

OFFICE OF BOARD OF SUPERVISORS
YAVAPAI COUNTY, ARIZONA

Prescott, Arizona
May 1, 2000

The Board of Supervisors met in regular session on May 1, 2000.

Present: Chip Davis, Chairman; Gheral Brownlow, Vice Chairman; John Olsen, Member; Bev Staddon, Clerk.

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

PLEDGE OF ALLEGIANCE: Jessica Wolfinger, 5th Grade Honor Student at Miller Valley School

ITEM NO. 1. Board of Supervisors.

1. Approve minutes of meeting of April 17, 2000, and of special meetings of April 11, 12, 13, 18, 19, 20, 24 and 25, 2000. The minutes of the meeting of April 17 were unanimously approved as written, and the minutes of April 12 and April 13 were unanimously approved with minor amendments. Motion by Supervisor Olsen, seconded by Supervisor Davis.
2. Consider appeal of Hearing Officer decision on a planning and zoning violation, Tim Gardner, Case #00-Z-003. Upon a motion by Supervisor Brownlow, seconded by Supervisor Olsen, the Board voted unanimously to remand this case back to the Hearing Officer for hearing on May 12, 2000, as recommended by Planning & Building Director Mike Rozycki.
3. Consider authorizing readvertising for Yavapai County Water Advisory Committee Coordinator position, at a higher salary, and to be a County employee. Town of Prescott Valley Public Works Director Larry Tarkowski participated in discussion, saying that the position had been advertised and applications reviewed by the WAC's Technical Advisory Committee. He said that the advisory committee's recommendation was to readvertise and upgrade the salary, and that making the position a County employee position would also provide for greater commitment over the long term. There was brief discussion regarding funding, during which Mr. Holst said that bills had gone out to the cities and towns for their share of funding for the WAC, and that while the County could provide for the Coordinator the benefits received by County employees, continuation of the position itself would depend on continued funding from the jurisdictions involved in the WAC. Chairman Davis moved to authorize readvertising the position, to expand the salary range, and to make the position a nonclassified County employee position under the supervision of County Administrator Jim Holst. He said he would like the jurisdictions involved in the WAC to be contacted about making a four-year commitment for funding for the position because it would offer more stability for the individual who takes the position. Supervisor Olsen seconded the motion. Supervisor Brownlow asked if the City of Prescott was still committed to participation in the WAC, saying he had recently heard comments indicating that the city might be backing away from it. Mr. Tarkowski said that as far as he knew the city was still on board. The motion carried by unanimous vote.
4. Consider authorizing County participation in the Prescott AMA Technical Working Group, approve the group's work plan, and appoint John Olsen to represent Yavapai County as a member of the group. Supervisor Olsen read the purpose and goals of the group, saying it would be similar to the Verde Watershed Association. Town of Prescott Valley Public Works Director Larry Tarkowski participated in discussion, saying this group would also be similar to the regional efforts that had been realized through the Central Yavapai Transportation Planning Organization, except that it would deal with all facets of water management including groundwater, storm run-off, effluent, and the like. Upon a motion by Supervisor Brownlow, seconded by Chairman Davis, the Board voted unanimously to authorize the County's participation in the group, approve the group's work plan and appoint Supervisor Olsen as the County's representative.
5. Consider approval of items appearing on the Consent Agenda and on the Consent Agenda for Special Districts. With the exception of items 2.b. and 7.c., all items were approved by unanimous vote. Motion by Supervisor

Brownlow, second by Supervisor Olsen. No comments from the public. See Consent Agenda for detail.

ITEM NO. 2. Merit Award Board Chairman Vincent Gallegos. Approve Dr. Julia Williams, Medical Director for the Sheriff's Department, as Employee of the Month for February 2000. Chairman Davis announced that Dr. Williams was out of the country and that this item would be postponed until the meeting of May 15, 2000.

ITEM NO. 3. MIS Director Mark Ruddeforth. Award bid for Ikonos Satellite Imagery, to be paid from Contingency. Bids opened April 25, 2000. Bids were received as follows: Global Systems Modeling, Ltd., \$503,387.45; GIS Services, \$515,681.36; Cooper Aerial Surveys, Inc., \$539,275.39; and AirPhoto USA, \$293,668.20. Mr. Ruddeforth told the Board that the bid from AirPhoto was a technically non-responsive bid, that the bids from GIS Services and Cooper Aerial Surveys did not include sales tax, and that the bid from Global Systems Modeling was the lowest of the three responsive bids. He told the Board that a 21-square-mile area comprising the Prescott area would be shot first and then reviewed, and that if the imagery did not meet with the County's approval the County would not be liable for anything but the approximately \$3,000 it cost to shoot that area. He said that if the imagery was acceptable, then the entire County would be shot at the same time. There was brief discussion regarding possible contributions from cities and towns for the information the County would be developing, during which Mr. Holst said that in the past contributions from the cities and towns had been in the form of their providing information for inclusion in the County's system that made the County's system more informative. He said that the County was looking at transferring a massive amount of information from the cities and towns for this project. In response to a question from Supervisor Brownlow regarding the ability of developers to use this information, Mr. Ruddeforth said the County was prohibited from selling the information to developers and could only make it available to governmental agencies in the County and, if it chooses, to the public through the Internet. He said it was a government tool, and not adaptable for use by developers. Upon a motion by Supervisor Brownlow, seconded by Supervisor Olsen, and with no comments from the public, the Board voted unanimously to award the bid to Global Systems Modeling, Ltd., in the amount of \$503,387.45, as recommended by Mr. Ruddeforth. No comments from the public.

ITEM NO. 4. Resolve into Board of Directors of the Yavapai County Flood Control District. Reference: Special District minutes.

1. Approve minutes of meetings of April 17 and 20, 2000.
2. Consider awarding a professional services contract in the amount of \$2,400 to Western Technologies, Inc., for environmental consultation services relating to asbestos abatement for the Osburn Street Property, Project #FCD990-001, Prescott area.

ITEM NO. 5. Resolve into Board of Supervisors. Public Works Director Richard Straub.

1. Consider approval of purchase agreements and fees for properties needed for the extension of Mingus Avenue, Cottonwood. Five agreements were approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Olsen. No comments from the public.
2. Consider approving an amount not to exceed \$8,500 for the purchase of right-of-way from the Arizona State Land Department for Tenderfoot Hill Road, Congress. (*Approved on April 17, 2000, for an amount not to exceed \$8,000.*) Deputy County Attorney Randy Schurr participated in discussion. Mr. Straub explained that following the Board's approval of \$8,000 for this right-of-way, it was discovered that the State Land Department had made an error and that this necessitated his returning to the Board to ask for additional funds. Supervisor Olsen pointed out that there is only one road into the community and that this road would provide a secondary route. In response to a question from Chairman Davis regarding whether the State Land Department could waive the purchase price, Mr. Schurr said that even though the State Land Department is charged with selling property for the benefit of school districts, it does not have the legal authority to assist individual school districts by waiving the purchase price of state land. Approve by unanimous vote. Motion by Supervisor Olsen, second by Supervisor Brownlow. No comments from the public.
3. Consider accepting the roads in Rancho Santa Maria Unit 2 as fully-maintained County roads and release any funds being held in retention. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor

Olsen. No comments from the public.

4. **Study session for discussion only regarding road maintenance districts.** Deputy County Attorney Randy Schurr participated in discussion. Mr. Straub said he had recently learned that some counties form road maintenance districts that allow for roads to improved to something less than County standard. He said he had concerns about becoming involved in this type of district because of potential problems with the Arizona Department of Environmental Quality over dust, and because of the likely expense to the County in terms of staff time. Chairman Davis said he could see why some neighborhoods don't want paved roads, but that he also believed that neighborhoods have the ability to resolve their private road problems without involving the County. He said that private roads should be maintained privately. Mr. Schurr said that road maintenance districts would be County improvement districts, and that if a road in such a district was improved to less than County standard the district would levy a tax annually for road maintenance and then contract with a private contractor to perform the maintenance. He said that if there were dust problems, the district might have to pay to have the road watered frequently and that this could be expensive. Chairman Davis asked about liability for the County. Mr. Schurr responded that there would be no liability for the County, but that the district would have to carry insurance and that it would be liable for problems related to the road. He said that if there was a claim against the district, district property owners would have to pay for it. There was brief discussion about where road maintenance districts might be appropriate, with Supervisor Brownlow saying that property owners on Nancy Drive were interested in doing something but were not sure they wanted to improve their road to County standards. Chairman Davis asked if it would be possible to develop criteria for these types of districts that would deal with the number of vehicles on the road and so on. There was general agreement that the idea of road maintenance districts merit some research, and that staff should meet and discuss the matter and report back to the Board in one month.

ITEM NO. 6. Planning & Building Director Mike Rozycki. Planning and zoning. Planning & Zoning Commission members Al Wood and Richard Collison were present to represent the Commission. Deputy County Attorney Randy Schurr participated in discussion.

1. **Use permit for construction and operation of a construction equipment rental facility in a C1-3 zoning district, 500-32-547, Cordes Lakes area, Michael Verville, #7020.** Consideration of a Special Use Permit in order to allow the construction and operation of a construction equipment rental facility on an approximate eight thousand six hundred (8,600) square foot parcel, in a C1-3 (Commercial; Neighborhood Sales and Services) zoning district, located in Cordes Lakes No. 8 Subdivision, Lot #2997, on the northeast corner of the intersection of Cordes Lakes Road and Stagecoach Trail in the community of Cordes Lakes. The Planning and Zoning Commission recommended approval of the Special Use Permit, subject to the following stipulations: 1). Use Permit be approved for a period of ten (10) years, with staff review in two (2) years, on a transferable basis with staff notification prior to transfer; 2). Applicant to submit a revised site plan for staff review and approval depicting the relocated driveway access to eliminate driving over the existing septic tank and leach line, location of proposed septic system, as well as display area for use during operating hours, prior to issuance of Zoning Clearance/Building Permit; 3). Applicant must obtain a building permit within one year from the date of Use Permit approval and must diligently pursue completion. Failure of such shall void the Use 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 year period; 4). Applicant to obtain a driveway/roadway access permit from the County Public Works Department, prior to construction of drive/road that accesses the County roadway; 5). Conformance to Ordinance standards for parking design, surface, delineation of spaces, handicapped access, signage and landscaping; 6). All outdoor lighting to conform to Yavapai County Zoning Ordinance requirements (Dark Sky Ordinance); 7). Total aggregate signage not to exceed ninety-six (96) square feet and shall conform to the requirements of the C1 zoning district; 8). Hours of operation to be limited from 8 AM to 6 PM; 9). All equipment to be confined to an enclosed building with no outside storage during non-operating hours. All outside displays to be confined to a designated display area during normal hours of operation from 8:00 A.M. to 6:00 P.M. as depicted on a revised site plan to be reviewed and approved by staff prior to issuance of Zoning Clearance/Building Permit; 10). Environmental Services review and approval of storage and removal of oil and gasoline and waste from cleaning and servicing of equipment; 11). Applicant to provide an on-site restroom. Applicant to obtain Environmental Services approval for sanitary facilities prior to issuance of Zoning Clearance/Building Permit; 12). Fire district review and approval prior to issuance of Zoning Clearance/Building Permit. Hazardous

materials or chemical storage to be reviewed and approved by the Mayer Fire District. Following brief discussion of stipulation #8 regarding hours of operation, during which Mr. Rozycki said the hours were what the applicant had requested, the Board voted unanimously to approve the recommendation of the Planning & Zoning Commission. Motion by Supervisor Olsen, second by Supervisor Brownlow. No comments from the public.

2. Zoning map change from RCU-2A to PAD, 500-25-021H, 500-04-004M, N, P and Q, Mayer/Spring Valley area, M. Haywood Associates, Inc. agent for Bensch Ranch Estates, LLC, #7025. Consideration of a Zoning Map Change from RCU-2A (Residential; rural; two (2) acre minimum lot size) to PAD (Planned Area Development) in conjunction with a Preliminary Site Plan consisting of four hundred eleven (411) lots on five hundred forty-nine (549) acres with trails and common open space with an average lot size of thirty-six thousand, seven hundred forty (36,740) square feet. Located on the southwest side of State Route 69, between the communities of Spring Valley and Mayer. The Planning and Zoning Commission recommended approval of the Zoning Map Change from RCU-2A to Residential PAD (Planned Area Development, site built homes only), subject to the following stipulations: 1). Zoning Map Change approval subject to review and approval of a Preliminary Plat/Final Site Plan in keeping with the Preliminary Site Plan dated 3-6-00; 2). Antelope Creek Road (a.k.a. Old Black Canyon Highway) to be improved by the applicant with an asphaltic concrete surface through the subject property, including the intervening stretch of roadway that passes through BLM property, 3). A twenty foot (20') building setback for all structures shall be maintained from the peripheral boundary of the subdivision; 4). Sixty-eight feet (68') minimum right-of-way or width agreed to by the Public Works Director to be dedicated to Yavapai County along the alignment of Antelope Creek Road (a.k.a. Old Black Canyon Highway) that passes through the subject property; 5). Bensch Ranch Boulevard to be dedicated as sixty-eight foot (68') public right-of-way and to remain ungated to allow public access from SR 69 to Antelope Creek Road. Final decision to be determined as part of the evaluation of the Final Site Plan; 6). Applicant to provide site of financial contributions in lieu of a site acceptable to the Mayer Fire and School Districts, prior to Final Site Plan submittal; 7). Applicant to provide site for Fire/Sheriff substation, acceptable to those agencies and depict the sites on the Preliminary Plat/Final Site Plan, if sites are requested by those agencies. Preliminary Plat/Final Site Plan to also depict the subdivision's recreation site(s). 8). Easement for possible future roadway development from Rough Rider Ridge Road to BLM lands to the north to be gated at the applicant's expense, as part of Phase 2 of the development. A one foot (1') non-vehicular easement to be identified at the terminus of said future roadway easement for access to the unsubdivided lands to the north of the project. Said non-vehicular access easement to be automatically abandoned upon acceptance of a dedication of right-of-way or approval of a private roadway for extending the street on to the adjoining property by the Board of Supervisors. 9). Applicant to align Bensch Ranch Boulevard with Old Sycamore Road and to make improvements to SR 69/Bensch Ranch Boulevard/ Old Sycamore Road intersection as deemed necessary by ADOT (Arizona Department of Transportation); 10). Fire hydrants to be installed throughout the subdivision per Mayer Fire District Recommendations; 11). Hackberry Wash and the wash that runs along the Bensch Ranch Boulevard shall remain free of fences to function as a wildlife corridor. Said fencing restrictions to be placed on the Final Plat and in the subdivision's CC&Rs. Fencing to be evaluated with the Final Site Plan; 12). A one foot (1') non-access easement shall be depicted on the Preliminary Plat/Final Site Plan, along those portions of subdivision boundary where platted lots share a common border with public lands; 13). Gating or limiting public trail access through the subdivision shall not prevent public non-motorized trail use during daylight hours; 14). Preliminary Plat/Final Site Plan to depict building envelopes delineating the steep and/or drainage impacted portions of a lot where buildings will not be allowed. 15). Subdivision to be served by a central water and sewer system approved by ADEQ and ADWR to approve adequate water supply. Mr. Rozycki pointed out that final decisions regarding whether Bensch Ranch Boulevard would be private or public, the width of the right-of-way for Old Black Canyon Highway/Antelope Creek Road, and the limitation on fencing for a wildlife corridor would be made with submittal of the final plat. Supervisor Brownlow said he would probably ask for a 100-foot right-of-way for Antelope Creek Road. Applicant's agent Mike Haywood said he did not feel that was necessary. Upon a motion by Supervisor Olsen, seconded by Supervisor Brownlow, and with no comments from the public, the Board voted unanimously to approve the recommendations of the Planning & Zoning Commission.
3. Preliminary subdivision plat, The Ranch at Hidden Valley, 306-40-027X, Chino Valley area, Mike Sudbeck, Sudbeck Consultants, Inc., agent for The Ranch at Hidden Valley, L.L.C., #6888. Consideration of a Preliminary Subdivision Plat in order to allow the eventual platting and conveyance of fifty-six (56) lots on approximately one hundred twenty-five (125) acres with a minimum lot size of two (2) acres in an RCU-2A (Rural; Residential; two-(2) acre minimum lot size) zoning district. Located approximately 1.2 miles north of Road 5 North which is the northernmost boundary of the Town of Chino Valley and approximately two

(2) miles west of State Route 89 in the vicinity of the Town of Chino Valley. The Planning and Zoning Commission recommended approval of the Preliminary Subdivision Plat, subject to the following stipulations: 1). Approval of the Preliminary Subdivision Plat for the project known as the Ranch at Hidden Valley consisting of one sheet dated 2-29-00. Submittal of a Final Subdivision Plat in general conformance with the Preliminary Plat map within two (2) years of Board of Supervisors approval; 2). Phase II and Phase III drainage report shall be approved by the Flood Control District prior to Final Plat submittal and issuance of a Development Permit; 3). Fire suppression/above-ground water storage to be approved by the Chino Valley Fire District prior to submittal of the Final Subdivision Plat. Location of water storage tanks to be depicted on the Final Subdivision Plat; 4). Submittal of a statement of "Adequate Water Supply" by the Arizona Department of Water Resources (ADWR) prior to submittal of the Final Subdivision Plat Applicant to drill a well on each lot prior to the closing of the sale. This information to be disclosed on a note on the Final Plat and in the public report; 5). ADEQ/Environmental Services Department approval of sanitary facilities prior to Final Plat submittal; 6). Applicant to improve Nighthawk Road to County road standards in accordance with Resolution 1036 and as satisfactory to Public Works from its intersection with Yuma Drive the entire length of the subdivision extending to the easternmost boundary; 7). Applicant to participate in off-site road improvements to Yuma Drive commensurate with traffic generated by the project with specific financial assurances for public improvements in an amount to be reviewed and approved by the County Public Works Director prior to approval of the Final Subdivision Plat; 8). Applicant to submit an application for rezoning of the property to R1L-2A (Residential; Limited; two (2) acre minimum lot size) or RMM-2A (Residential; Multi-Sectional Manufactured) prior to submittal of Final Subdivision Plat; 9). All lots to meet the minimum width and depth requirement for the two-acre density district; 10). Final Plat map to show a stub-out street/easement connecting to the eastern boundary of the subject property; 11). Applicant to modify building envelopes so that all structures are restricted to outside of the wash/floodplain areas. Mr. Rozycki described this subdivision as a 125-acre property with 56 two-acre homesites, each with individual wells and septic systems. He said there were concerns about secondary access to the property and the fact that there was no trail easement provided for. Mr. Rozycki said the main access to the property was Yuma Drive to Nighthawk, and that the applicant was requesting a waiver of the requirement for secondary access. He told the Board that because of a water storage tank that would be located on the property, and because of two connections to Nighthawk, the concerns of the Chino Valley Fire District had been satisfied. He also said it was possible that if the Del Rio Ranch is developed in the future, Nighthawk could be extended through that area to Highway 89. Mr. Rozycki said he believed a majority of the Commission members had felt that this proposal was preferable to the lot splits that could occur in the area. Supervisor Brownlow noted that on the west side of the property there was a 35-foot easement and asked if it was true that the developer was going to offer an additional 15-foot easement. Applicant's attorney Jim Musgrove said that was true, and that the applicant was doing so in order to allow for future development. He said that with regard to providing for an equestrian trail through the subdivision, his client was not marketing the property as an "I wanna be a cowboy" subdivision and that it was not being advertised as a horse property type of subdivision. He said his client was willing to discuss an eight-foot equestrian easement on the southern boundary of the property from west to east if it is necessary, but that neither he nor his client saw why people who don't own property in the proposed subdivision should be encouraged to ride their horses through the subdivision. He said it did not make sense that people who do not own property in the proposed subdivision can tell people who do own property how they can use their property. Supervisor Brownlow pointed out that there was private property between the proposed subdivision and state land to the north. Mr. Rozycki said he believed that for many Commission members the trail was still a question. He said that although the property was not being marketed as a horse property subdivision, the lots would be two acres in size and that horses would be allowed. He said that it was also possible that at some future date an easement across the private property lying between the applicant's property and state land to the north would be granted. Chairman Davis said that with 125 acres, the potential for 62 lot splits existed and that the applicant was proposing 56 homesites. He said that this application might be an example of how the Board might want to start doing business to cooperate with land owners. He said he believed that the applicant's willingness to cooperate on improving the access road to the subdivision and having improved roads within the subdivision were examples of how the Board might want to cooperate with people who want an alternative to lot splitting. Area residents Karen Bullman and Troy Millsap spoke in opposition to the application, primarily citing concerns about the lack of secondary access. At this point, Supervisor Olsen had to leave the meeting in order to attend in meeting in Phoenix and was gone for the remainder of the day. Supervisor Brownlow said there were other subdivisions in the County that do not have secondary access. He said there were people who like lot splits and that

people need to understand the problems that lot splitting can create. He said that what the Board had to look at was how many roadblocks it was going to put in front of a developer before the developer just gives up and decides to develop by lot splitting. He said he saw this application as a win-win situation, but noted that although the applicant was willing to share in the cost of improving Yuma Drive the County did not have money in its budget this year for this project. Supervisor Brownlow moved to approve the recommendations of the Planning & Zoning Commission. Chairman Davis seconded the motion, which carried by unanimous vote of those present.

4. Special use permit amendment to allow expansion of a marksmanship training facility, Gunsite Marksmanship Training Academy, 306-40-220, 015C and F, Paulden area, M. Haywood Associates, Inc., agent for Owen P. Mills, #7024. Consideration of an amendment to the existing Use Permit in order to allow the expansion of a marksmanship training facility to include the addition of two (2) pistol ranges, a "shoot house", a thirty foot (30') shooters tower, a student recreation building, a student laundry and shower facility, four (4) range latrines; a replacement classroom facility, ten (10) RV sites with electricity and five (5) tent sites; a five thousand (5,000) gallon water storage tank, a block storage building and the relocation of a rifle range on a two hundred thirteen (213) acre parcel in an RCU-2A (Residential; rural; two (2) acre minimum lot size) zoning district for the project known as the Gunsite Marksmanship Training Academy. Located north of Gunsite Road, approximately three (3) miles west of SR 89 in the vicinity of Paulden. The Planning and Zoning Commission recommended approval of the Special Use Permit Amendment, subject to the following stipulations: 1). Use Permit approved on a permanent/transferable basis, with notification of staff prior to transfer and subject to applicant maintaining lease on adjacent section of State Trust Land for purposes of a buffer, with an annual staff review; 2). No expansion of the facility beyond current authorized level as identified by the approved Site Plan dated 3-06-2000; 3). Total number of students/facility participants not to exceed one thousand, five hundred (1,500) per year; 4). No artillery weapons or ammunition to be stored on-site. No firearms to be discharged on-site that exceed fifty (50) caliber; 5). Applicant to participate in a dust abatement program for Gunsite Road, commensurate with traffic generated by the Gunsite Academy, to be reviewed and approved by the County Engineer. Applicant to continue working with Public Works and the area residents to create an improvement district to surface Gunsite Road; 6). Campground to be used by students only; 7). Applicant to work with Chino Valley Fire District to provide access and fire suppression capabilities as recommended by the District within ninety (90) days of Board of Supervisors approval; 8). Shooting allowed from proposed shooters tower to be limited to between the hours of 9:00 AM to 9:00 PM only. Applicant's agent Mike Haywood and applicant's attorney Paul Roberts participated in discussion. Chairman Davis called for comments in opposition to this use permit amendment. There were none, whereupon Supervisor Brownlow moved to approve the recommendations of the Planning & Zoning Commission. Chairman Davis seconded the motion, which carried by unanimous vote of those present.

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. All items were approved by unanimous vote. Motion by Supervisor Olsen, second by Supervisor Brownlow. No comments from the public. (Note: These items were considered prior to Supervisor Olsen leaving for a meeting in Phoenix.)

1. Zoning map change from R2-2 to R1L-10, 500-03-816 and 817, Spring Valley area, Russ and Alberta Parker, #7015. Consideration of a Zoning Map Change from R2-2 (Residential: Multi-Family with 2,000 square foot minimum lot size) to R1L-10 (Residential: Single Family Limited 10,000 square foot minimum lot size) consisting of a total of two (2) parcels, Lot #809 (13,655 square feet) and #810 (13,821 square feet) of the Spring Valley Subdivision Unit 2. The parcels are located at the southwest corner of the intersection of Gambol Circle and Gambol Lane in the community of Spring Valley. The Planning and Zoning Commission recommended approval of the Zoning Map Change from R2-2 to R1L-10.
2. Special use permit for construction and operation of a dog kennel together with a one-bay auto repair business in an RCU-2A zoning district, 402-01-029F (portion of), Poland Junction area, Mark Filipek and Angela Sumner agents for George Hull, #7026. *The Planning & Zoning Commission recommended deferral of this matter to an unspecified date.*
3. Extinguishment of PAD zoning, development agreement, preliminary plat and final plat for the Hidden Hills Subdivision, 402-14-034A and B, Prescott Country Club area, Fain Land and Cattle Company, #7019. Consideration of Extinguishment of the PAD Zoning and Development Agreement, pursuant of Section 109M.11.b and c of the Yavapai County Planning and Zoning Ordinance, for a three hundred twenty (320) acre Hidden Hills Master Planned Community, consisting of five hundred ninety-four (594) lots, together with a Development

Agreement, a Preliminary Plat for Phase I of the project consisting of one hundred forty-two (142) lots on seventy-five (75) acres and a Final Plat for Unit I of Phase I consisting of sixty-six (66) lots on forty-six (46) acres. Located west of State Route 69, immediately south of the Prescott Country Club. The Planning and Zoning Commission recommended approval of the Extinguishment of the PAD zoning, Development Agreement, Preliminary Plat and the Final Plat for the Hidden Hills Subdivision.

4. Special use permit for storage of fire trucks and other equipment in a R1L-175 zoning district, Spruce Mountain Fire Department Garage, 104-04-122D, Senator Highway south of Prescott, Mike Edwards agent for John Fendrick, #7018. Consideration of a Special Use Permit in order to allow the use of a twenty foot by twenty-nine foot (20' x 29') structure for the storage of two (2) fire trucks and other equipment used by the Spruce Mountain Volunteer Fire Department. The structure is located at 4650 Spruce Mountain Road., approximately 2.4 miles from the intersection of Spruce Mountain Road and Senator Highway on a nine (9) acre parcel in a R1L-175 (Residential: Single Family Limited, 175, 000 square foot minimum lot size) zoning district. The Planning and Zoning Commission recommended approval of the Special Use Permit, subject to the following stipulations: 1). Use permit to be granted on a permanent, transferable basis for the existing six hundred nine (609) square foot structure; 2). All equipment to be stored and maintenance to be performed inside the structure, except for an operable blade and/or snowblower; 3). Any meetings on-site shall have appropriate sanitary facilities; 4). Variance granted for the encroachment by fifteen feet (15') into the front fifty foot (50') setback; 5). All applicable Building Permits/Zoning Clearances to be received for all existing structures on the parcel within ninety (90) days of Board of Supervisors approval; 6). Requirement for screening the commercial use shall be waived, provided there is no opposition from adjacent land owners.
5. Discussion regarding Citizen Participation Guidelines and Process. *This item was a discussion item at the April 19, 2000, Planning & Zoning Commission meeting and will be included on the May 24, 2000, agenda for the joint session between the Board of Supervisors and the Commission.*

Planning & Building Department business:

1. Presentation of information regarding existing and proposed new Census Designated Places for use in the 2000 Census. 911-Addressing Coordinator Vincent Gallegos participated in discussion. Mr. Rozycki and Mr. Gallegos briefly discussed the Census Designated Places, saying this would give the County more valuable and usable information upon completion of the Census. Chairman Davis asked that Verde Village and Bridgeport each be broken out into separate CDPs, and Supervisor Brownlow suggested that the same be done for Skull Valley. In response to a question from Supervisor Brownlow, Mr. Rozycki said that the Williamson Valley CDP covered the same area as the Williamson Valley Road Corridor Study and the proposed Williamson Valley Community Plan boundary. Chairman Davis said he would like to see an immediate release about how important participation in the Census is to everyone in Yavapai County.
2. Discussion regarding a potential amendment to the Planning & Zoning Ordinance prohibiting rental of residential dwellings in less than 30-day increments in residential zones. Mr. Rozycki said he had put together a draft amendment that defines lodging as a commercial use that is not allowed in residential zones, and that he would like the Board to set a hearing on the amendment. Deputy County Attorney Randy Schurr noted that the agenda item on this day did not refer to any action being taken, and said that he and Mr. Rozycki would arrange to have this item placed on the Planning & Zoning Commission agenda.

ITEM NO. 7. Hearing: Consider adoption of the Yavapai County Health Code. **Notice to the public: This item was advertised for hearing on this date, but has been withdrawn from the agenda upon the recommendation of the Yavapai County Attorney's Office.**

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

1. Requests from Board of Supervisors:
 - a. Acknowledge the removal of Thom Strawn as precinct committeeman for the Yavapai Hills Precinct, as requested by the Republican Committee of Yavapai County.
 - b. Allocate \$800 per month fee from Texas Telecommunications for cellular site at the Public Works Department to the

Parks fund.

- c. Approve transfer of \$93,240 from Contingency to MIS for the General Fund's share of the new permitting system, and approve charging Public Works, Flood Control and Environmental Services their proportional costs.
 - d. Approve payment to IMRglobal – Orion Consulting, Incorporated in the amount of \$16,235 for professional services for actuarial work pertaining to analysis of benefits. To be paid from Contingency.
 - e. Approve dues payment of \$100 for the Verde Watershed Association.
 - f. Approve submission of grant application to Secretary of State's Office for up to \$5,000 for promotional activities related to Census 2000.
2. Requests from Finance:
- a. Approve replacing records storage server in the Recorder's Office for approximately \$62,000 to be paid from the Recorder's Storage & Retrieval Fund.
 - b. Approve June 30, 1999, Single Audit and Expenditure Limitation Reports. Supervisor Brownlow said he wanted to commend Finance Director Mike Danowski for an outstanding job. Mr. Holst echoed the sentiment, saying that there were no exceptions listed in the audit and that it was an exceptionally clean audit that represented quite an accomplishment for an organization the County's size. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Olsen. No comments from the public.
3. Request from the Yavapai Cemetery Association, through the Facilities Department, for permission to install a permanent Memorial Marker for Babies and Young Children at Citizens Cemetery.
4. Requests from Management Information Systems:
- a. Permission to purchase Help Desk automation software (Heat 5.0) at a cost of \$21,000 to be paid from existing budgeted funds, and permission to transfer \$21,000 from Regular Salaries to DP Software in order to pay for the same.
 - b. Permission to purchase image publishing software (Adobe Photoshop 5.5) at a cost of \$600 to be paid from existing budgeted funds. This software is required to support the County's Internet and Countynet web sites.
5. Requests from Medical Assistance:
- a. Consider approval of Amendment to Lease Agreement, effective April 1, 2000, for leased office space located at 240 Jennifer Drive, Suites 103-104, Cottonwood.
 - b. Permission to recruit for the following Long Term Care positions as discussed during budget hearings, for a hire date no earlier than July 3, 2000: Case Manager; Case Manager Supervisor – Cottonwood; Records Technician; and Account Clerk II.
6. Request from Human Resources for permission to purchase furniture and furnishings for applicant reception area, at approximate cost of \$1,500 to be paid from existing budgeted funds.
7. Requests from Sheriff's Department:
- a. Approve Contract Amendments with the following medical providers to extend contract dates through June 30, 2002: Robert Abt, M.D.; Wayne Beck, M.D.; Bradshaw Mountain Diagnostic Laboratory, Inc.; Richard Collison, M.D.; Tony Dalton, D.D.S.; Bryan A. Gunnoe, M.D.; Michele Jones, OGNP; Richard Lane, M.D.; Melinda Martin, M.D.; Prescott Radiology/Prescott Imaging; Kevin V. Rethman, D.D.S.; John H. Rummel, M.D.; R. Mark Rummel, M.D.; W. David Rummel, M.D.; Jean R. Selanders, M.D.; Steven Kern, M.D.; Yavapai Regional Medical Center.
 - b. Consider approval of Contract Amendment with US West Communications, Inc. for Yavapai County Inmate Telephone System to extend contract through April 1, 2003 and to provide for an increase of compensation from US West to Yavapai County from 27% to 38% for local and intraLATA calls.
 - c. Request from Sheriff for permission to submit a grant application to the COPS Universal Hiring Program for the purpose of hiring four new Deputy positions, and request that the Chairman sign documentation indicating the Board's intent to retain the positions for one full budget cycle after grant funding ends. Sheriff's Captain John O'Hagen and Fleet Management Director Dave Burnside participated in discussion. In response to a question from Supervisor Brownlow, Captain O'Hagen said he did not believe the grant would include money for vehicles. Mr. Burnside said it would be possible to retain four vehicles, but that funding would be needed for equipment such as light bars and so on. Approved by unanimous vote. Motion by Chairman Davis, second by Supervisor Brownlow. No comments from the public.
8. Request from Fleet Management for County to co-pay share of \$425 to Allen, Stephenson & Associates for additional work necessary to complete Gurley Street Site Characterization Report for the Arizona Department of Environmental Quality. Share to be paid from Fleet Management budget.
9. Request from Assessor for approval of Addendum to Intergovernmental Agreement with the Arizona Department of Revenue for Data Processing Services to provide for Client County Equipment Capitalization Fund pursuant to A.R.S. §42-13004(F)(2), in the amount of \$10,120 to be paid from Assessor's budget.
10. Requests from Facilities:
- a. Renew agreement with Contract Wastewater Operations for the Camp Verde Justice Facility wastewater treatment plan for a period of one year, from July 1, 2000 through June 30, 2001, at existing hourly rate of \$80.894/day

minimum (2 hours per day/365 days per year).

- b. Extend contract for janitorial services at the Health and Adult Probation leased office space in the Prescott Valley Civic Center with All Clean Services from April 24, 2000 through April 23, 2001, in the amount of \$12,102.54 (net increase to County of \$178.86).

11. Requests from Public Works Department:

- a. Consider accepting petition to establish a portion of Yuma Road in the Hassayampa Mountain Club area as a County highway and set hearing for May 15, 2000, at 10:00 a.m.
- b. Consider approval of a co-op project on Cedar Springs Lane in the Prescott East area and if approved accept petition to establish Cedar Springs Lane as a County highway and set hearing for May 15, 2000, at 10:00 a.m.
- c. Consider approval of Change Order #2 with Eagle Mountain Construction for Construction of Final Cover for the Camp Verde Landfill, Project #998845. Increase of \$12,266.04.
- d. Consider approval of Authorization of Services \$97424801 with Anthony J. Martinez & Associates in an amount not to exceed \$5,000 for Highway 89A Reconstruction Acquisition. Half-cent sales tax project. Held in abeyance April 17, 2000.
- e. Consider approval of Authorization of Services #97424802 with Scott M. Larsen in an amount not to exceed \$5,000 for Highway 89A Reconstruction Acquisition. Half-cent sales tax project. Held in abeyance April 17, 2000.
- f. Consider approval of On Call Contracts for Professional Services with Tony Martinez, Scott Larsen and Glen Straub.
- g. Award or reject bids received for Supply and/or Supply and Delivery of High Performance Patch Material in Yavapai County, Contract #208858. Bids opened April 18, 2000, with bids received from: Marshall Asphalt, Payson; Mesa Materials, Inc., Mesa; and United Metro Materials, Phoenix. Recommend awarding to all bidders.
- h. Award or reject bids received for Supply or Supply and Delivery of Cover Material (Chips) in Yavapai County, Contract #2009562. Bids opened April 18, 2000, with bids received from: Earth Products, Inc., Prescott Valley; Meadow Valley Contractors, Inc., Phoenix; Salt River Sand & Rock, Dewey; and Superior Materials/United Metro, Camp Verde. Recommend awarding to all bidders.
- i. Award or reject bids received for purchase of One Used Pneumatic Roller, Yavapai County, Arizona, Contract #2009566. Bids opened on April 18, 2000, with bids received from: Empire Machinery, \$16,474.38; and Falcon Power, Inc., \$42,372.90. Recommend awarding to Empire Machinery.
- j. Award or reject bids received for purchase of One Used Backhoe Loader, Yavapai County, Arizona, Contract #2009565. Bids opened April 18, 2000, with bids received from: Empire Machinery, \$36,265.13; and Falcon Power, Inc., \$60,021.60. Recommend awarding to Empire Machinery.
- k. Award or reject bids received for Supply or Supply and Delivery of Select Material in yavapai County, Contract #2009563. Bids opened April 18, 2000, with bids received from: Earth Products, Prescott Valley; Granite Mountain Design, Dewey; Pioneer Concrete of Arizona, Wickenburg; Salt River Sand & Rock, Dewey; and Superior Materials/United Metro, Camp Verde. Recommend awarding to all bidders.
- l. Award or reject bids received for Supply or Supply and Delivery of Hot Asphaltic Concrete in Yavapai County, Contract #2009564. Bids opened April 18, 2000, with bids received from: Asphalt Paving & Supply, Prescott Valley; Pioneer Concrete of Arizona, Wickenburg; United Metro, Camp Verde. Recommend awarding to all bidders.
- m. Award or reject bids received for Lease/Purchase of a New or Used Distributor Truck, Yavapai County, Arizona, Contract #208857. Bids opened April 18, 2000, with bids received from: AZ Great Basin Trucks, Inc., Phoenix; and BearCat Manufacturing, Wickenburg. Recommend awarding to BearCat Manufacturing, Inc., in the amount of \$106,670.
- n. Award or reject bids received for Lease/Purchase of a New or Used Chip Spreader, Yavapai County, Arizona, Contract #208856. Bids opened April 18, 2000, with one bid received from BearCat Manufacturing, Inc., Wickenburg, in the amount of \$149,166.66. Recommend awarding to BearCat Manufacturing, Inc.
- o. Award or reject bids received for Supply or Supply and Delivery of Sand Seal in Yavapai County, Contract #208853. Bids opened April 18, 2000, with bids received from: Asphalt Paving & Supply, Prescott Valley; and Mesa Materials, Inc., Mesa. Recommend awarding to all bidders.

12. Requests from Health Department:

- a. Approve Intergovernmental Agreement DV-IOGA-00-0091-04 with the Governor's Office of Domestic Violence Prevention, which supports the County-wide Domestic Violence Task Force through March 31, 2000.
- b. Approve agreement with Health Services Advisory Group, Inc. for Medicare Peer Review, no cost to County.
- c. Approve Letter of Agreement with Mercy Care for providing diabetic education.
- d. Approve amendment to Adult Care Services Contract.
- e. Approve Amendment #3 to ADHS Contract 761120, Commodity Supplemental Food Program, which reduces the annual caseload and related reimbursement.
- f. Approve submission of proposal for Local Incentive Award from the Arizona Nutrition Network.

13. Approve vouchers.

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; Yarnell Street Lighting Improvement District; Seligman Street Lighting Improvement District; Seligman Sanitary District.
2. Resolve into the Board of Directors of Coyote Springs Road Improvement District II:
 - a. Approve minutes of meeting of April 17, 2000.
 - b. Consider approval of Authorization of Services #99870701 with Anthony J. Martinez & Associates in an amount not to exceed \$5,000 for Coyote Springs Road Improvement District Acquisition.
 - c. Consider approval of Authorization of Services #99870702 with Scott M. Larsen in an amount not to exceed \$5,000 for Coyote Springs Road Improvement District Acquisition.
3. Resolve into the Board of Directors of Prescott East Sanitary District:
 - a. Approve minutes of meeting of April 17, 2000.
 - b. Consider approval of payment agreements for five delinquent accounts.

CLAIMS AGAINST YAVAPAI COUNTY

<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
General Fund	1,614,893.23	Cable TV	1,025.89
Family Planning	3,475.24	Family Planning Fees	833.14
Home Health Ser	9,425.19	Health Promotion	1,761.11
Teen Pregnancy	0.00	Nutrition	2,102.86
T.B. Control	1,455.26	WIC Program	10,646.89
Jail Enhance	2,204.21	Diversion Intak	9,687.71
Juvenile IPS	13,311.05	Court Obligated Prog.	2,000.00
Juvenile Food Prog	721.94	Probation Serv	4,885.29
Adult IPS	42,093.86	Adult Probation Fees	13,194.78
Prob Enhance	26,805.17	Recorder's Surcharge	30,993.76
Indigent Def/Dg	1,907.14	Crim Just/Atty	4,643.10
Bad Check Prog	4,349.73	CDBG Grant	0.00
Juv Prob Sys	3,727.73	Commodity Fd	427.83
Azeip Case Mgmt	1,774.72	Five Day Hispanics	405.04
Sexual Trans Disease	343.37	Hi Risk Chld HI	2,322.30
Clerk's Storage	1,821.88	WIC/TOB Intervention	1,911.76
HIV Prevention	2,367.97	Atty Anti-Racket	118,551.42
PANT	2,916.78	Law Library	268.63
CASA	5,020.46	Case Process	451.02
Azeip Coordinator	664.52	Vict Witns Prog	5,449.93

Court Enhancement	428.32	Concil Court	4,554.77
Drug Enf Fndg	1,958.07	Vital Statistic	1,238.17
COPS Universal	0.00	Victims Rights Impl	3,396.96
JAIBG Juv Acct	1,188.23	Yav Indian Agreement	1,535.32
Hassayampa/LTC	3,094.21	Dietetic Intern	597.96
Immuniz Service	1,129.78	Idea-Preschool	1,127.94
Subs Abuse/DARE	362.10	Chem Abuse	153.35
Family Drug Court	792.31	Juvenile Drug Court	1,936.06
Juv Det/PACE	5,644.67	Collab Comp Rev	8,357.26
Prevent Child Abuse	856.99	Special Program	7,963.21
Sm Schools Ecia	1,153.26	Sm Schools Beha	9,182.45
Public Works	260,213.20	Health Fund	56,304.60
Jail Commissary	5,957.60	Yav Cemetery Assoc	725.63
Environ Svcs Di	13,537.56	W Yav Solid Waste	5,171.72
V V Solid Waste	2,749.00	Water Advisory Comm.	2,014.90
Develop Clinic	1,828.12	Tire Recycle	1,280.63
Safe School Pro	3,659.93	Adhs-Svs Coord	1,364.80
Family Law Commiss.	4,114.03	Comm Punish Pro	1,295.13
Pace Chapter 1	89.70	Regnl Road Project	157,964.22
Gohs Safety Grant	2,266.30	Heritage Park	2,273.52
Health Start	2,273.52	Victim Comp	6,266.73
Intstcomp Prog	2,551.03	Ryan White II	1,678.41
COPS More	5,031.01	Perinatal Block	2,266.73
Tobacco Educ	22,749.23	Equal Ad Det Ed	44.85
Grant in IAS #98A14	687.40	DTEF	4,931.03
Attendant Care	13,767.34	HIV/WYGC	465.10
Network Develop	6,014.29	HIV Targeted	106.61
Children's Justice	442.59	Child Sup & Vis	560.99
Domestic Relations Ed	265.55	Case Flow	856.63
COPS Hiring	2,546.75	Self Service	884.34
VOCA	3,133.65	Hopwa-Housing	1,121.51
JTSF Treatment	3,376.22	Divrsn Consequ	2,504.26

Tobacco Donation Fund	0.00	Alt Dispute	619.61
Inmate Food	991.58	Resource Offcr	1,554.69
Court Imp Proj	658.11	Head Start	25.37
Auto Theft Author.	1,529.89	Dom Vlnc Prevent	1,210.23
COPS 99	6,593.70	Capital Projects	6,706.64
Seligman Airport Site	66,935.21	Seligman Airport Land	-18,328.00
Fair Association	350.00	ALTCS	195,674.55

In addition, payroll was issued on April 21 for the pay period ending April 14; warrant numbers 2385813 through 2386358, in the amount of \$351,928.42. Jury certificates were also issued, warrant numbers 6845014 through 6845156; 6845158 through 6845263; 6845266 through 6845313. Warrants issued for May 1 Board day, 4125254 through 4125662; 4125663 through 4126037.

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

ATTEST:

_____Clerk _____Chairman