

**NOTICE OF REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION**

WHEN: MONDAY, AUGUST 14, 2023

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

TIME: 5:15 P.M.

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](#)

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission of the Town of Carefree, Arizona and to the general public that the members of the Planning and Zoning Commission will hold a meeting open to the public. For any item listed on the agenda, the Commission may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statutes §38-431.03.

Members of the Commission may participate by technological means or methods pursuant to A.R.S. §38-43 I (4).

The agenda for the meeting is as follows:

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REGULAR AGENDA:

1. **APPROVAL** of the Planning and Zoning minutes dated June 12, 2023.
2. **REVIEW** and **DISCUSSION** related to the General Plan Update process as lead by Matt Klyszeiko, Michael Baker International, to include an overview of feedback from recent community workshops, presentation of draft structure and document outline, and discussion of key issues and working resolutions.
3. **Announcements**
4. **Ajournment**

DATED this 9th day of August, 2023.

TOWN OF CAREFREE



BY: Samantha Gesell, Planning Clerk

Items may be taken out of sequence



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least two working days prior to the meeting if you require special accommodations due to a disability.

*All official Town Council and Commission meetings are scheduled to be held in-person within Council Chambers, located at 33 Easy St.

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: 08/14/2023

SUBJECT: APPROVAL of the Planning and Zoning minutes dated June 12, 2023.

PREPARED BY: Samantha Gesell, Planning Clerk

SUMMARY:

ACTION NEEDED:

Attachments

June 12, 2023 PZ DRAFT Minutes

ITEM #3 ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:28 p.m.

PLANNING AND ZONING COMMISSION

Tom Cross, Chairperson

Samantha Gesell

Samantha Gesell, Planning Clerk

DRAFT

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: 08/14/2023

SUBJECT: REVIEW and DISCUSSION related to the General Plan Update process as lead by Matt Klyszeiko, Michael Baker International, to include an overview of feedback from recent community workshops, presentation of draft structure and document outline, and discussion of key issues and working resolutions.

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUMMARY:

Since the last General Plan Briefing with the Planning and Zoning Commission, the project team has conducted two more Community Workshops and held a work session with Town Council (August 1, 2023). Community Workshop #3 focused on diving into General Plan policies from the goals most requested to be removed or revised from the previous workshop. The public was also polled to evaluate the draft vision statement and the General Plan structure. Community Workshop #4 was centered specifically on Open Space with an external presentation from the Arizona State Land Department. This workshop provided an opportunity to focus on review of the Open Space policies in the General Plan, evaluate open space preferences from the community, and map out areas for potential open space preservation. Collectively the input from the previous workshops were used to inform the draft document structure and craft a content outline, which is the next component leading up to the drafting of the new General Plan before the required 60-Day Review.

At the Town Council meeting, Mr. Klyszeiko reviewed the current status of the process and public outreach efforts that transpired. He then presented key issues that arose out of these community discussions: Open Space, Fiscal Responsibility and Economic Development, Water, Rural Character, and Traffic. See attached presentation.

The purpose of this discussion, similar to Town Council, is two-fold: 1) Provide a detailed summary as to where Carefree is in this update process; and 2) Ask questions and solicit feedback from the Commission and the public on the following:

- Overview of input from Community Workshop #3 and Community Workshop #4 Open Space
- Presentation of draft structure and document outline
- Discussion of key issues as noted and working resolutions

Public comment will be taken.

ACTION NEEDED:

This is a work session, and no action is required at this time.

Attachments

8-1-23 Town Council Work Session Presentation General Plan Update



TOWN OF CAREFREE **GENERAL PLAN UPDATE**

Town Council Workshop

August 1, 2023

Status Update

1. Process & Outreach

- Community Workshops
- Website accessibility

2. Key Issues/Areas for Feedback

- Open Space
- Town Fiscal Responsibility/Economic Development
- Water
- Semi-Rural Character
- Traffic Congestion

3. GP Structure

- Theme vs Element Approach

4. Next Steps



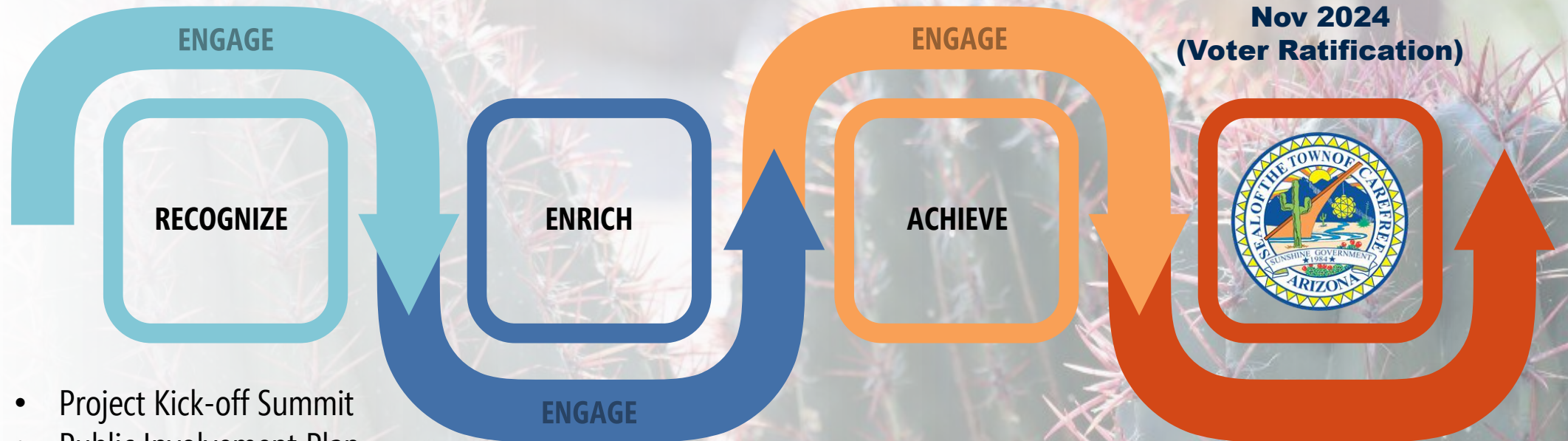
General Plan Process

Nov 2022

Feb 2023

Dec 2023

May 2024



- Project Kick-off Summit
- Public Involvement Plan
- Community Outreach (CW #1 – 2/1/23) (Pop Up 3/31-4/1)
- GP/Existing Conditions Assessment
- Community Survey

- GP Org. Structure
- Draft GP Elements
- Community Outreach (WS #2-5)
- GP Work sessions (4)
- 60-Day Review (Oct-Nov)

- Final GP Development
- GP Work sessions
- Formal Adoption
- Voter Ratification



General Plan Outreach

Community Workshop #1

Focus: Background, Visioning, Mapping

In-person att: 43

Virtual att: 35 (closed 7/31)

Community Workshop #2

Focus: Vision Statement, Community Trends, Goal Assessment

In-person att: 24

Virtual att: 76 (closed 7/31)

Community Workshop #3

Focus: GP Structure, Goal/Policy Validation

In-person att: 25

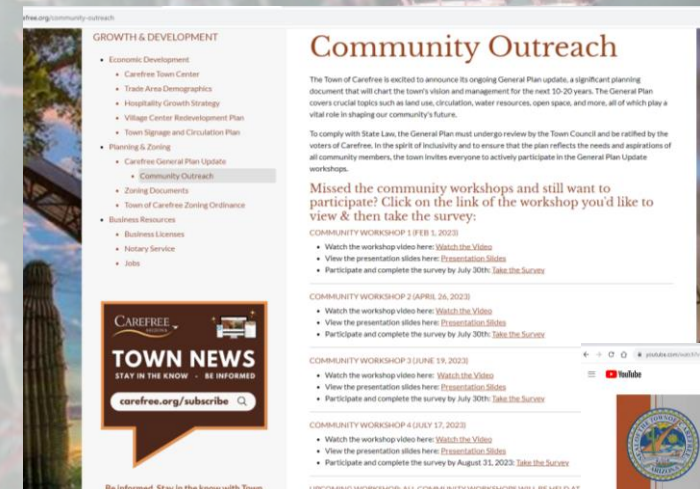
Virtual att: 55 (closed 7/31)

Community Workshop #4

Focus : Open Space

person att – 13

Virtual att – 29 (open thru Aug)



Key Issues / Areas for Feedback

- **Open Space**

- Preserve 48-Acre Trust Land for passive recreation
- Prefer natural/passive areas, but see structured/active open space in select conditions
- Ownership may be flexible, but needs to be accessible to the general public
- Be proactive, more specific language with action statements, less “wishy-washy” statements

- **Town Fiscal Responsibility/Economic Development**

- Keep Town government small/be transparent
- Balance between economic development and residents' quality of life/keep economic development consistent with General Plan
- Focus on developing NEC of Carefree Hwy and Cave Creek Rd
- No development on NWC of Carefree Hwy and Tom Darlington Dr.

- **Water**

- Promote water conservation
- Ensure water supply can support projected growth

- **Semi-Rural Character**

- Retain low density character
- No more 3-story buildings
- Light pollution

- **Traffic Congestion**

- Lower speeds/enforcement
- Roundabouts (+/-)
- One lane thru Town Center (+/-)
- Improve sidewalks & parking in Town center



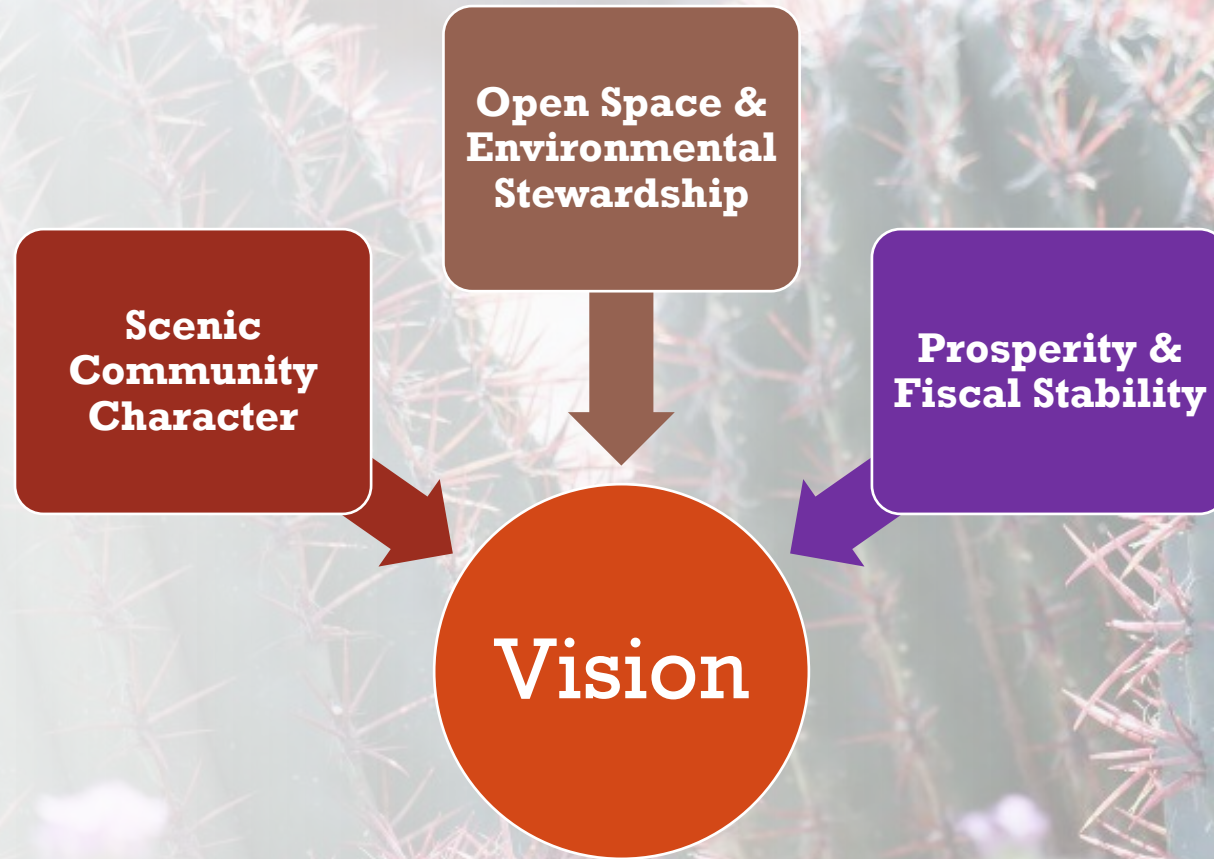
General Plan 2030 – Existing Structure

- **Introduction**
- **Vision Statement**
- **Chapters (*Reflect Required ARS Elements)**
 - Land Use Element*
 - Circulation Element*
 - Open Space Element*
 - Growth Element*
 - Environmental Element*
 - Cost of Development Element*
 - Water Resources Element*
 - Public Services and Facilities Element
 - Implementation
- **Chapter Organization**
 - Existing Conditions
 - Goals
 - Objectives/Policies
 - No Actions



General Plan Update – Preferred Structure

- Theme Approach (preferred by 70% of respondents)



General Plan Update – Preferred Structure

- Overall Theme Framework

Introduction

- **Purpose & Scope**
 - What is it
 - Why do we need it
 - How will it be used
- **Planning Area**
- **Planning Process**
- **Planning Framework**
 - Vision
 - Themes
 - How to Use this Plan

Scenic Community Character

- **Land Use & Growth***
- **Circulation***

Open Space & Environmental Stewardship

- **Open Space***
- **Environmental***
- **Water Resources***

Prosperity & Fiscal Stability

- **Public Services & Facilities**
- **Cost of Development***

Implementation & Maintenance

- **Supporting Documents**
- **Implementation Actions**
- **General Plan Amendments**



Next Steps

- **Actions**

- PZ Commission Worksession/Briefing (8/14/23)
- Follow-up Council Worksession (09/05/23)
- Follow-up PZ Commission Worksession (09/12/23)
- 60-Day Review Period (10/1/23 – 12/1/23)
- Community Workshop #5 (10/11/23)

- **How to Stay Involved**

- Visit project website: carefree.org (General Plan link top of page)
- Sign Up for Updates (Carefree Connection app)

