	WIC/TOB Interve	1,663.10
HIV Prevention	1,257.44	Atty Anti-Rack	5,118.05
P.A.N.T.	2,176.28	Law Library	2,794.44
C.A.S.A	2,356.34	Case Process.	1,524.58

Childrens Justi	80.55	Teen Prenatal E	665.79
Azeip Coordin	618.44	Vict Witns Prog	2,783.43
Court Enhanceme	369.56	Concil Court	3,726.62
YCT Wellness Pr	652.70	Drug Enf Fndg	1,760.20
Vital Statistic	1,242.84	COPS Universal	3,112.89
Victimts Impleme	2,621.35	Recycl Educ Pro	213.79
Yav Indian Agre	1,849.64	Hassayampa/LTC	5,215.43
Dietetic Intern	1,142.54	Immuniz Service	629.88
Lower Crt Autom	2,005.30	Idea-Preschool	10,192.72
Subs Abuse/DARE	694.82	Chem Abuse	142.11
Juv Det/Pace	8,851.10	Collab Comp Rev	6,800.00
Special Program	6,611.15	Sm Schools Ecia	376.35
Sm Schools Beha	8,524.59	Public Works	196,593.16
Health Fund	39,618.21	Jail Commissary	11,887.55
Environ Svcs Di	11,595.83	W. Yav Sol Waste	4,106.18
V V Solid Waste	2,416.91	Develop Clinic	1,423.03
Tire Recycle	5,711.86	Haz Mat Plng Gr	225.61
Safe School Pro	3,116.74	Adhs-Svc Coord	912.60
Famly Law Comm	3,613.43	Comm Punish Pro	1,880.08
Pace Chapter1	84.01	Regnl Road Proj	75,827.06
Library Automat	6,083.44	Health Start	156.24
Child Sup Auto	880.21	Intst Comp Prog	2,020.27
Ryan White II	529.57	St Grnt In Aid	5,000.00
Perinatal Block	1,761.18	Tobacco Educ	13,349.65
Equal Ad Det Ed	42.02	ALTCS	230,261.17
Enforce Equip	251.45	D.T.E.F.	487.00
Netwk Tch Updat	143.58	Resid Care Home	123.70
Attendant Care	9,835.54	HIV/W.Y.G.C.	400.75
Netwrk Develop	3,849.64	Children's Issu	1,536.67
Child Sup & Vis	238.17	Case Flow	1,108.63
Court Automat	4,847.76	COPS Hiring	3,005.59
VOCA	2,535.78	Prenatal Outrch	2,079.37
JTSF Treatment	810.95	Divrsn Consequ	288.31
Tobacco Donatio	295.76	Captial Proj	53,629.10
Selig Arpt Acq	5,000.00	Bagdad Apt 803	4,437.00
Sedona Muni Apr	13,092.80	Sedona Airport	5,393.07

In addition, payroll was issued on February 26 for the pay period ending February 20; warrant numbers 368269 through 368270; 368273 through 368815, in the amount of \$362,894.44. Jury certificates were also issued, warrant numbers 839500 through 839691. Warrants issued for March 1 Board day, 100296 through 100701; 100705 through 101086.

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

ATTEST:

Clerk _____Chairman