



## FLAGSTAFF COUNTY POLICY

<b>Title:</b> Compensation for Construction Activities	<b>Policy:</b> PW 017
<b>Section:</b> Public Works	

### ACCOUNTABILITY TO VISION STATEMENT

Flagstaff County is committed to ensuring fairness and transparency in land acquisition, while compensating landowners for any crop and fence damage caused by construction activities. This approach reflects our dedication to enhancing rural quality of life and fostering positive relationships within our vibrant region.

### POLICY STATEMENT

Flagstaff County is committed to a transparent process for acquiring land and compensating landowners for crop and fence damages from construction activities. We will ensure equitable treatment and aim to maintain positive relationships within our community.

### DEFINITIONS

**Land Acquisition:** The process of obtaining ownership or rights to a piece of titled land.

**Fence:** Any structure designed to confine livestock, requiring a minimum of three wires for this definition.

**Borrows:** An excavation site from which soil, gravel, rock, or other materials are extracted for use in construction or engineering projects.

**Backsloping:** The process of cutting back the slope of a bank or hillside to create a gentler slope or to prevent erosion.

**Fair Market Value:** Determined by a qualified Assessor, who will consider current land values and comparable sales data based on non-serviced bare lands.

### GUIDELINES

**Compensation Rates:** The following compensation rates apply:

**1. Land Acquisition:**

Compensation for land acquisition will be based on fair market value as determined by a qualified Assessor, who will consider current land values and comparable sales data based on non-serviced bare lands. A minimum compensation of \$1,000 will be paid for all acquisitions.

**2. Land Acquisition for Acreage Owners:**

For acreage owners, compensation will be based on the fair market value of non-serviced bare land, as determined by a qualified Assessor.

**3. Fence Removal and Replacement:**

- a) **Removal:** No compensation. A third-party contractor will be responsible for removing fences that interfere with construction activities.

- b) **Replacement:** No compensation. A third-party contractor will replace fences and gates through contracted services, adhering to the specifications outlined in procedure PW001-6: Gates on Road Allowances.

#### GUIDELINES CONTINUED


- c) **Temporary Fencing:** No compensation. If temporary fencing is required to confine livestock during construction, a third-party contractor will construct and maintain the fence.

#### 4. Borrows:

- a) **Dugout Borrow:** Compensation for land used as a dugout borrow will be set at full market value per acre, with a minimum compensation of one (1) acre. The total disturbed acres used to determine final compensation will be based on the final survey of the dugout, access road, and disturbed area after construction is completed.
- b) **Landscape Borrow:** Compensation for land used as landscape borrow will be set at half market value per acre, with a minimum compensation of one (1) acre. The total disturbed acres used to determine final compensation will be based on the final survey of the landscape borrow, access road, and disturbed area after construction is completed.
- c) **Access Road/Temporary Workspace:** Compensation for land used as an access road and or temporary workspace will be set at quarter market value, with a minimum compensation of one (1) acre. The total disturbed acres used to determine final compensation will be based on the final survey of the disturbed area after construction is completed.

#### 5. Backsloping:

Compensation for backsloping will be set at quarter market value per acre, with a minimum compensation of one (1) acre.

<b>Council Approved:</b> December 18, 2024	<b>Resolution #:</b> FC20241218.1006
<b>Reference:</b> Procedure PW001-6: Gates on Road Allowances	<b>Signature:</b> 
<b>Review Cycle:</b> Every three (3) years	<b>Next Review Year:</b> 2027