



**JOINT MEETING
TOWN OF CAREFREE
PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT AND THE
DEVELOPMENT REVIEW BOARD
MINUTES**

WHEN: MONDAY, FEBRUARY 13, 2023

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: CAREFREE YOUTUBE CHANNEL: <rtmp://a.rtmp.youtube.com/live2>

TIME: 5:00 P.M.

COMMISSIONERS PRESENT:

Chairperson Tom Cross
Peter Burns
Karen Dahlman
Susie Dymoke
Ralph Ferro
Mary Roberts
Sharon Smith

COMMISSIONERS ABSENT:

None

STAFF PRESENT:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek; Planning Clerk, Samantha Gesell.

Chairperson Cross called the meeting to order at 5:00 p.m. and led the group in the pledge of allegiance.

ITEM #1 Introduction of new Planning and Zoning Commissioners, Karen Dahlman, Susie Dymoke, Mary Roberts, and Sharon Smith. Appointment of the Planning and Zoning Commission, Vice Chairperson.

Commissioner Burns **MOVED TO APPOINT** Mary Roberts to fill the seat of the Planning and Zoning Vice Chairperson. **SECONDED** by Commissioner Dymoke. **CARRIED**, 7-0.

VOTING MEMBER

Chairperson Tom Cross
Commissioner Peter Burns
Commissioner Dahlman
Commissioner Dymoke
Commissioner Ferro
Commissioner Roberts
Commissioner Smith

AYE/NAY

Aye
Aye
Aye
Aye
Aye
Aye
Aye

EXHIBIT "A"
CONDITIONS FOR APPROVAL
DRB Case #20-18-MS
6352 East Arroyo Road, Carefree
Maricopa County Tax Parcel #211-28-129A

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on February 13, 2023.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. The address marker shall comply with Article VIII, Section 8.03 (4) including a maximum height of 3 feet above finished grade and maximum size of 4 square feet.
4. The development requires sewer service by Liberty Utilities (Black Mountain Sewer Corporation); it may not be an on-site septic system. Extension of the existing service shall be the sole responsibility of the property owner. Any on-site disturbance will require revegetation approved by the Development Review Board.
5. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance. No wall shall extend more than 6" above the top of a retaining wall. Open railing is permitted.
6. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 *Site Disturbance and Driveways* of the Carefree Zoning Ordinance.
7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
8. Landscaping shall meet all provisions of Article IX, Section 9.13.

SECONDED by Commissioner Smith. **CARRIED**, 7-0.

VOTING MEMBER

Chaiperson Tom Cross
 Vice Chairperson Roberts
 Commissioner Peter Burns
 Commissioner Dahlman
 Commissioner Dymoke
 Commissioner Ferro
 Commissioner Smith

AYE/NAY

Aye
 Aye
 Aye
 Aye
 Aye
 Aye
 Aye

ITEM 4. **DISCUSSION** and **POSSIBLE ACTION** on a request for:

CASE #: 21-17-MS

APPLICANT: Mr. Andrey Ayrapetov
 34101 N. 23rd Dr.
 Phoenix, AZ

CASE LOCATION: 35252 North 66th Place
Carefree, AZ
Maricopa County Tax Parcel # 216-32-116

ZONING: Rural-70 Single Family Residential
70,000 square feet minimum lot size

REQUEST: Requesting approval of a development plan for a single-family residence in the Mountainside Zoning District overlay.

Commissioner Burns **MOVED TO APPROVE** the request for approval of a development plan for a single-family residence in the Mountainside Zoning District overlay with the following conditions:

EXHIBIT "A"
CONDITIONS FOR APPROVAL
DRB Case #21-17-MS
35252 North 66th Place, Carefree
Maricopa County Tax Parcel #216-32-116

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on February 13, 2023.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. Staff shall work with the project's civil engineer to find an equitable solution to the proposed driveway condition that meets the intent of the Zoning Ordinance and the needs of the property owner. If staff and the owner cannot agree, the item will be brought back to the Development Review Board.
4. Written approval from both the HOA and Maricopa County Environmental Services is required at the time of the building permit submittal regarding the community septic system.
5. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance.
6. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
7. Landscaping shall meet all provisions of Article IX, Section 9.13.

SECONDED by Vice Chairperson Roberts. **CARRIED**, 7-0.

VOTING MEMBER

Chairperson Tom Cross

Vice Chairperson Roberts

Commissioner Peter Burns

Commissioner Dahlman

Commissioner Dymoke

Commissioner Ferro

Commissioner Smith

AYE/NAY

Aye

Aye

Aye

Aye

Aye

Aye

Aye

ITEM #5

A presentation and discussion with Steve Prokopek, Economic Development Director, explaining the Planning and Zoning Commission's role as the Economic Development Advisory Board.

DISCUSSION ONLY.

ITEM #6 Announcements

There were no announcements.

ITEM #7 Adjournment

Commissioner Burns **MOVED TO ADJOURN** the meeting at 5:55 p.m. **SECONDED** by Commissioner Ferro. **CARRIED**, 7-0.

VOTING MEMBER

AYE/NAY

Chairperson Tom Cross

Aye

Vice Chairperson Roberts

Aye

Commissioner Peter Burns

Aye

Commissioner Dahlman

Aye

Commissioner Dymoke

Aye

Commissioner Ferro

Aye

Commissioner Smith

Aye

Dated this 14th day of February 2023.

TOWN OF CAREFREE

Samantha Gesell

BY: _____
Samantha Gesell, Planning Clerk

Chairperson, Tom Cross