

BOARD OF SUPERVISORS MINUTES WITH SUPPLEMENTAL TRANSCRIPT  
(Where a supplemental transcript is available, it is printed in bold type)

OFFICE OF BOARD OF SUPERVISORS  
YAVAPAI COUNTY, ARIZONA

Prescott, Arizona

October 2, 2006

The Board of Supervisors met in regular session on October 2, 2006, at 9:00 a.m., in Prescott, Arizona.

Present: Thomas Thurman, Chairman; Chip Davis, Vice Chairman; Carol Springer, Member; Bev Staddon, Clerk.

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

Clerk's note: A copy of these minutes with a supplemental transcript is available in the Office of the Clerk of the Board of Supervisors and is also available on the County website.

Supervisor Springer introduced Mary Shapiro, who she said was "shadowing" her as a component of Ms. Shapiro's participation in Prescott Area Leadership.

PRESENTATIONS

P – YAVAPAI COUNTY ATTORNEY

P1. MATForce (Yavapai County Methamphetamine Advisory Task Force) update and discussion of methamphetamine interdiction funds and anti-methamphetamine commercials. Sheila Polk, Yavapai County Attorney. Prescott Justice of the Peace Arthur Markham participated in discussion.

Ms. Polk provided a PowerPoint presentation on MATForce, noting that the group had been formed in 2005 and that its mission was to reduce the manufacture, availability and use of methamphetamines. She said there were committees in Prescott and the Verde Valley, as well as various work groups and a speakers bureau. Ms. Polk reviewed statistics related to methamphetamine use which indicated that, among other things, approximately 90% of the inmates booked into the County jail have either admitted to using meth or to being addicted to it. She said the average user age is people in their 30s, and that equal numbers of both men and women appear to be meth users. Ms. Polk briefly spoke about the Partnership for a Drug-Free America (Arizona Chapter), and about what has been donated by members of the community in terms of time, talent and advertising to fight methamphetamine use. She noted that Arizona counties were being asked to contribute their county methamphetamine funds to the Arizona Meth Project and said that she had concerns about it. She asked the Board to hold off on making any decisions about such a donation. There was brief discussion about study criteria and about funding from forfeiture of assets. Judge Markham briefly discussed the need for supervised probation at the justice court level with regard to meth users, which he said he believed could help prevent some people from becoming felons.

P – PUBLIC WORKS

P2. State Route 69 Hazard Elimination Study. Prescott/Prescott Valley Area. Dallas Hammitt, ADOT Prescott District Engineer. Prescott Justice of the Peace Arthur Markham participated in discussion of this item.

Mr. Hammitt provided a PowerPoint presentation on this item, noting that the study area was the portion of S.R. 69 from StoneRidge Drive in Prescott Valley to Sunrise Drive in Prescott; an area of the highway that he said was seeing approximately 45,000 average trips per day. He reviewed the number and type of collisions that had occurred along that stretch of the highway and the various methods for mitigating collisions and the pros and cons of each, including such things as rumble strips, cable barriers and F-shaped concrete barriers. Mr. Hammitt told the Board that the conclusion of the study was that the best alternative was a concrete barrier that would have one opening in the area of Ramada Drive in Diamond Valley, with a traffic light at that location. He said this had received federal highway approval and that if it was approved by ADOT money for the project could be available later this year or soon after the first of the new year. Supervisor Springer asked if factors related to speed had been considered in the study. Mr. Hammitt said some attention had been given to it, primarily as it related to specific accidents and not necessarily as an overall reason for collisions on the highway. Supervisor Springer said that many of the complaints she had heard from people were related to speed and the lack of law enforcement on the highway. She said that stretch of highway passed through a number of jurisdictions and that seemed that as a result no one seemed to be patrolling it. Supervisor Springer said that when ADOT put electronic speed signs out on the highway it made a difference, but that she also understood why the signs could not be on the highway all the time. She said she still believed that speed was a major issue, and that in addition to restricting access

to and from the highway a barrier would be ugly. She noted that the Town of Prescott Valley was implementing photo radar and asked Mr. Hammitt if ADOT would consider using photo radar on S.R. 69 before implementing a barrier project. Mr. Hammitt provided some information about the Loop 101 photo radar pilot project in the Scottsdale area, saying that the project would be due to end later this month and would be evaluated with a report anticipated by the end of the year. He said this might be an alternative to consider, and he added that the "speed boards" that had been used on the highway were effective but only for short periods of time. Supervisor Springer asked if ADOT could hold off on the barrier project until the Loop 101 evaluation report was available. Mr. Hammitt said he would ask about it. Supervisor Davis asked about input from other entities. Mr. Hammitt said that Prescott had asked that ADOT not proceed with the concrete barrier and instead look at a concrete curbed median. He said there was a feeling that this might slow people down a bit but that it would not prevent crossover collisions. Chairman Thurman asked if there would still be a light at Ramada if a cable barrier was used. Mr. Hammitt said yes. Judge Markham said he wanted the Board to know that if photo radar was implemented and there was an increase in traffic tickets as a result that he would probably have to ask for more court clerks, but that he understood that the situation on S.R. 69 was an important public safety issue. Chairman Thurman asked about lowering the speed limit to 45 mph on that part of the highway. Mr. Hammitt responded that it would not help slow people down and that ADOT had a concern about putting up speed limit signs knowing that people would not adhere to the limit. Chairman Thurman said perhaps photo radar, a stop light and dropping the speed limit to 45 mph would help.

CONSENT AGENDA With the exception of items C4. and C24., all items on the Consent Agenda were approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

#### C – ASSESSOR

- C1. Permission to send Douglas Braley to the Statistical Package for the Social Sciences (SPSS) workshop in Denver, Colorado, November 13-16, 2006, at a cost of \$2,000 to be paid from the Assessor's Surcharge Fund (Travel & Meetings).

#### C – BOARD OF SUPERVISORS

- C2. Minutes of meeting of September 18, 2006, and of special meetings of September 18 (RALG), September 19-21, and September 22, 2006.
- C3. Liquor licenses for which there are no protests: (a) Series 12 Person Transfer, The Terrace Restaurant at VSF, Cornville area, Michael Anthony Kiefer; (b) Series 7 Person Transfer, The Terrace Restaurant at VSF, Cornville area, Michael Anthony Kiefer; (c) Series #6 Person Transfer, Wishing Well Tavern, Paulden area, Guillermo Aldaco.
- C4. Proclaim the week of October 15-21, 2006, as Palliative Care Week in Yavapai County. Frank Ockenfels, representing the Community Partnership for Comfort Care of Yavapai County was present to accept the proclamation and to explain the work of his organization. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer.
- C5. Removal of Leslie Owen, private sector; Janai Reynolds, past participant; and Tammis Anderson, private sector from the Youth Council of the Local Workforce Investment Board and appointment of Mel Ingwaldson, U.A. Local 469 business representative, private sector and Anna Thompson, student as past participant representative, replacing Janai Reynolds with terms to expire October, 2009.
- C6. Removal of member John McDonough, private sector from the Executive Committee of the Local Workforce Investment Board and appointment of Louise Witty, private sector representative to the Executive and General LWIB Committees replacing Kristin Jansky with a term to expire February 2009.
- C7. Appoint Dr. Abe Springer, Northern Arizona University (ASU), to the Technical/Administrative Committee (TAC) of the Yavapai County Water Advisory Committee.
- C8. Approve vouchers.

#### C – DEVELOPMENT SERVICES

- C9. Extension of time on a use permit to allow the continued operation of a winch launched glider (sailplane) facility on a section of State Trust Land in an RCU-2A zoning district, Prescott Soaring Society, 800-20-031W, Coyote Springs area, A.C. Goodwin agent for Arizona State Land Department, #H6131. Consideration of an Extension of Time on a use permit to allow the continued operation of a winch launched glider (sailplane) facility on a section (640 acres) of State Trust Land in an RCU-2A (Residential; Rural; 2 acre minimum) zoning district. Located on Morning Star Ranch Road about 2.5 miles North of SR 89A and approximately 1,500' feet East of Coyote Springs Road, North of the Town of Prescott Valley. S18 T15N R01E G&SRB&M.
- C10. Use permit to allow the establishment of a wildlife sanctuary and bird of prey rehabilitation facility in an RCU-10A zoning district, Raptors Inc., Ash Fork/Seligman area, 302-18-015, Heidi Breunig, #H6100. Consideration of a use permit to allow the establishment of a wildlife sanctuary and bird of prey rehabilitation facility on an approximately 40 acre parcel in an RCU-10A (Residential; Rural; 10 acre minimum) zoning district. Located South of Interstate 40 approximately 3,700 ft. West of Prairie Dog Road in the Juniperwoods Ranch Unit 7 between Ashfork and Seligman. S1 T21N R4W G&SRB&M.

The Planning and Zoning Commission recommended approval of the use permit with the following stipulations: 1). Use permit to be granted to Raptors, Inc. on a ten (10) year/transferable basis with staff review every 5 years, and staff to be notified in writing prior to transfer. Development to be in conformance with the letters of intent dated May 15, 2006 and July 24, 2006 and site plan dated June 5, 2006, and subject to the applicant obtaining and demonstrating copies of all necessary state and federal permits prior to commencement of use; 2). Waiver of screening requirements; 3). Development to be in accordance with all local, state, and federal applicable codes, regulations and ordinances; 4). No future splitting of the parcel so long as the Use Permit remains in effect; 5). Certificate of Compliance shall be required within one year of BOS approval.

- C11. General plan amendment (minor) in order for the General Plan to be in conformance with the recently approved permanent use permit for a Bed and Breakfast Country Inn pursuant to State Statutes, Outlook Inn, 402-14-050, Prescott Country Club area, Marian Cucinotta agent for Kevin and Lorrie Randle, #H6112. Consideration of a General Plan Amendment (minor) in order for the General Plan to be in conformance with the recently approved permanent Use Permit for a Bed and Breakfast Country Inn pursuant to State Statutes. Located approximately 937 ft. Northwest off of Prescott Country Club Blvd. on Quail Ridge Road adjacent to the Prescott Country Club PAD. S21 T14N R1E G&SRB&M. The Planning and Zoning Commission recommended approval of the General Plan Amendment (minor).
- C12. General plan amendment (minor) in order for the General Plan to be in conformance with the zoning pursuant to State Statutes, 203-01-001A, 002, 003 and 203-06-022 and 001, Yarnell area, Robert Nuth agent for Stephen and Doris Roberts, #H6111. Consideration of a General Plan Amendment (minor) in order for the General Plan to be in conformance with the zoning pursuant to State Statutes. Located on the East side of S.R. 89, approximately 600 ft. North of Young Lane in the community of Yarnell. S2 & 11 T10N R5W G&SRB&M. The Planning and Zoning Commission recommended approval of the General Plan Amendment (minor).
- C13. Permission to enter into new professional services contracts for reviewing projects described as ADEQ delegated "alternate systems" and "water and sewer line projects" with the following engineering firms: Alternate Systems: Civil Design, Kelly/Wise Engineering and Shephard-Wesnitzer. Large Projects: Claycomb-Rockwell Associates, Civiltec Engineering, Granite Basin Engineering, Inc., Kelly/Wise Engineering, Dava & Associates, Shephard-Wesnitzer, and Lyon Engineering and an increase in the hourly review fee from \$90 per hour to \$115 per hour. No cost to the County.
- C14. Reappoint William "Tex" Province to the Planning & Zoning Commission as a representative of District 1, with term to expire September 1, 2010.
- C15. Reappoint Jon Barnert to the Planning & Zoning Commission as a representative of District 2, with term to expire September 1, 2010.
- C16. Reappoint Curt Garner to the Planning & Zoning Commission as a representative of District 3, with term to expire September 1, 2010.
- C17. Reappoint William Otwell to the Building Safety Advisory and Appeals Board (Licensed Architect), with term to expire October 7, 2010.
- C18. Reappoint Leo Scott to the Building Safety Advisory and Appeals Board (Licensed Contractor), with term to expire October 7, 2010.
- C19. Appointment of JoAnne Snavelly to the Yavapai County Trails Committee as a representative of District 2, replacing Peggy Titus, with term to expire October 2, 2010.

#### C – FINANCE

- C20. Consider approval of appropriation transfers to cover certain funds budget deficit balances for fiscal year 2005-2006.
- C21. Consider approval of appropriation transfers to cover the General Fund departmental deficit balances for fiscal year 2005-2006.

#### C – PUBLIC WORKS

- C22. Accept petitions for establishment portions of Rainbow Drive and Peila Avenue, Verde Village area as a County highway and set hearing for October 16, 2006, at 10:00 a.m.
- C23. Release funds being held in retention under the financial assurances for Bensch Ranch, Unit 2, except for the funds being held for the chipseal to be completed in the spring. Roads are classified as private and will not receive maintenance from the County.
- C24. Renewal of Homeland Security Grant IGA with Arizona Division of Emergency Management for acceptance of 100% grant funds for 2006 from the Department of Homeland Security reimbursement grant program. Public Works Director Phil Bourdon participated in discussion of this item. After asking that the Board be given an opportunity for input on projects if the grant is received, Supervisor Davis moved to approve this item. Supervisor Springer seconded the motion, which carried by unanimous vote. No comments from the public.
- C25. Consider approval of a right-of-way project on Cliffside Trail in the Lake Montezuma area.
- C26. Consider approval of a right-of-way project on East Hill Circle in the Mountain Club area.
- C27. Purchase agreement with Donald Jacquart, personal representative of the Estate of Fern I. Lopez, for acquisition of right-of-way needed from parcel 104-23-066 for Juniper Loop Road, Ponderosa Park area, in an amount of \$1,000, plus associated costs to be paid from HURF funds and authorize the Public Works Director to sign all necessary paperwork.

- C28. Accept roads in Granite Mountain Homesites Unit 5 Phase 1 Amended as fully-maintained County roads and release funds held in retention under the financial assurances.
- C29. Accept roads in Granite Mountain Homesites Unit 5 Phase 2 as fully-maintained County roads and release funds held in retention under the financial assurances.
- C30. Approval of Amendment No. 2 to ADOT Aeronautics Grant E5S31 to increase amount of grant by \$27,788 to cover additional construction and engineering costs at the Seligman Airport to be paid from Outside Services, General Services Airport.

#### C – SHERIFF

- C31. Request to set hearing for November 6, 2006, at 10:00 a.m., to consider implementation of a fee for fingerprinting service.

#### ACTION ITEMS

##### A – EDUCATION SERVICE AGENCY (County School Superintendent)

- A1. Consider approval of Emergency Response Plans for School Safety Grant in the amount of \$596,571. Tim Carter, County School Superintendent. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

##### A – COUNTY ATTORNEY AND COUNTY SHERIFF

- A2. Proclaim the week of October 8-14, 2006, as Drive Against Meth Week. Sheila Polk, County Attorney and Steve Waugh, County Sheriff. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

##### A – FLEET MANAGEMENT

- A3. Vehicle Damage Report for Second Quarter of 2005-2006 fiscal year. Cost of \$1,723,480.83 to be paid from General Fund Outside Repairs, Insurance Charges & HURF Outside Repairs & Insurance Charges. David Gartner, Fleet Management Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

Mr. Gartner explained the format of the report and said he had been working with the Sheriff's Office and the Arizona Counties Insurance Pool regarding speed-related accidents. He told the Board he would like to have a study session soon to discuss policy changes that might be helpful in reducing the number of accidents, one of which would be a County-wide review committee. He said there are also problems with people just being careless. There was brief discussion about devices that can be placed in vehicles to determine the cause of accidents and the paperwork that might be required as a result. In response to a question from Supervisor Springer, Mr. Gartner said the report included only those accidents where a County employee was at fault. He added that there were 21 accidents last year where a private party was at fault. Supervisor Davis said he would prefer to see preventive programs rather than monitoring devices in vehicles, and that he thought policy changes were also a good idea. He asked Mr. Gartner to work with Human Resources Director Julie Ayers and Public Works Director Phil Bourdon in this regard. Chairman Thurman said he sometimes sees County vehicles zip by him on the highway and that he thought County vehicles going too fast did not make the County look good. Mr. Gartner said he hears that a great deal from the public.

##### A – HUMAN RESOURCES

- A4. Consider change to the Yavapai County Personnel Policies and Procedures adding policy 3.09 Home-Based Work Sites. Julie Ayers, Human Resources Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer.
- A5. Consider approval of the following reclassification requests: (1) Assessor's Office, Appraiser Supervisor, Range 61 to Modeler/Appraiser Supervisor, Range 63; (2) Assessor's Office, Office Supervisor, Range 60 to Appraiser Supervisor, Range 61; (3) Assessor's Office, eliminate Appraiser Supervisor, Range 61, and allow incumbent to retain salary in an Appraiser II position; (4) Finance Department, Assistant Director, Range 65 to Range 67; (5) Human Resources, Assistant Director, Range 65 to Range 67; (6) Sheriff's Office, Account Clerk II, Range 59 to Accountant, Range 62; (7) Sheriff's Office, Administrative Assistant I, Range 60 to Administrative Assistant II, Range 61; (8) Sheriff's Office, Secretary Senior (2), Range 59 to Administrative Assistant I, Range 60; (9) Sheriff's Office, Secretary Journey, Range 58 to Secretary Senior, Range 59; (10) County Attorney's Office, Administrative Aide, Range 60 to Administrative Assistant II, Range 61; (11) Superior Court, Secretary Journey (1.5), Range 58 to Legal Secretary, Range 59; (12) Justice Courts, Justice Court Clerk (7), Range 58 to Justice Court Clerk II, Range 59. Julie Ayers, Human Resources Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

## A – MANAGEMENT INFORMATION SYSTEMS

- A6. Permission to approve MicroLaw as a consultant to review the business flow within the County Attorney's Office at a cost of \$20,900 to be paid from Technology Fund. Three quotes were received as follows: MicroLaw, \$20,900; MTG Management Consultants, \$89,400; and Coplan, \$20,980. Stephen Welsh, MIS Director. County Administrator Jim Holst presented this item, and County Attorney Sheila Polk and Victim Assistant Program Coordinator Julio Marroquin participated in discussion. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

## A – PUBLIC WORKS

- A7. Permission to distribute Local Transportation Assistance Funds (LTAF II) and enter into agreements with approved qualified agencies in the total amount of \$93,730. Phil Bourdon, Public Works Director. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.
- A8. Consider approval of an Intergovernmental Agreement with the State of Arizona for State Route 260 Corridor Improvement Project, Cottonwood area, at an approximate cost of \$5 million to be paid from Regional Road fund. Phil Bourdon, Public Works Director. ADOT Prescott District Engineer Dallas Hammitt participated in discussion assuring the Board that ADOT had money designated for this project. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

## HEARINGS

### H – DEVELOPMENT SERVICES Planning & Zoning Commission member Joe Jackson was present to represent the Commission.

- H1. Zoning Ordinance amendment to add the review of Minor Land Divisions (those creating five or fewer parcels not constituting a subdivision), Planning & Zoning Commission, #H6058. Enalo Lockard, Assistant Development Services Director. Following questions from Chairman Thurman that were answered by Mr. Lockard, the Board voted unanimously to approve this application. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public. Consideration of an amendment to the Yavapai County Zoning Ordinance to add the review of Minor Land Divisions (those creating five or fewer parcels not constituting a subdivision) as allowed for in Arizona Revised Statute. This amendment will add subsection "C" MINOR LAND DIVISION under SECTION 546 LAND DIVISION with 8 sub categories relating to applicability, purpose, requirements, fee, action by the Department, method to record a land division and how to report or remove access/zoning deficiencies. Most of the actual text is taken directly from Arizona Revised Statute Chapter 6 COUNTY PLANNING AND ZONING Article 1 Administration and Enforcement ARS §11-809 Review of Land Divisions. The Department cannot deny a proposed land split; however, review of minor land divisions by the Department will make future buyers aware of potential access, permitting or zoning problems. If the Department cannot complete their review within 30 days per Statute the land division is approved automatically. A full copy of the text is available at either the Cottonwood or Prescott offices of Development Services or on the Yavapai County website [www.co.yavapai.az.us](http://www.co.yavapai.az.us) under the Development Services Department page. The Planning and Zoning Commission recommended approval of the Zoning Ordinance Amendment. On August 21, 2006, the Board of Supervisors voted to defer the Zoning Ordinance Amendment to their regularly scheduled meeting of October 2, 2006. Staff was directed to meet with representatives from the title companies and others to discuss and bring back new language for certain items.
- H2. Zoning Ordinance amendment to General Provisions Section 585 (Vehicle and Portable Machinery Repair) and Impacted Use Districts Section 422; C3 (Commercial and Minor Industrial) to clarify and emphasize what are not allowed uses involving repair operations, Planning & Zoning Commission, #H6098. Consideration of a Zoning Ordinance Amendment to GENERAL PROVISIONS Section 585 Vehicle and Portable Machinery Repair and impacted USE DISTRICTS Section 422; C3 (Commercial and Minor Industrial) to clarify and emphasize what are not allowed uses involving repair operations. Enalo Lockard, Assistant Development Services Director. The Planning and Zoning Commission recommended approval of the Zoning Ordinance Amendment. Approved by unanimous vote after Mr. Lockard explained that this was essentially a housekeeping measure. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.
- H3. Zoning map change from RCU-2A to R1L-35, Dos Rios Subdivision, 304-01-018A, Paulden area, Shephard-Wesnitzer, Inc. agent for Southwest Land and Cattle, #H6114. Elise Link, Planning Manager. Consideration of a Zoning Map Change from RCU-2A (Residential; Rural; 2-acre minimum) zoning district to R1L-35 (Residential; Single Family Limited; 35,000 sq. ft. minimum) zoning district in order to allow for the development of 69 single family residential lots on a 67 acre site. Located on the Southwest side of Big Chino Road, approximately 1 mile Northwest of the SR89/Big Chino Road intersection in Paulden. S33 T18N R2W G&SRB&M. The Planning and Zoning Commission recommended approval of the zoning map change with the following stipulations: 1). Re-zoning approval subject to the recording of a Board of Supervisors approved final plat. Plat to be in general conformance with the letter of intent, not to exceed 60 lots, submitted with the re-zoning request; 2). Property to be developed in accordance with all applicable County, State and Federal codes, ordinances and regulations; 3). Preliminary Plat application to be submitted within 2 years of rezoning approval or rezoning is null and void. Deputy County Attorney Randy Schurr and applicant Kevan Larson participated in discussion of this item. Paulden area resident Dale Famas spoke in favor of the application, saying he would like to see something other than willy-nilly lot splits. The following Paulden area residents spoke in opposition to the application, generally citing

concerns about an increase in density and the desire to retain 2-acre minimum parcel sizes, potential groundwater contamination and water use: Art Coates, John Kaminski, Laverne Butler, Richard Butler, Russ Veltri and Creagan McConnell. The following persons submitted public participation forms in opposition, citing density as a concern, but did not speak: Valerie Sue Jensen and Gail Betz. Barbara Killian and Starr Bennett did not speak but submitted a public participation form in favor of the application. Chairman Thurman moved to send the application back to the Planning & Zoning Commission in order to give the applicant time to work with PACO again to see what might be worked out. His motion died for lack of a second. Supervisor Springer moved to approve the recommendation of the Planning & Zoning Commission. Chairman Thurman seconded the motion, which carried by a 2-to-1 vote, with Chairman Thurman and Supervisor Springer voting "yes" and Supervisor Davis voting "no."

Ms. Link provided a brief overview of the application, pointing out the subject property on a map and showing its proximity to residential and commercial areas, and saying that it was a 67-acre parcel and that the applicant was proposing 60 lots ranging in size from 35,000 square feet to 1.5 acres. She said there would be a centralized water system, but on-site septic tanks for each lot and that the roads would be built to County standard. Ms. Link said the application had been sent to a number of reviewing agencies and that several comments had been received including a request from Public Works for a traffic study. She said the applicant was also working with the Flood Control District on some issues and that the fire department was requiring hydrants and that each house have a sprinkler. Ms. Link said the Paulden Area Community Organization (PACO) had sent several letters and also had a meeting where it had voted to deny the zoning map change because of the higher density. She said the County General Plan calls out different land use categories and that this application had some resemblance to the type of land uses set forth in the Plan. Ms. Link said that currently, Paulden does not have an adopted community plan although residents in the area had been working on one for some time. She said the applicant's proposal would double the density, which would also include doubling the number of septic tanks. Ms. Link added that the applicant was willing to dedicate road right-of-way, that the subdivision would have only site-built homes and that it would have a trail system. She said that the property could be lot split instead of going through the subdivision process. Following public comment, Chairman Thurman called on Mr. Coates and noted that he was a member of the Yavapai County Water Advisory Committee. He asked Mr. Coates whether the WAC was promoting water companies instead of exempt or private wells. Mr. Coates said that was true. Chairman Thurman asked whether there was a greater chance for water conservation with a water company. Mr. Coates said that was possible, but that the focus of the WAC had been on both exempt and private wells. He said he had no problem with the water supply for the proposed subdivision but that the water would come out of the groundwater. Chairman Thurman asked Mr. Coates if he thought there was a trade-off for someone putting in good infrastructure to have a higher density, adding that the Board was trying to get away from lot splits. Mr. Coates said he agreed, and what the developer had already done in the Paulden area was very attractive, but that he thought the density on this project was too high. He added that he did agree that there needs to be some give and take. Chairman Thurman asked Mr. Larson to respond to the concerns he had heard. Mr. Larson said he had already reduced the number of lots from 69 to 60. He said he runs the water company and that those on a water system tend to use less water than those with a well. He told the Board that he had done a number of 2-acre minimum developments and that it was a matter of the cost of development versus what one could get for a lot. Mr. Larson said he had three choices: do a development with 2-acre parcels, which he said would not be feasible; do lot splits; or annex into the Town of Chino Valley, which he said he had been asked to do and that the Town would approve the higher density, but that he did not want to annex. He said it was simply an economic decision for him and that if he was not able to do this subdivision then he would look for the next best way to sell the property. He said that if he could get the prices for lots that people are getting for property in Williamson Valley, he would do a project with 2-acre lots but that he could not get those kinds of prices in Paulden because of the types of properties that already exist in the area. Supervisor Davis asked Mr. Larson why he did not spend more time talking with PACO. Mr. Larson said he did spend time, and that he had met for nearly an hour with PACO president Peter Atonna. He said he was contacted four days prior to the PACO meeting and told he was on the agenda, but that he could not attend because of a family emergency that required him to be out of state and that some others who could have represented him also could not attend because of personal situations. He said he had tried to reschedule the meeting but was turned down. Supervisor Springer said she felt the dilemma that everyone else did, which was basically the trade-off for 2-acre parcels with fewer septic tanks and dirt roads or higher density in return for a public water system and paved roads that would be maintained. She said she believed that paved roads would set a higher standard and that her inclination was to support the application because it was an upgrade from lot splits. In response to a question from Chairman Thurman, Mr. Jackson said he believed the reason the Commission had recommended approval was because there were not very many people from PACO to object to the application. Supervisor Davis said he was torn on this matter. He said he respected community associations

as a conduit between the community and the County, but that in this case he was not sure who he was more disappointed with, the applicant or PACO. He said he was tempted to send the application back to the Commission. Supervisor Davis said the density increase in this case was not anything like what the Board usually sees, and that he thought the density was appropriate. He said the project had a number of things to offer, such as paved streets, site-built homes only, and that it would probably increase the attractiveness of that area of Paulden. Supervisor Davis said that since he had been on the Board there had been numerous discussions about the subdivision process and that the Board did not want it to be so restrictive that only developers like Del Webb could afford to build in Yavapai County. He pointed out that in this case, with one-acre lots, the developer would not be able to do a wastewater treatment system but that if the density was higher that would be something to discuss. Supervisor Davis said he thought this was a pretty good proposal, but that on the other hand he hated to approve anything that had not been approved by the community association. Chairman Thurman said he would like to see the applicant go back to PACO and work something out, and perhaps come back with a proposal for 50 lots. He added that he did not want to make things so difficult that people would only do lot splits. Supervisor Springer said she did not think that sending the applicant back to PACO would change the outcome of PACO's decision because the organization was committed to 2-acre minimum lot sizes. She said there was no Paulden community plan in place at this point, and that she agreed with Supervisor Davis' observation that a one-acre parcel did not represent urban zoning. She said the one-acre lots would make it affordable for the developer to put in paved roads. Mr. Schurr said he believed Supervisor Springer was correct that PACO would not change its position. He said that if the Board referred the application back to the Commission, the applicant would withdraw his application.

EXECUTIVE SESSION

E – BOARD OF SUPERVISORS

E1. Convene in executive session pursuant to A.R.S. §38-431.03(A)(7) for discussion/consultation with designated representatives to consider position and instruct representatives regarding negotiations for the purchase or sale of real property located in the Prescott area. Upon a motion by Supervisor Davis, seconded by Chairman Thurman, the Board voted unanimously to convene in executive session.

CLAIMS AGAINST YAVAPAI COUNTY

<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
General Fund	2,437,354.76	Forest Projects	166.40
Jail District	378,155.78	Local Reg. & St. Parks	154.66
Treas Taxpayer Info	27.99	WMD Planner	2,472.47
DOH HS Exercise	91.72	HS 2004	39,680.70
Az ESA Prof Dev Prog	306.90	Improve of Education	10,760.79
Enhance Ed thru Tech	2,390.49	Reading Special. H&S	1,143.95
Math & Science Ptnr	1,050.00	Adult Prob Fees over 40	1,120.94
DRE Disabled Voting E	6,468.12	Dewey Humboldt Agree	7,602.31
Sexuality Education	1,646.88	Public Health Reserve	9,300.90
Environmental Health	12,125.59	Susan Komen Breast H	113.80
Medical Reserve Corps	48.00	Resep Radiation Exp.	292.68
Comm. Health Center	16,249.50	AMPPHI	1,428.12
Family Planning	4,751.43	MCH Programs	803.71
Breast Feed. Couns.	3,224.61	Physical Activity	3,010.65
Cost Allocation	3,309.61	Nutrition	856.15
TB Control	26.69	WIC Program	16,322.99
Title X Family Plann.	1,898.43	Jail Enhancement	3,895.89
Juvenile Delinq. Reduct	15,534.64	Juvenile IPS	13,998.47
Family Counseling	435.00	Juvenile Food Prog	1,596.31
Probation Serv	6,170.73	Adult IPS	34,837.28
Adult Probation Fees	12,666.11	Prob Enhance	44,056.08
Recorder's Surcharge	21,906.50	Indigent Def/Dg	2,484.80
Misc Small Grants	458.47	Crim Just/Atty	5,059.98
Bad Check Prog	2,697.19	CDBG Grant	92,988.19
Juv Prob Svs	2,805.36	Sexual Trans Disease	35.00
Hi Risk Chld HI	6,016.98	Clerk's Storage	1,233.05

HIV Counsel & Test	56.08	Atty Anti-Racket	51,658.06
PANT	9,287.06	Law Library	1,899.27
CASA	3,280.03	Case Processing	6,077.81
Prim. Care – V.V.	1,209.83	Victim Witness Prog	7,909.78
Conciliations Court	4,751.25	Enhance Drug Court	3,453.94
Inmate Health Svs	418.19	Drug Enforce. Fund	2,907.36
Probate Fund	1,604.94	Primary Care Services	13,383.53
PC Fees VV	254.90	Local ADR	125.00
Victims Rights Impl	3,362.23	JAIBG Juv Acct P 8	1,769.93
Victims Rights Program	1,383.61	Yavapai Indian Agree	2,675.53
Dietetic Intern	386.47	Immuniz Service	2,408.88
Personal Care Svs	5,696.77	Idea-Preschool	1,343.55
Public Defender Train	229.00	Subs Abuse/DARE	269.45
Chem Abuse	202.08	Family Drug Court	891.04
Juv Det/PACE	5,183.50	Collab. Comp Rev Gr	920.72
Special Program	22,001.35	Sm Schools ECIA	271.47
Sm Schools BEHA	24,686.33	Mobile Command Cent.	930.17
FTG Local Court	13,373.15	Hurf Road Funds	692,603.91
Assessor Surcharge	12,555.62	Health Fund	69,423.13
Jail Commissary	7,772.41	FEMA	9,327.50
Judge Pro Tem Div B	10,345.22	Water Advisory Comm.	3,028.44
Tire Recycle	14,798.53	Safe School Pro	4,079.95
Service Coordinator	700.98	Local Incentive Awards	1,142.36
Fill the Gap – Attorney	6,083.25	Family Law Commiss.	9,061.67
Comm Punish Pro	2,745.20	Adult Drug Court	2,798.93
Juven. Detent Ed Pro	2,841.47	Regnl Road Project	65,370.24
Contributions SO	1,066.43	Library Auto Consor	574.21
Health Start	2,763.84	Victim Compens. ACJC	1,795.61
Victim Compens VOCA	8,922.23	Ryan White II	5,537.56
Prepared. Bioterror	15,076.68	PC Fees W. Yav.	117,375.21
Perinatal Block	2,407.37	Well Woman Health	3,815.20
Tobacco Educ	10,331.44	Victim Assist. ACJC	255.63
St Implement Grant	2,126.51	School Reso. – Mayer	728.06
St Grant in Aid	1,076.04	Drug Treat Ed	2,544.60
Mental HealthRWJF	1,683.12	Mental Health Part.	1,694.23
Attendant Care	22,969.60	HIV WYGC	12.03
Childrens Justice	364.62	Child Sup & Vis	871.70
Juv Delq Case Proc.	1,053.75	Self Service	1,237.45
VOCA	8,556.28	JTSF Treatment	6,224.51
Diversion Conseq.	793.04	ALTCS	459,696.80

In addition, payroll was issued on September 29 for the pay period ending September 23; warrant numbers 2464707 through 2465039, in the amount of \$305,206.58. Jury certificates issued during this time; 6878419 through 6878868. Warrants issued for October 2 Board day, 4272735 through 4273156; 4273156 through 4273706.

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

ATTEST:

\_\_\_\_\_ Clerk \_\_\_\_\_ Chairman