



60-Day Review Outreach Summary

General Plan Update

Introduction

A major component of the Carefree General Plan Update effort is the facilitation of a comprehensive outreach and communication program to gather input from the public (i.e. community members, decision makers, and stakeholders). One of the final steps in this outreach and communication program involved conducting a state mandated two-month review period to allow community members and applicable public agencies an opportunity to share feedback on the draft Plan.

This report is a summary of responses to the Carefree General Plan 60-Day Review Draft that was made available for public comment from October 1st through December 1st of 2023. Moving forward, this report will be utilized to provide context, perspective, and ultimate guidance in the process of making final edits to the General Plan in preparation for the formal adoption and ratification process.

Outreach Process

During the 60-Day comment period, the General Plan Review Draft was made available to the public online through the Town's website as well as via hardcopy by request. Community members and public agencies were able to provide comments utilizing an online survey, direct email, or participating in organized in-person events.

The online survey consisted of general response boxes where respondents could submit broad feedback on the General Plan draft or utilize guided questions to leave more specific feedback regarding each primary section of the General Plan draft.

In-person events included conducting a Community Workshop on October 11, 2023, and hosting smaller informational pop-up booths at the post office on November 11 and 13, 2023. Participants at these events were able to complete general comment cards or were directed to share feedback via the online survey.

The project team focused on open-ended questions for this review process because this type of feedback helps to generate a wider range of opinions and comments. While the downside to this approach is that it does not allow for statistical analysis, the greater upside is it allowed residents to engage in sharing more detailed and comprehensive comments.

The Town received a total of 353 unique submissions (including individual electronic comments, correspondence submitted by public agencies, and in-person submissions).

The following section attempts to organize these comments into a manageable format that accurately reflects the thoughts of those who participated, including the agreements and disagreements among different perspectives.

60-Day Review – Most Frequently Heard Themes

From the 300+ comments received through online feedback or events in the community, the project team has been able to categorize the comments into the following themes. These themes reflect topics that were consistently mentioned more frequently and more passionately than others during the review period. Alternatively, all comments on the draft Plan are comprehensively included and organized in the following section.

- **Growth and Density**

One of the greatest concerns expressed within feedback received related to growth and density of future development and the potential impacts it could have on existing community character. Comments related to development were primarily focused on the Town Center and the Town's two Special Planning Areas (SPA's) located at the northeast (NE) corner of Carefree Highway and Cave Creek Road and at the (northwest) NW corner of Carefree Highway and Tom Darlington Drive. Opinions on how to approach expressed concerns, however, were diverse, and discussions were frequently passionate as many expressed fears over the consequences of divergent development strategies. While the majority of comments within this discussion theme expressed a desire for advancement of development on the NE corner SPA, feedback in regards to the NW corner SPA designation was significantly more robust. The large majority of comments favored removal of the NW corner SPA designation. The most common reasons cited for removing this particular designation included: increase traffic will worsen already poor flow and safety conditions, negative impacts on views, increase noise, environmental impacts/wash disturbance, no resident oversight.

- **Design and Architecture**

The overall visual quality of the Town is a highly valued characteristic and another frequent concern for the future. The vast majority of comments associated with this theme expressed dissatisfaction with the design and scale of recent projects completed in the Town Center. Some comments linked concern of development quality to the Town's design guidelines and/or development review process. Comments also spoke to the importance of not only protecting the visual quality of the built environment, but also protecting viewsheds to the surrounding beauty of the Town's natural setting.

- **Park and Open Space**

Open space and access to recreational opportunities is strongly appreciated by residents and feedback routinely indicated they want more of both. Community members identified open space as a major contributor to the quality of life in Carefree. They appreciate the uniqueness of Carefree's natural environment and proximity to surrounding conservation and recreation areas. However, many were concerned that existing valued open space may be lost to new development and that more dedicated park space is needed within Town limits. This topic was most frequently referenced in relation to the undeveloped 48-acre State Trust land

located at the southeast (SE) corner of Cave Creek Road and Mule Train Road. While all participants generally agreed that existing parks and open space should be protected, there was variation and tension as to how to facilitate the future expansion of park and open space within the Town. This varied feedback most frequently related to deviation in the type of recreational facilities/amenities needed and how to fund such land acquisitions, improvements, and continued maintenance.

- **Economic Development**

The financial health of the Town was on many participants minds. In general, participants agreed Carefree needs a healthy economy to ensure Town infrastructure and services are maintained, along with upholding the Town's history of levying no local property tax. Respondents were largely proud of the Town's commercial and resort development, but concerns were raised about the importance of maintaining existing businesses and promoting the advancement of future economic development opportunities to ensure for the Town's long term economic prosperity. Within this theme, comments largely supported a limited approach to government to control Town expenditures as well as prioritizing development opportunity in the NE corner SPA and the Town Center.

- **Water**

Consistent with statewide attention on securing Arizona's water future, participants identified current water shortages as a particular concern. Respondents appreciated Carefree's current efforts to conserve water resources, but expressed a desire for the General Plan to provide more detail on the current status of existing and projected water demand in the Town and how future development is being accounted for as part of the Town's overall water portfolio. Many respondents also expressed a desire to have additional oversight of the Carefree Water Company.

- **Form Responses**

Another noteworthy theme that was recognized within individual comments submitted reflected a high number of identical or significantly similar responses. Many of these responses seemed to align with a resident prepared handout. Town staff or the project consultant were not consulted in the drafting process of this handout. The handout generally addressed 4 primary topic areas: *1. NW Corner SPA, 2. 48-Acre State Trust Land, 3. Town Center Development, 4. Carefree Water Company*. While "form responses" are an accepted and anticipated method of community dialogue within a robust Town-wide endeavor such as drafting a General Plan, many of these similar comments seemed to address the context and opinions of the abbreviated handout, rather than the context of the expanded General Plan itself. (*This handout is included as Appendix-A to this document.*)

60-Day Review – Individual Comments Received

To promote a transparent process and to allow community members to view comments in their original format, this section lists all unique comments received during the formal review period.

Given that many unique comments cover multiple topics, the following summary pulls out individual topic areas and organizes them within their relevant General Plan chapters. This is provided to help recognize the overall breadth and depth of comments as well as where specific comments would be most closely addressed within the draft General Plan.

All unique comments are then comprehensively listed within the 60-Day Review, Comment Table in the order they were received and grouped based on comment origin; (1) Community Feedback and (2) Public Agency Feedback.

It is important to note, in some instances, specific personal identifiable information was redacted to preserve confidentiality. Further, some of the very specialized comments collected during the review period cannot be adequately addressed through the broad and long-range framework of the General Plan. While these comments or issues may relate to specific topics/elements found within the General Plan (i.e. land use, circulation, open space, etc.), a community's General Plan is not necessarily the appropriate tool to address these more nuanced comments. However, other Town planning documents, development regulations, programs, or partner agencies can better address many of these specific or nuanced issues. Consequently, these comments have been transmitted for further attention through the appropriate channels.

Individual Comment Topic Areas – Organized by General Plan Chapter

Scenic Community Character

- Preserve scenic community character
- Reject high/medium density residential
- Preserve low density housing
- Remove the NW SPA, No NW SPA corner development, No hotel/spa
- Keep SPA on NW corner, closer NW corner SPA examination
- NW corner SPA compromise, Split NW corner (one to be retail)
- Commercially develop NE corner SPA
- No commercial development on NE corner SPA
- Make both SPAs residential
- Resident oversight committee for SPAs
- Need bike/pedestrian improvements
- No bike lanes or sidewalks in town center
- Limit bike/pedestrian lanes to high use areas
- Traffic/safety concerns, address traffic/congestion
- Address traffic calming
- No residential above retail
- No second story developments (townwide)
- Height limit enforcement
- Community beautification

- Design guidelines/stricter design codes
- Reimagining vacant space
- No chain stores/prohibit certain developments
- Street resurfacing

- No public transit
- No short-term rentals
- Avoid repeat of Hampton Inn
- Encourage sustainable development
- Future affordable housing

Open Space & Environmental Stewardship

- Need community activity spaces
- Need recreation space
- Keep open space
- Park on State Trust land
- Park on State Trust land funding
- State land to remain residential
- Promote Dark sky policy
- Carefree Park group
- Water Company/Water oversight
- Water flow from rain
- Water conservation/shortage
- Paths + pocket parks

- Add a dog park
- Provide hiking trails + amenities on open space
- Provide opportunity for active uses like pickleball
- Restrict where active recreation uses can go (i.e. pickleball)
- No electric charging stations in public
- Low energy/alternative energy use
- ADA accessible trails in parks

Prosperity & Fiscal Stability

- No property tax
- Protect tax revenue
- Commercial tax revenue boost
- Stop development
- Disagreement with previous fiscal decisions
- Desire a resident oversight committee
- Staff hiring processes

- Merchant council/oversight committee
- Make fiscal information public
- Town Center vacancies
- Expansive downtown/high-end shops
- Don't limit/restrict developable parcels

Implementation & Maintenance

- Stronger/more binding language choices
- Voting regulations

Unique Community Review Comments Received

The following table reflects all unique comments received from the public during the 60-Day review period. See page 147 for a list of comments received from public agencies.

Date Received	Method	Comment
2023-10-05 12:44:06	Online Survey	<p>Page 2, Acknowledgement, John Crane's name is misspelled Page 48, I appreciate that the 48-acre State Land parcel has its own highlighted paragraph Page 52, Policy #1 "Protect lands with outstanding preservation or conservation value." QUESTION: WHO DETERMINES THIS VALUE? Page 52, Policy#6. Why is DFLT specifically named, but other organizations (ie Carefree Park) are simply referred to as "other likeminded non-profit organizations. If you are going to name one, you should name others. Otherwise, don't name anyone specifically. That should be consistent and not show favoritism. Page 53, OE-2 Policies. WISHY WASHY meaningless terminology. #1 "continue to evaluate"; #3 "continue to assess". These are platitudes and mean nothing. Page 53, OE-2, #1A - decisions for acquisition shall be based on a specific defined public purpose/benefit. Question: WHO DETERMINES THIS? If you are listing "environmentally sensitive features such as rock outcroppings and archaeological features", you should also list "LAST REMAINING LARGE PARCEL OF NATURAL SONORAN DESERT LAND." Community value is as important as "archaeological value." "investigate the formation of an Open Space Board." Question: WHO DECIDES THE MEMBERSHIP OF THIS BOARD? "OSA-Da, thank you for mentioning Carefree Park as well as DFLT.</p>
2023-10-11	Community Workshop	<p>Theme 2: Open Space & Environmental Stewardship – Water resources – How can we maximize benefit to the town of our water surplus – particularly CAP water – especially to prevent reduction of allotment b/c we are not using full allotment. How much potential water would be available to Carefree from raising Bartlett Dam?</p> <p>Theme 3: Prosperity & Fiscal Stability – Should be some recognition of the high caliber of town employees & a policy should be included that the town should continue to recognize and reward.</p>

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		Should point out the risks to the town's sales tax & general fund (including repeal of tax on food, closing of major sales tax collector, recession w/ decline in discretionary taxable spending (e.g., restaurant, bar, amusement, etc.). As well as the town's shrinking % of statewide population which will reduce state shared revenues, Policy should point out the need for additional sources of sales tax through growth.
2023-10-11	Community Workshop	Theme 1: Scenic Community Character – Support SC1 and SC2, SC3, SC4, NOT SC10 – don't want "growth" on NW corner Theme 2: Open Space & Environmental Stewardship – p 48 I appreciate that the 48-acre state land parcel has its own highlighted paragraph. P 52 paragraph – Policy #1. Who determines the value? ("protects land with outstanding preservation or conservation value" p 53 – weak, wishy-washy meaningless terminology "continue to evaluate" and "continue to assess" p53 OE 1A – who determines "specific defined public purpose/benefit"? Community value – last remaining large parcel of land should be a criteria. General thoughts/comments – Thank you for adding maps of open space!
2023-10-11	Community Workshop	Goal OE-8 We have not addressed the impact of commercial/SPA future growth and water demand
2023-10-11	Community Workshop	Planning Framework/Organization: Excellent V.S.
2023-10-11	Community Workshop	SC-10 Okay w/ support growth to NEC as it has already been zoned commercial
2023-10-11	Community Workshop	SC-10 rephrase to "support activity"
2023-10-11	Community Workshop	SC-10 Take out NW corner or break NEC and NW corner into 2 goals SC-11 NW Corner community driver
2023-10-11	Community Workshop	Policy 6: DFLT AND Carefree Park

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2023-10-18 10:38:21	Online Survey	<p>Page 27 - Paragraph describing NW Corner of Carefree Highway and Tom Darlington Drive is written in such a way that it pre-supposes a resort/spa will be built on that land. I object to wording that references “destination based use” or “commercial retail”. This paragraph should be re-worded as such: This area is approximately 21 acres currently zoned for very low density housing. However, the Carefree Town Council approved a Special Planning Area (SPA) amendment on December 2021. An SPA allows for consideration of higher density developments such a spa/resort, hotel, restaurants and other retail. A developer will be required to apply for re-zoning of this area but he may apply for re-zoning to accommodate those uses defined by the SPA. Page 36 Goal SC-7 Policy 2 - Remove Policy 2. Autonomous vehicles are not significant to Carefree in the 10 year window of this GP Page 37 Goal SC-10 should be separated into 2 goals. SC-10 language remains was written but only pertains to the NEC of Carefree Highway and Cave Creek Rd. Page 37 Add Goal SC-11. The new goal should apply to any future development on the NW Corner of Carefree Highway and Tom Darlington. Language and Policies should be written that are sensitive to the fact most residents know nothing about the SPA amendment passed by the Town Council December 2021. Policies under SC - 11 should include language that assures: 1. residents have significant input into any future development. 2. The important flood plain in this area remains unaltered and left in its natural condition. 3. A substantial designated open space buffer protects the existing residential neighborhood, 4. Height of any new building does not exceed 2 stories and or 30’ 5. No outdoor recreational courts of any kind such as pickle ball are allowed. 6. No fast food pads, box stores or storage be allowed. 7. Boulder piles mountain views are important geological symbols of Carefree significance - no development will interrupt these view sheds. 8. New development cannot contribute additional noise, light or traffic</p>

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		<p>pollution. Page 39 Include a description of Carefree Park. Carefree Park is a 501(c)3 organization. Carefree Park is entirely devoted to the preservation of land within the Carefree borders. Carefree Park's sole mission is to acquire a roughly 48 acres parcel of State Land and create a series of trails that follow the natural and undisturbed topography. This park would be accessible to all residents and visitors. With the support of residents and the Town of Carefree, this could be one of the most significant contributions of this General Plan - a visible testament to resident's commitment to preserving the natural beauty of Carefree for generations that follow us. Page 43 Groundwater Rights paragraph is misleading. One would believe in reading this that Carefree is capable of suppling 3400 AF/year from the ground...more than we will ever need in a year. However, a large majority of this groundwater would come from wells high in arsenic. And even water from those wells without arsenic are useless unless they can be blended with treated CAP water. Because Carefree Water Company has no water treatment facilities we have no way of removing the arsenic or treating other contaminants in groundwater. That is why we blend groundwater with treated CAP water in order to still meet Federal Safe Drinking Water Standards. Reading this provides a false sense of security to residents who may not understand the limitations Carefree Water Company has with the lack of water treatment facilities. Page 51 Table 10 is not clear the difference between a vacant single family lot and an ADWR un-platted subdivision that is also vacant. Page 51 Table 10 - this table indicates the future water demand for large undeveloped parcels is 33 acre feet. The water element of the General Plan, by law, is required to analyze future growth options and the water required to supply those options. This table does not look at the three areas that have been mentioned as significant high density growth areas. Namely the NEC of Carefree Highway and Cave Creek Rd. The 2012 General Plan allocated 206 acre feet for commercial</p>

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		<p>development of this NEC. The NW Corner of Carefree Highway and Tom Darlington. If this NWC is developed as a resort/spa this could require as much as 200 acre feet of water depending on # rooms, pools, spa facilities, restaurants. In addition, the intention of this General Plan is to preserve the 48 acres of state land as a park with limited disturbance of the land. However, there has also been a mention of a higher density short term rental complex on this 48 acres. Scenarios showing the water supply requirements for a park, for the current Low Density Residential zoning and for a higher density option must all be presented. Page 51 Adequacy of Water Supply Paragraph - misleading because the above analysis for the future high density growth areas has not done. This type of analysis was done in the 2012 General Plan. Page 51 Table 10 shows build out water demand at 1562.43 acre feet. As pointed out in comments above, this does not provide for an adequate analysis of high density potential future growth areas. In addition, the last paragraph on page 51 says there is an AWDR footnote about a subdivision development that could, upon buildout, increase the water demand to 1678 acre feet/year however there is nothing that explains where that is subdivision is located or what specifically the buildout would be. Table 10, and in fact most of page 51, is confusing and misleading. Page 52 Goal OE-1 Policy 6 Language should include CAREFREE PARK GENERAL COMMENT: Non committal language is used throughout document and in action plans as it refers to Carefree Park and their mission. The number one priority among residents is to preserve more open space. This is Carefree Park's sole purpose and is fully aligned with that priority. Therefore language in the General Plan must reflect an unambiguous and strong partnership with Carefree Park. Page 54 Goal OE-3 REWORD - Ensure development is integrated and compatible with the surrounding environment. Page 57 Goal OE-7/Policy 1 and 2 - REMOVE policy 1 and 2. Under no circumstances should</p>

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		<p>our water company seek to expand their service area further. We are \$35 million in debt just adding 540 accounts. Page 57 Goal OE -7 Policy 5 REWORD - New developments that require zoning changes which increase the density and will require more than 50 acre feet of water per year will be required to supply their own CAP allocation to adequately support the proposed development. Page 58 Goal OE-8 Policy 1c. REMOVE Page 58 Goal OE-8 Policy 2c. REWORD - Any area requesting a zoning change that places a greater burden on water supplies other than the current zoning must provide the town with the necessary additional CAP allocation required to support that higher density development if the net addition is 50 acre feet per year or greater. Page 59 Goal OE-9 Policy 1c. REMOVE - Carefree residents already pay one of the highest water rates in all of Arizona. Page 59 ADD Goal OE-10 Carefree residents will have direct representation on the Boards of Carefree Water Company/Utilities Community Facilities District Page 59 ADD Goal OE-10 Policy 1 Carefree Water Company/UCFD will revise the makeup of the Board of Directors to include The Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four year term. Page 59 ADD Goal OE-10 Policy 2 Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents. Page 70 ELIMINATE sentence "As new development occurs the Town will need to allocate resources to maintain existing infrastructure while also expanding those systems to accommodate the increased demand." REPLACE that sentence with "Development will be encouraged within or directly adjacent to existing infrastructure and service areas to ensure the most cost effective investment and to protect Carefree's semi- rural character. Town Center and the NE corner of Carefree Highway and Cave Creek Road are the primary areas that meet that criteria. Page 74 Goal PF-3 replace PF-3 with " Minimize the Town's cost of services and increased</p>

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		<p>infrastructure costs while protecting our semi-rural character” Page 74 Goal PF -3 ADD new Policies 1 and 2 Policy 1 “Promote development in areas within or adjacent to existing infrastructure and services. Particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Policy 2 “New development is subject to an analysis process that examines water requirements and projected usage. Page 80 SCA - A Modify to read: "Appoint a resident committee that works under the leadership of the Planning and Zoning Director to review and strengthen Page 80 SCA - B Modify to read: "The resident committee appointed to SCA-A will also review and update...." Page 80 SCA - C. Modify to read: "Town Council will appoint a resident committee to serve as an economic development advisory group....." Page 81 OSA-B. Modify to read: "The Town WILL appoint an Open Space Board that reports directly to the town Council. The Board will coordinate, investigate and advise.... Page 81 OSA-C Modify to read: "The appointed Open Space Board will evaluate funding sources, including the Town budget for the expansion of open space preservation and maintenance of existing and future areas. Pursue all sources of funding, such as...." Page 81. OSA -D. Modify to read: "The appointed Open Space Board will prepare an Open Space Designation and" Page 82. Add Action OSA - J. "The Carefree Water Company / UCFD and Town of Carefree will support a resolution to restructure The Board of Directors of CWC/UCFD."</p>
2023-10-18 11:46:47	Online Survey & Email	<p>Pages 22-25, Land Use Categories - Reduce moderate density residential areas. Not in line with town vision. - Zone SPA Carefree Highway / Cave Creek Rd as commercial. Attract additional grocery store like Trader Joe's or similar. - Zone SPA Carefree Highway / Tom Darligton as low density residential. Page 27, Growth Areas - Please stop destroying the unique character of the town center area. No more high-rises, chain hotels, high density residences and other uglification. Ban all 2 story and above buildings. The latest developments are completely against</p>

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		<p>the vision for the town. Page 32, Goal SC-1 - Everything the town council has been doing lately seems to go against this goal. Ugly chain hotels and tall buildings are completely against this objective. Stop destroying the character of the town. Page 34, Goal SC-3, Protect Scenic Views - Absolutely no more tall buildings blocking views and uglifying the town center. Page 34, Goal SC-5, Optimize Transportation Infrastructure - More traffic calming required, in particular on collector roads, specifically Stagecoach Pass. 50mph on 25mph roads is very common. Page 37, Goal SC-9 Manage Unique Village Center Character - No more high density condos and multi-story buildings. Enhance park features, paths for walking, desert plants, areas for residents to gather. - Maintain Spanish Village- style architecture for new developments. Page 37, Goal SC-10, SPA areas - Zone SPA Carefree Highway / Cave Creek Rd as commercial. Attract additional grocery store like Trader Joe's or similar. - Zone SPA Carefree Highway / Tom Darligton as low density residential Page 56, Goal OE-6 - Enforce dark sky policies and ban excessive landscape lighting, floodlights, white light, upward facing lights, in outdoor areas. There are numerous examples of blatant violations. Page 58, Goal OE-8, Water Supply - Involve residents in high cost investment decisions. Explain how high interest free loans to utility companies support the interest of the residents. Demonstrate fiscal responsibility. Page 73, Goal PF-1, High Quality Public Services - Include a goal for high speed internet access, such as optical fiber 1Gbps+. Current services are not adequate for basic needs such as video conferencing and data streaming. Page 74, Goal PF-2, Revenue Sources - Add goal for a balanced and fiscally responsible budget. Provide detailed cost cutting plans. - No additional property or similar taxes. Page 74, Goal PF-3 - Preserve town center character, don't destroy it with chain hotels and condos. Resurfacing of town streets appear to be limited to a small area in the west. Does this mean the streets in the eastern parts</p>

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		don't get any resurfacing for the next 10 years? Update the plan to define the need for resurfacing streets based on the current state, not by general area.
2023-10-19 15:46:50	Online Survey & Email	<p>Pages 22-25, Land Use Categories - Reduce moderate density residential areas. Not in line with town vision. - Zone SPA Carefree Highway / Cave Creek Rd as commercial. Attract additional grocery store like Trader Joe's or similar. - Zone SPA Carefree Highway / Tom Darligton as low density residential. Page 27, Growth Areas - Please stop destroying the unique character of the town center area. No more high-rises, chain hotels, high density residences and other uglification. Ban all 2 story and above buildings. The latest developments are completely against the vision for the town. Page 32, Goal SC-1 - Everything the town council has been doing lately seems to go against this goal. Ugly chain hotels and tall buildings are completely against this objective. Stop destroying the character of the town. Page 34, Goal SC-3, Protect Scenic Views - Absolutely no more tall buildings blocking views and uglifying the town center. Page 34, Goal SC-5, Optimize Transportation Infrastructure - More traffic calming required, in particular on collector roads, specifically Stagecoach Pass. 50mph on 25mph roads is very common. Page 37, Goal SC-9 Manage Unique Village Center Character - No more high density condos and multi-story buildings. Enhance park features, paths for walking, desert plants, areas for residents to gather. - Maintain Spanish Village- style architecture for new developments. Page 37, Goal SC-10, SPA areas - Zone SPA Carefree Highway / Cave Creek Rd as commercial. Attract additional grocery store like Trader Joe's or similar. - Zone SPA Carefree Highway / Tom Darligton as low density residential Page 56, Goal OE-6 - Enforce dark sky policies and ban excessive landscape lighting, floodlights, white light, upward facing lights, in outdoor areas. There are numerous examples of blatant violations. Page 58, Goal OE-8, Water Supply - Involve residents in high cost investment decisions. Explain how high</p>

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2023-10-20 15:36:00	Email	<p>Slide 7 Purpose & Scope</p> <p>1. Please edit to clarify the last paragraph titled 'How will it be Used?</p> <p>Slide 8 Planning Area 1. Begin paragraph with 'The Town of Carefree...'</p> <p>2. The last sentence in this paragraph is incomplete - ...provides direct access to fro....???</p> <p>Slide 9 Map ***Add Title to map to read – Figure 2: Planning Area and Municipal Limits</p> <p>Slide 10 Town History This slide needs some major editorial revisions. There are many repeated areas....here are items that caught</p> <p>1. All of the content in paragraph 1 is repeated verbatim in paragraph 3</p> <p>2. In paragraph 1 and 3 Centreville should be spelled Centerville, Idaho (internet checked)</p> <p>3. Third paragraph, 2nd sentence ...they both lived by the homas (spelling?)</p> <p>4. In the same sentence as above, Tom Darlington is referred to as D. Darlington. I believe it should be consistent throughout and suggest using either Thomas D. Darlington or Tom Darlington.</p> <p>5. The 3rd paragraph refers to Tom and KT. I suggest changing it to Darlington and Palmer</p> <p>6. Delete paragraph 4 and 5 as they are repeated above on the slide as paragraph 2 and 3.</p> <p>Slide 18 Map ***Add Title to map to read – Figure 5: Land Ownership Map</p> <p>Slide 23 Map ***Add Title to map to read – Figure 13: Land Use Plan</p> <p>Slide 24 Land Use Categories</p> <p>1. Under Town Center – Delete 'including residential above commercial'. The description should read</p> <p>"This category allows mixed uses including commercial, public and semipublic use, and office space within the area bounded by Bloody Basin, Cave Creek Road and Tom Darlington Drive. COMMENT: I AM STRONGLY OPPOSED TO RESIDENTIAL ABOVE RETAIL IN THE DOWNTOWN AREA!!!</p>

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		<p>Slide 25 Land Use Element</p> <ol style="list-style-type: none"> 1. Under Special Planning Area – delete the word ‘universal’. Sentence should read ‘...for compatibility with the goals and policies of this plan. 2. In the very last paragraph under Special Planning Area, second line first word, the T should be lower case ‘t’ <p>Slide 26 Growth Element</p> <ol style="list-style-type: none"> 1. Second sentence replace “transportation systems” with “available transportation systems...” 2. In the second paragraph, second to last line, close the extra space between compatible and land. <p>Slide 27 Growth Areas 1. Under Town Center – delete last sentence that begins “Residences above retail would allow for...”</p> <p>COMMENT: I AM STRONGLY OPPOSED TO RESIDENTIAL ABOVE RETAIL IN THE DOWNTOWN AREA!!!</p> <ol style="list-style-type: none"> 2. Under Northeast Corner of Carefree Highway and Tom Darlington - The paragraph under ‘Growth Areas’ related to the NEC of Carefree Highway and Tom Darlington is written in such a way that it references specific use, i.e., resort/spa, and/or commercial/retail. Although more specific use has been discussed, assumption of use, at this point, is hearsay. This language should be removed as land use has been defined. The only KNOWN designation for this area is that it is been designated a Special Planning Area (SPA), which was adopted by the Carefree Town Council, very stealthily and under the cloud of Covid, in December 2021. Please remove any reference to suggested specific development! A general

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		<p>description of the property is acceptable.</p> <p>Slide 28 Circulation Element</p> <ol style="list-style-type: none"> 1. Please spell out MAG as Maricopa Association of Governments 2. 4th bullet should read Pima Road from of Cave Creek Road... <p>Slide 29 Map ***Add title to map to read – Figure 14: Circulation Plan</p> <p>Slide 31 Map ***Add title to map to read – Figure 15: Bike and Pedestrian Plan</p> <p>Slide 32 SC-1 1. Replace Policy #5 “ Require that the design and appearance of all development promotes the Town’s character and rural atmosphere. (Comment: The action should be - Manage the Town’s Community Design Standards and Guidelines, which is stated at the beginning of Policy 5 as currently written)</p> <ol style="list-style-type: none"> 2. Delete Policy #5a. This should all be rolled up into the action for Policy #5. 3. Replace Policy #6 with “Mitigate impacts of development on residential areas (i.e., noise, traffic, lighting, etc.). <p>Slide 33 SC-2 1. The policies need to be renumbered, 1-4. (Comment: looks as though the numbering sequence continued from the previous slide)</p> <ol style="list-style-type: none"> 2. The 1st policy, which will be renumbered as Policy #1, delete the word ‘Sensitively’ and begin Policy with “Integrate natural open spaces into development...” <p>Slide 34 SC-3 1. Policy 1 – Delete “...in a manner that is consistent with private property rights.”</p> <ol style="list-style-type: none"> 2. Policy 1a – Delete “Continue to consider viewsheds as part of ” and replace with “Protect viewsheds during the Development Review Process...” 3. Policy 1b – Delete entire policy and replace with “Minimize the impact of all development on mountain ridgelines, mountain views, and prominent natural features.” (Comment: The action is

Date Received	Method	Comment
		<p>included in the policy as written – Monitor the effect and enforce the guidelines outlined in the Mountainside Development Review Manual)</p> <p>Slide 34 SC-5 1. Policy 1 – Delete “Continue to”. Begin policy with “Analyze public parking...”</p> <p>2. Policy 2 – Delete “street networks within residential areas. And replace with “adjacent residential areas”.</p> <p>Slide 35 SC-5</p> <p>1. Policy 4 – Delete policy as written. Policy should read “Provide and maintain street signage to improve safety, mobility, and overall wayfinding.” (COMMENT: I AM OPPOSED TO THE CURRENT \$1.2 MILLION DOLLAR BUDGET FOR SIGNAGE.) This will have to be trimmed way back and also taken out to competitive bid before approval) This needs public oversight!</p> <p>2. Policy 5 – Delete. This detail should be rolled up into Policy 4.</p> <p>3. Policy 6 – Add period at the end of the policy.</p> <p>4. Policy 7 – Delete entire policy as written. Policy should read “Evaluate traffic patterns to mitigate negative impacts as new development occurs.”</p> <p>Slide 35 SC-6 1. In Goal SC-6, delete “active”. The Goal should read “Develop an integrated transportation network...” Also, delete Village Center. Replace with “Town Center”</p> <p>2. Policy 1 – Delete “Where feasible and as funding is available...”. The Policy should be direct and read “Promote and enhance walking, hiking and the use of available bike trails throughout the Town.”</p> <p>3. Policy 3 – Delete “Village Center”. Replace with “Town Center”</p> <p>4. Policy 4 – Delete “Plan for the design and development of...” The policy should read “Develop and maintain pedestrian and bicycle pathways along arterial streets and between strategic Town destinations.”</p> <p>5. Policy 4a – Delete “Provide...”. Policy should</p>

Date Received	Method	Comment
		<p>read “Design, maintain, and encourage pedestrian and bicycle access routes between the Town Center and nearby resorts.”</p> <p>6. Policy 4b – Delete ‘Strengthen...’ Policy should read “Design, maintain, and encourage pedestrian and bicycle access routes to the Town Center and other commercial areas.”</p> <p>7. Policy 4c – Delete “Village”. Replace with “Town”</p> <p>8. Policy 5 – Delete “Village”. Replace with “Town”</p> <p>Slide 36 SC-7 1. Policy 2 - Delete policy related to autonomous vehicles – N/A</p> <p>Slide 36 SC-8 1. Policy 2 – Modify “property funded” to read “owner/developer funded...”</p> <p>2. Policy 3 – Delete “subdividing property” to read “all properties”</p> <p>3. Policy 3d – Delete “drainage ways” and replace with “...washes and drainage areas...”</p> <p>Slide 37 SC-9 1. In Goal SC-9, delete “Village Center” and replace to read “Town Center...”</p> <p>2. Policy 1, 2 and 3 – Delete “Village Center” and replace to read “Town Center...”</p> <p>3. Policy 5 – Delete “Village Center” and replace to read “Town Center...” Also, second sentence, change to read “Use all available technologies to...”</p> <p>Slide 37 SC-10 I believe that the two SPA designated areas should be stand along goals, perhaps use Goal SC-10a and SC-10b.</p> <p>SC-10a (NEC of Carefree Highway and Cave Creek Road) language can remain as written but only pertain to the NEC of Carefree Highway and Cave Creek Rd. This Special Planning Area (SPA) was ratified by residents during the 2012 General Plan revision and went through extensive public re-zoning process in 2018 leading to a commercial zoning classification.</p> <p>Goal SC-10b (NWC of Carefree Highway and Tom Darlington) This area is currently zoned R70, one home per every two acres, with the Special Planning</p>

Date Received	Method	Comment
		<p>Amendment (SPA) adopted by the Carefree Town Council in December 2021. NO FURTHER DISCUSSION should occur or be assumed with respect to this area without the support of a Carefree Resident Oversight Committee and after extensive public engagement. COMMENT: I AM STRONGLY OPPOSED TO ANY HIGH DENSITY DEVELOPMENT ON THE NWC OF CAREFREE HIGHWAY AND TOM DARLINGTON!</p> <p>Goal SC-10b – Add Policy 1. Create a Carefree Resident Oversight Committee.</p> <p>**Please also add an action to move and approve the creating of a Carefree Resident Oversight Committee.</p> <p>Editorial Comment: You might want to swap out the photo on this slide for something more pleasant. The current photo is of those horrible townhouses being built across from the Post Office that already an eyesore and show partial view obstruction. It adds insult to injury when discussing additional controversial development...just my two cents!</p> <p>Slide 38 Title Page Reviewed. No suggested changes.</p> <p>Slide 39 Existing Conditions</p> <p>1. Under Carefree Desert Gardens paragraph – In the second sentence, delete “including two playgrounds...and the remainder of this sentence and replace with “including 4.5 acres of botanical gardens, two playground facilities, the Kiwanis Splash Pad, an outdoor amphitheaters with kite shade covers, fountains, a Carefree Little Free Library, walkways, ramadas, art sculptures, restrooms and more.”</p> <p>2. Under Desert Foothills Land Trust paragraph – add a paragraph naming Carefree Park . Add the following description of Carefree Park – Carefree Park is a 501(c)3 that is dedicated to the preservation of land within the Carefree borders.</p>

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		<p>Their sole mission is to acquire a large parcel of State Land and create a series of trails following the natural and undisturbed topography of that area.</p> <p>Slide 40 Reviewed. No comments Slide 41 Reviewed. No comments Slide 42 Reviewed. No comments Slide 43 I believe a section entitled Water Quality should be added to this section. Carefree Water has no water treatment facilities to remove impurities from our drinking water. Therefore, Carefree blends, or dilutes, groundwater with treated CAP water in order to still meet the minimum Federal Safe Drinking Water Standards.</p> <p>The 2022 Consumer Confidence Report that is generated and provided to its customers, stated that the water that is delivered includes 70% CAP water and 30% groundwater. The exact blend of surface and groundwater depends on many variables, including the time of year and where you are located in the distribution system.</p> <p>Some areas of Carefree receive only treated water purchased from Scottsdale (no Carefree groundwater). In 2022, the Water Quality Results included Arsenic, Chromium, Fluoride, Nitrate, and Gross Alpha (excluding Radon and Uranium), and others. The report suggested the likely sources for these substances included erosion of natural deposits, runoff from fertilizer use, leaching from septic tanks, and discharge from fertilizer and aluminum factories. No violation was issued.</p> <p>COMMENTS: Include a link to this report in this section of the General Plan. ***Perhaps include a table including the last recorded Water Quality Results. It's a published document available online or through the Carefree Water Company.***</p> <p>Slide 44 Map ***Add title to map to read – Figure</p>

Date Received	Method	Comment
		<p>16: Water Service Area Map Slide 45 Planning Considerations</p> <ol style="list-style-type: none"> 1. Under Continued Commitment to Open Space Preservation – Third sentence – delete “progresses into the future, continued...” and replace with “continues to evolve into the future...” 2. Same sentence as above – delete “area of focus...” with “priority...” 3. Last sentence – typo – replace “readably” with “readily” 4. Under Protecting our Water Supply – end of last sentence. Should read “for residents now and in the future.” 5. Under Extreme Heat and Hazard Mitigation – Second sentence – Delete “”stay risen for longer periods of time.” and replace with “maintain for prolonged periods of time.” 6. Third sentence – Delete “shows peaks in reporting...” replace with “show an increase in reporting...” 7. Last line – spell out MAG as Maricopa Association of Governments <p>Slide 46 Open Space Element</p> <ol style="list-style-type: none"> 1. First paragraph, fifth sentence – change flora fauna to flora & fauna. 2. Under Forecasted Need – spell out NRPA as National Recreation and Park Association. 3. Add a footnote or a statement justifying Carefree’s open space excess – contributing to this excess open space, as defined by NRPA, is the fact that Carefree’s northern most border includes 1,100 acres of open space within the Continental Mountain range the is inaccessible. ***the # of acres need to be confirmed in this area*** <p>Slide 48 Types of Open Space</p> <ol style="list-style-type: none"> 1. Under Trails section – Delete last sentence and replace with “The Town is responsible for

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		<p>reviewing and regulating development within non-FEMA floodplains to preserve the natural properties of the washes. Slide 49 Environmental Planning Element 1. Under Hillsides – end of 3rd sentence – Delete “Flatter” and replace with “plateaued” 2. Under Hillsides – beginning of 4th sentence – Delete “Severe” and replace with “significant” 3. Under Hillsides – Delete last sentence and replace with “ The largest sections of town with dramatic slopes are located on Black Mountain, in the highlands area north, and the foothills northeast of the Town Center.” 4. Under Flood Hazards – Replace last sentence to read “Various tributary washes serve to drain the remainder of the town, some of which include sufficient flow during significant storm events, and are classified within the protected floodplains.” Slide 50 Future Build- Out Water Demand 1. Second bullet – spell out CFWC as Carefree Water Company (CFWC) 2. Third Bullet – spell out ADWR as Arizona Department of Water Resources (ADWR) Slide 51 Table 10 1. Table 10 - Please add distinction between vacant single family lots and ADWR Approved Subdivision 2. Table 10 - This table does not include the three areas that have been mentioned as possible areas of significant high-density growth. Namely the NEC of Carefree Highway and Cave Creek Rd - the 2012 General Plan allocated 206 acre feet for commercial development of this corner, and the NW Corner of Carefree Highway and Tom Darlington. And</p>

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		<p>while the goal of this GP is to preserve the 48 acres of state land, there has also been mention of a higher density short-term rental complex. These growth areas should be included in the analysis of water demands and plans to supply all growth options.</p> <p>3. Adequacy of Water Supply – Please edit to incorporate potential demand outlined above.</p> <p>Slide 52 OE – 11. Policy 2 – Delete “Continue the policy...” and replace with “Maintain the policy...”</p> <p>2. Policy 6 – ADD CAREFREE PARK as a non-profit organization immediately following Desert Foothills Land Trust,</p> <p>3. Policy 6 – Replace “likeminded” with “like-minded”</p> <p>Slide 53 OE – 21. Policy 1 – Delete “As resources are available, continue to” and begin sentence with “Evaluate...”</p> <p>2. Policy 2 – Delete “Responsibly” and begin sentence with “Manage and maintain...”</p> <p>3. Policy 3 – Delete entire policy. It makes no sense as written.</p> <p>Slide 54 OE – 31. Rewrite Goal OE-3 to read “Guide all development to be environmentally sensitive so it is integrated and compatible with surrounding environment.”</p> <p>2. Policy 3 – Delete “In new residential subdivisions” and begin sentence with “Promote an open...”</p> <p>3. Policy 6 – Delete “Continue to efficiently plan...” and replace with “Strategically plan for...”</p> <p>Slide 55 OE – 41. Policy 4 – Rewrite policy to read “Preserve all floodplains and natural drainage areas/patterns in all development proposals.”</p> <p>2. Policy 5 – Change last half of policy to read “...such as integrating natural drainage into development plans, whenever possible.”</p> <p>Slide 55 OE – 51. Policy 2 – Delete “Ensure new development...” and replace with “Ensure all development...”</p> <p>Slide 56 OE – 61. Policy 1a – add a comma after resources. Also, after solar add “...”solar energy.”</p>

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		<p>2. Policy 1b – Delete ...in conformance with Town financial priorities.”</p> <p>3. Policy 2 – Delete “Continue to...” Begin policy with “Encourage responsible and...”</p> <p>4. Policy 2a sounds like an action. Change Policy to read “Encourage environmentally sustainable development by minimizing construction waste, mandating the utilization of energy efficient building materials, etc.</p> <p>5. Policy 3 – Delete the word “education” from the policy. Education is an action.</p> <p>6. Policy 4 – Delete policy as written. Rewrite to read “Promote the installation of downlighting for all outdoor light fixtures to preserve the night sky, per AZ State law.</p> <p>7. Policy 4a – this sounds like an action.</p> <p>8. Policy 5 – Delete “...and education programs on the importance and value of natural quiet.”</p> <p>Slide 57 OE – 7 1. Policy 1 – Delete “and expanding service.” COMMENT: The CFWC need to focus on their current facilities before considering expanding services....REALLY!!!</p> <p>2. Policy 2 – either delete policy or rewrite stating that extension of new water service for new development will be physically and financially supported by the development. COMMENT: Carefree Water Company cannot and should not financially support extension and/or expansion of water service for any new development. The Town of Carefree is already millions of dollars in debt that won't be paid off until 2050 and beyond by just adding just 540 new accounts.</p> <p>3. Policy 4 – Delete policy. This sounds like an action.</p> <p>4. Policy 5 – Delete as stated. Replace with “New developments that require zoning changes which increase the density and will require more than 50 acre feet of water per year will be required to supply their own CAP allocation to adequately support the proposed development.”</p>

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		<p>Slide 58 OE – 8 1. Policy 1b – Delete text at end of policy “...using the Verde River Watershed by increasing the capacity of nearby Bartlett Lake.”</p> <p>2. Policy 1c – Delete policy.</p> <p>3. Policy 2 – Delete “Continuously model” and begin policy with “Monitor water demand...”</p> <p>4. Policy 2c – Rewrite to read “All area requesting zoning change that places a greater burden on water supplies than the current zoning, must provide the town with the necessary additional CAP allocation required to support that higher density development, if the net addition requirement is 50 acre feet per year or greater.”</p> <p>5. Policy 6 – COMMENT: Policy as written includes Arizona law or county regulations that are beyond Carefree’s ability to decide whether or not to support. Therefore, DELETE Policy!</p> <p>Slide 59 OE – 9 1. Policy 1 – Rewrite Policy to read “In conjunction with the Carefree Water Company, identify opportunities to conserve water and educate the public on water conservation strategies.”</p> <p>2. Policy 1c – Delete policy! COMMENT: No More Water bill increases!!</p> <p>3. Add Goal OE – 10 to read “Carefree residents shall have direct representation on the Board of Carefree Water Company and Utilities Communities Facilities District.”</p> <p>4. ADD to Goal OE -10 Policy 1 to read Carefree Water Company/UCFD will revise the makeup of the Board of Directors to include The Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four year term.</p> <p>5. ADD to Goal OE-10 Policy 2 to read “Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents.”</p> <p>Slide 60 Title Page Reviewed. No suggested changes.</p>

Date Received	Method	Comment
		<p>Slide 61 Reviewed. No comments Slide 62 Reviewed. No comments Slide 63 Reviewed. No comments Slide 64 Reviewed. No comments Slide 65 Reviewed. No suggested changes. Slide 66 Reviewed. No suggested changes. Slide 67 Slide 68 Public Service & Facilities Element Reviewed. No suggested changes. Slide 69 Map ***Add title to map to read – Figure 25: Public Services and Facilities Map Slide 70 Cost of Development Element First paragraph – DELETE second sentence beginning with “As new development occurs...” and replace with “Development will be encouraged within the directly adjacent to existing infrastructure and service areas to ensure the most cost effective development and to protect Carefree’s semi- rural character. Town Center and the NE corner of Carefree Highway and Cave Creek Road are the primary areas that meet that criteria.” Under Cost of Development Framework – Pay- as-you-go Out of Current Revenues: first sentence, replace period with a comma after “service expansion” and continue sentence with municipalities (small m) Slide 71 Reviewed. No suggested changes. Slide 72 Reviewed. No suggested changes. Slide 73 PF - 11. Policy 7 does not belong in this section. Please move and include as a goal in OE-3 (slide 54) Slide 74 PF – 21. Goal 3 and Goal 5 make no mention of funding mechanisms or diversified income streams and may not apply to this Goal. Please relocate or rewrite if above is applicable. Slide 74 PF - 31. Replace Goal 3 to read</p>

Date Received	Method	Comment
		<p>“Minimize the Town’s cost of services and infrastructure while protecting the semi-rural character of the town.”</p> <p>2. Policy 1 - Delete Policy a “Promote development in areas or adjacent to existing infrastructure and services, with particular attention to the Town Center and the NEC of Carefree Highway and Cave Creek Road.”</p> <p>3. Policy 2 – Delete Policy as written and replace with “New development will be subject to a review process that examines water requirements and projected water usage.”</p> <p>Slide 75 PF – 4 1. Policy 1 – Delete “Carefree will” and begin sentence with “Maintain adequate reserves...”</p> <p>2. Policy 2 – Delete “Regularly review existing” and replace with “Develop and maintain a strong disaster preparedness plan...”</p> <p>Slide 75 PF - 5 1. Policy 1 – Delete “Continually” and begin sentence with “Improve governmental outreach...”</p> <p>Slide 75 Add New Goal PF – 6</p> <p>Matt - I would like to see a new Goal added to the Prosperity and Fiscal Stability section that speaks to Administrative Oversight and Benefit Eligibility. This Goal would also suggest a potential transition from a traditional Pension Plan to a 401k or 403b (for non-profit). Can you direct me to information and language that I could incorporate into Goal/Policies/Actions? Maybe a GP from another community you worked with that includes this language that I can morph for Carefree GP.</p> <p>This obviously will not be received well from office staff, but this is a responsibility and liability of the town. Thx.</p> <p>Slide 76 Title Page Reviewed. No suggested</p>

Date Received	Method	Comment
		<p>changes. Slide 77 Goals to Element Matrix Reviewed. No Comments Slide 78 Goals to Element Matrix Reviewed. No Comments Slide 79 Goals to Element Matrix Reviewed. No Comments Slide 80 Actions Scenic Community Character SCA – A Edit to read: “Appoint a resident committee that works under the leadership of the Planning and Zoning Director to review and strengthen...” SCA – B Edit to read: “The resident committee appointed to SCA-A will also review and update...” SCA – C Edit to read: “Town Council will appoint a resident committee to serve as an economic development advisory group..... “ Slide 81 Actions Open Space & Environmental Stewardship OSA – B Edit to read: “The Town WILL appoint an Open Space Board, that reports directly to the town Council. The Board will coordinate, investigate and advise....” OSA – C Edit to read: “The appointed Open Space Board will evaluate funding sources, including the Town budget for the expansion of open space preservation and maintenance of existing and future areas. Pursue all sources of funding, such as.... “ OSA – D Edit to read: “The appointed Open Space Board will prepare an Open Space Designation and....”</p>

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		<p>Slide 82 Actions Open Space & Environmental Stewardship OSA – I Edit to read: “Prepare a drought management plan aligned with the Arizona Drought Preparedness Plan.” ADD new Action - OSA - J to read: “The Carefree Water Company/UCFD and Town of Carefree will support a resolution to restructure The Board of Directors of CWC/UCFD.”</p> <p>Slide 83 Actions Prosperity and Fiscal Stability Need to add action(s) for administrative oversight. Slide 83 General Plan Administration Reviewed. No Comments</p> <p>Slide 84 General Plan Administration Reviewed. No Comments</p> <p>Slide 85 General Plan Administration Reviewed. No Comments</p>
2023-10-21 18:50:10	Online Survey	<p>Good Organization - easy to follow along. A bit too wordy in some places and a second pass to make it a bit more concise would be helpful.</p> <p>Page 23 and Page 37 Goal SC10 - I will not support this plan if the SPA and language supporting development on the NW Corner of Tom Darlington and Carefree Highway remains in the plan. The SPA was done under the veil of Covid. Residents that live on Black Mountain do not even know about this SPA and Terravita and Boulders residents who will be significantly impacted by increased traffic have no understanding of this SPA because it was done during Covid. I will not vote for this Plan if that SPA stays in. My recommendation is to take it out, get the Plan voted on in November 2024, and once that is done begin a widely publicized SPA process in the WINTER of 2024 when</p>

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		<p>residents are in town and can attend an SPA meeting. I plan on voting NO for this plan if that SPA for the NW corner stays in. Page 39, Page 52 and the Actions - Why is Desert Foothills Land Trust mentioned more prevalently than Carefree Park. Unlike DFLT, Carefree Park is dedicated to Carefree only. I want language that strongly supports the Carefree Park's mission and a stronger financial commitment from The Town of Carefree. This matters. Once this land is gone, Carefree will lose the only accessible place we have to build a multi-acre park. Why is Carefree not taking a stronger and monetary role? Page 57 and Page 59 Goal OE9 - I disagree with any efforts Carefree Water Company makes towards expanding their service or to justify further rate increase. I want a goal added that creates more resident management in Carefree Water Company Board. Pages 80+ ACTIONS - Actions section is a good addition to the General Plan. However what is the point of actions if you are using language filled with loopholes. There must be more binding language. I also don't want the Planning and Zoning to have anymore responsibility...we need more Resident Appointed Committees focused on specific deliverables - Open Space Board, Revamp Architectural Standards, Downtown Revitalization. etc.</p>
2023-10-22 11:35:40	Online Survey	<p>Page 37 Goal SC-10 and SC-11: Okay as written. I believe the property owner has RIGHTS inherent from our US Constitution to develop his property as he sees fit and adheres to the local zoning. Page 52 Goal OE-1 Policy 6: I do not care about a Carefree Park in this area. I believe there are several hiking trails, etc. in the area that are close by and currently not highly used. Page 59 add Goal OE-10: The Board of the Carefree Water Co.'s UCFD should include a minimum of (4) elected residents. Page 59 add Goal OE-10 Policy 1: The Board of the Carefree Water Co.'s UCFD should include a minimum of (4) elected residents. Page 59 add Goal OE-10 Policy 2: The Board of the Carefree Water Co.'s UCFD should include a minimum of (4) elected</p>

Date Received	Method	Comment
		<p>residents. Replace the Cost of Development sentence above with "Development will be encouraged within or directly adjacent to existing infrastructure and service areas to ensure the most cost effective development and to protect Carefree's semi- rural character." Replace Goal PF-3 with "Minimize the Town's cost of services and infrastructure while protecting our semi-rural character." Add Goal PF-3/Policy 1: "Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Add Goal PF-3/Policy 2: "New development is subject to an analysis process that examines water requirement and projected usage. Page 24 - Town Center description should remain that references "residential above commercial and offices..." Page 27 - The sentence that reads " Residences above retail space would allow for additional population to support the viability of businesses at street level..." should remain.</p>
2023-10-22 12:52:44	Online Survey	<p>The main reason for living in Carefree is its quality of life. The maximization of tax revenue and placation of developers who, after generating their revenue will move on to other projects in other geographic locations is of minor interest to most non political residents. If this were not true we all would be residents on Manhattan</p>
2023-10-23 11:03:37	Online Survey	<p>Pg. 37: Goal SC-10 should be 2 separate goals. SC-10 should pertain to NE corner of CF Hwy & CC Rd. SC-11 should apply to NW corner of CC Hwy and TD, should establish a resident oversight committee. Pg. 39 - Include a paragraph describing Carefree Park's mission. Pg. 52 - Carefree Park should be named in this plan. Pg. 59 - CF residents will have direct representation on the Board of Carefree Water Company/UCFD. The board should include the Mayor of CF, 1 addl' town council member, & 5 elected residents that will serve a 4-year term. And any CFWC project requiring a loan/or sale of revenue bonds will go to a vote of CF residents. Replace Goal PF-3 with "Minimize the Town's</p>

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		cost of services and infrastructure while protecting our semi-rural character.” Add Goal PF-3/Policy 1: “Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Add Goal PF-3/Policy 2: “New development is subject to an analysis process that examines water requirement and projected usage. Pg. 24/27: Eliminate language that supports residential development above downtown CF retail shops
2023-10-23 11:34:59	Online Survey	Page 37 Goal SC 10 should cover both NEC of Carefree Hwy and Cave creek road and NW corner of Tom Darlington and Carefree Hwy and goal SC 11 should establish a resident oversight committee. I do not want to see an SPA for the corner of Tom Darlington and Carefree Hwy. !! Remove the SPA on the land use map for NW corner of Tom Darlington and Carefree Highway. We need to be very careful that we do not turn into Scottsdale. This land should remain as residential as is possible and LOW density. Do not invite excessive growth by allowing the SPA. Remove it!
2023-10-23 13:33:56	Online Survey	Page 37 Goal SC - should be 2 separate goals. SC -10 language remains as written but pertains only to NEC of Carefree Highway and Cave Creek Rd. Page 37 Add Goal SC-11. SC-11 should apply to the NW Corner of Carefree Highway and Tom Darlington. Policies under SC-11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion, designate a substantial open space buffer to protect existing residential neighborhoods, restrict height of any building to 2 stories and/or less than 30’, prohibit open recreational courts (pickle ball), fast food pads, box stores or storage facilities, protect important view sheds and assure any new development does not contribute to an increase in traffic, noise or light pollution. Personally, I will not vote in favor of this revised General Plan if an SPA for the NW Corner of Carefree

Date Received	Method	Comment
		Highway and Tom Darlington is included in the Future Land Use map. However, I am willing to compromise if it is revised as mentioned above.
2023-10-23 14:08:38	Online Survey	I strongly oppose including development of carefree Highway and Tom Darlington area in the GP. If it is I will vote No.
2023-10-23 17:08:16	Online Survey	I support the Town Counsel's approval of the Baker International Studies assessment of supporting residential uses for the few remaining vacant sites within the very small Town core. Market rent housing (1 & 2 bedrooms) for full time residents is much needed; Full time residents WILL support the Town core businesses' for 12 months ; not 90 days
2023-10-24 15:50:05	Online Survey	There are two issues that will prevent me from voting to accept this General Plan. The SPA on the corner of Carefree Highway and Tom Darlington. Residents want to protect the scenic character, preserve more open space and to reduce traffic congestion. At the border of scottsdale and carefree, the main entrance into our town, they want to build a resort. How does this say we value open space. How does this say this is a quiet scenic community. It doesn't. It says welcome to little Scottsdale. I won't support any Plan that has an SPA on this corner. It goes against everything Carefree residents value about our community. I also don't understand the lack of real support for Carefree Park. Carefree footed legal bills and engineering bills for the water company - something like 2.5 million dollars. Then they just loaned the water company another 2 million that won't be paid back for decades. Most residents resent this water transition and it didn't stop our town from financially supporting the water transition but they are showing no commitment, financial or otherwise, to preserve open land and create a much needed park. This makes me angry.
2023-10-31 09:58:22	Online Survey	The corners of Carefree Hwy and Cave Creek should be developed first.

Date Received	Method	Comment
2023-10-31 10:10:45	Online Survey	<p>1. POTENTIAL FOR A HIGH DENSITY DEVELOPMENT ON THE NW CORNER OF CAREFREE HIGHWAY AND TOM DARLINGTON. WHY DOES THIS MATTER? A major amendment to Carefree's 2012 General Plan was approved at the December 2021 Town Council meeting. As a result of this General Plan amendment, the private land on the NW corner of Carefree Highway and Tom Darlington is now designated as a Special Planning Area (SPA). While this area is still currently zoned Rural -70 (1 house per 2 acres), the SPA amendment allows for the consideration of significantly higher density development such as a resort/spa. We recommend more specific language added to the General Plan that ensures any future development of that corner does not result in the type of disappointment many of us share with the Hampton Inn. OUR FEEDBACK Page 37 Goal SC -10 should become two separate goals. SC -10 language remains as written but pertains only to NEC of Carefree Highway and Cave Creek Rd. Page 37 Add Goal SC-11. SC-11 should apply to the NW Corner of Carefree Highway and Tom Darlington. Policies under SC-11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion, designate a substantial open space buffer to protect existing residential neighborhoods, restrict height of any building to 2 stories and/or less than 30', prohibit open recreational courts (pickle ball), fast food pads, box stores or storage facilities, protect important view sheds and assure any new development does not contribute to an increase in traffic, noise or light pollution. Our feedback offers a compromise. We recognize some residents feel strongly they will not vote in favor of this revised General Plan if an SPA for the NW Corner of Carefree Highway and Tom Darlington is included in the Future Land Use map. If that is your position, please provide that feedback. 2. A STRONGER COMMITMENT TO CAREFREE PARK. WHY DOES THIS MATTER? The</p>

Date Received	Method	Comment
		<p>number one priority Carefree residents stated in the General Plan survey was the desire to preserve more open space. Carefree Park is a non profit 501(c)3 dedicated to creating a nature preserve accessible to the entire community on 48 acres of Sonoran Desert located 1/2 mile from downtown Carefree. This is one of the last remaining and only accessible large parcels of land in Carefree. With the support of residents and the Town of Carefree, this could become one of the most significant contributions of this General Plan - a visible testament to resident's commitment to preserving the natural beauty of Carefree for generations that follow. OUR FEEDBACK Page 39 Include a paragraph describing Carefree Park's mission. Page 52 Goal OE-1 Policy 6: Carefree Park should be named in this policy. Non committal language is used throughout the General Plan as it refers to Carefree Park and their mission. The number one priority of residents is to preserve more open space. Carefree Park's sole mission is aligned with that priority. Therefore the language in the General Plan must reflect an unambiguous and strong partnership with Carefree Park. 3. INCREASED OVERSIGHT FOR CAREFREE WATER COMPANY. WHY DOES THIS MATTER? The 7 individuals on the Board of Carefree Water Company/UCFD that request loans from the Town's General Fund, or recommend major projects requiring the sale of revenue bonds are the same 7 individuals who approve the loans, and the sale of revenue bonds. There is no independent oversight nor a vote of Carefree residents. We need increased transparency and independent oversight. OUR FEEDBACK Page 59 add Goal OE-10: Carefree Residents will have direct representation on the Board of Carefree Water Company/UCFD. Page 59 add Goal OE-10 Policy 1: Carefree Water Company/UCFD will revise the structure of the Board of Directors to include The Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four year term. Page 59 add Goal OE-10 Policy 2: Any Carefree Water Company</p>

Date Received	Method	Comment
		<p>project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents. 4. MODIFY THE SENTENCE: "As new development occurs the Town will need to allocate resources to maintain existing infrastructure while also expanding those systems to accommodate the increase demand." WHY DOES THIS MATTER? Carefree is a small town at almost full buildout. There are only three areas remaining with potential to generate any meaningful new sales tax revenue. Promoting development within or directly adjacent to existing infrastructure is the most cost- effective development strategy. The two growth opportunities that meet this criteria are: 1. Revitalization of Town Center and 2. NE corner of Carefree Highway and Cave Creek Rd. This area generates the majority of Cave Creek's sales tax revenue. Development should not be scattered around Carefree but, instead, be concentrated where there is already proven commercial success as with NEC of Carefree Highway and Cave Creek Rd or, where there is already existing infrastructure as with Town Center. OUR FEEDBACK Replace the Cost of Development sentence above with "Development will be encouraged within or directly adjacent to existing infrastructure and service areas to ensure the most cost effective development and to protect Carefree's semi-rural character." Replace Goal PF-3 with "Minimize the Town's cost of services and infrastructure while protecting our semi-rural character." Add Goal PF-3/Policy 1: "Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Add Goal PF-3/Policy 2: "New development is subject to an analysis process that examines water requirement and projected usage. 5. ELIMINATE LANGUAGE THAT SUPPORTS RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS WHY DOES THIS MATTER? The Hampton Inn and View Town Homes have blemished the</p>

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		magnificent views Carefree residents once enjoyed. These developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town center. OUR FEEDBACK Page 24 - Town Center description should remove the reference "residential above commercial and offices..." Page 27 - Remove the sentence that reads "Residences above retail space would allow for additional population to support the viability of businesses at street level..."
2023-10-31 10:19:24	Online Survey	1. POTENTIAL FOR A HIGH DENSITY DEVELOPMENT ON THE NW CORNER OF CAREFREE HIGHWAY AND TOM DARLINGTON. WHY DOES THIS MATTER? A major amendment to Carefree's 2012 General Plan was approved at the December 2021 Town Council meeting. As a result of this General Plan amendment, the private land on the NW corner of Carefree Highway and Tom Darlington is now designated as a Special Planning Area (SPA). While this area is still currently zoned Rural -70 (1 house per 2 acres), the SPA amendment allows for the consideration of significantly higher density development such as a resort/spa. We recommend more specific language added to the General Plan that ensures any future development of that corner does not result in the type of disappointment many of us share with the Hampton Inn. OUR FEEDBACK Page 37 Goal SC -10 should become two separate goals. SC -10 language remains as written but pertains only to NE corner of Carefree Highway and Cave Creek Rd. Page 37 Add Goal SC-11. SC-11 should apply to the NW Corner of Carefree Highway and Tom Darlington. Policies under SC-11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion, designate a substantial open space buffer to protect existing residential neighborhoods, restrict height of any building to 2 stories and/or less than 30', prohibit open recreational courts

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		<p>character.” Add Goal PF-3/Policy 1: “Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Add Goal PF-3/Policy 2: “New development is subject to an analysis process that examines water requirement and projected usage. 5. ELIMINATE LANGUAGE THAT SUPPORTS RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS WHY DOES THIS MATTER? The Hampton Inn and View Town Homes have blemished the magnificent views Carefree residents once enjoyed. These developments have detracted from Carefree’s scenic community character. Adding a second story residential development above retail shops will only further detract from our Town center. OUR FEEDBACK Page 24 - Town Center description should remove the reference “residential above commercial and offices...” Page 27 - Remove the sentence that reads “Residences above retail space would allow for additional population to support the viability of businesses at street level...”</p>
2023-10-31 10:42:59	Online Survey	<p>page37 goal sc-10 needs to be 2 separate goals SC-10 language remains as written but pertains only to the northeast corner of Carefree Highway and Cave Creek road. page 37 - Add goal SC-11 SC-11 should apply to the northwest corner of Carefree highway and Tom Darlington. Policies under SC-11 should establish a resident oversight committee. If the proposed development should require any rezoning or any change in the natural state we should vote on it. page 39 -- we should recognize the integral part of our Town that Carefree Park represents. page 52 -- Goal OE-1 Policy 6 -- Carefree Park needs to be part of this policy given the number one priority of residents is to preserve Open Space. page 59 -- Add Goal OE-10 -- Carefree residents will have direct representation of the board of Carefree Water Company/UCFD. page 59 -- add goal OE-10, Policy 1 - Carefree Water Co. / UCFD will revise the structure of the board of directors to include the mayor of the Town of</p>

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		<p>Carefree, one additional Town Council member and 5 elected representatives that will serve a four - year term. page 59 -- add goal OE-10 Policy 2 -- Any Carefree water project that requires a loan and/or sale of revenue bonds will go to a vote of all Carefree residents. page 24 - - remove the reference to "residential above commercial offices"!!! this will not generate revenue and will only reduce the amount of parking available for the merchant's customers!!! page 27 -- remove the sentence that reads "residences above retail space would allow for additional population to support the viability of businesses at street level..."</p>
2023-11-01 12:34:24	Online Survey	<p>On the whole, I think the plan is very well-done but I do have some specific comments. In the acknowledgments, the Mayor's last name is misspelled. Ralph Ferro is no longer on P&Z. On p.7, in the last paragraph, there are missing words in the next to the last sentence. On p. 11, there is an inexplicable switch in tenses from past to present and back again. On p. 27, there is a comment about residences above retail space, is this a goal? On pp. 62-63, after the discussion of the labor force, there should be a discussion of the number of retirees and if possible of their prior occupations. An area that has a large proportion of retirees with secure incomes provides a more stable base than if they were employed and possibly subject to layoff. At the same time, a large proportion of retirees may put a larger burden in the potential need for support services. Given the very high median age in Carefree, these points should be considered. On p. 77, the statement beginning "Understanding the interdisciplinary approach" is grammatically incorrect and, as a result, is unclear. On p. 81, "Desert Foothills Land Trust" in OSA-D should be capitalized.</p>
2023-11-01 16:05:00	Email	<p>Preserve All Development Options Pending Fiscal Analysis: Unlike Congress, we should approve the General Plan, preserving every option on the table. My support would be predicated on the continuous open line of communication, educating Carefree Owners, on</p>

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		the particulars of each economic endeavor being considered
2023-11-03 14:13:32	Online Survey	I wish the "Spa" designation removed from the general plan and any subsequent zoning documents.
2023-11-03 14:17:06	Online Survey	Please remove the word "residential" from the words describing possible future second floor building projects
2023-11-04 11:10:32	Online Survey	My comments are as follows: 1. Remove the SPA from the Northwest Corner of Tom Darlington and Carefree Highway. We are homeowners on Black Mountain and we want to keep that corner VLDR as it was. 2. Commit to Carefree Park...we want to see this happen. 3. An independent oversight committee should be formed to oversee Carefree Water Company.
2023-11-04 21:54:00	Email	<p>I have been following the development and progress on the steps being taken to develop a new/revised General Plan for Carefree, and have serious concerns about the input you are receiving. Please permit me to summarize my concerns:</p> <ul style="list-style-type: none"> • A group of Carefree residents, mostly reside in the Boulders, opposed the installation by the Carefree Water Company of the water storage reservoir in Boulders open space along Tom Darlington. The Water Company prevailed in 13 legal actions involving 22 judges, including 5 Judges on the Arizona Appellate and Supreme Courts, and the water reservoir is now in place as initially proposed. • After these defeats, these people opposing the water storage reservoir joined forces with long-term opponents of the elected Carefree Town Government, John Traynor and John Mattes. Now, this core group, which I reasonably estimate totals not more than some 25 - 30 people, opposes nearly every project that the Carefree Town Government supports. Since nearly 80% of Carefree voters opposed changing the fire and emergency service provider because that issue became entangled with the question of a property tax, these people are now incorrectly claiming, in my judgement,

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		<p>that they represent 80% of Carefree residents. That is just not true. The members of the Carefree Town Council are the only elected officials of the Town: the opposing people only represent themselves as individuals in spite of them packing your meetings.</p> <ul style="list-style-type: none"> • Included among the projects they have/are currently opposing was 1) the recent vote on fire and emergency service coverage, which they mistakenly framed as a vote on a Town property tax and had defeated, 2) the development of the 20+ acre properties on the NW corner of Tom Darlington and Carefree Highway, 3) improvements to the downtown Carefree area (including continuing to allow residential units on the 2nd floor of commercial buildings as currently zoned), 4) mandating via the revised General Plan that the 48 acre property along Cave Creek Highway currently owned by the State of Arizona be restricted from any use except Open Space for a park (Carefree Park) that one of their members is proposing and 5) opposing the proposed storage facility on Cave Creek Road which I understand is compliant under current zoning. • Carefree's financial position within the next 10 years gives cause for concern. Projected expenses for currently demanded services, and necessary additional expenses such as road improvements, project to significantly higher expenses than income. My personal opinion is that Carefree will also have to re-visit the whole question of fire and emergency services again, and how increased costs for these will be funded, within the next three years when the current contract with Rural Metro expires. In contrast, Carefree's population is relatively stable, so its share of State Tax revenues is shrinking, there is little opportunity for increased sales taxes from the current stable of merchants and efforts to enact a modest property tax was recently voted down by Town voters. The only remaining avenue for additional revenue to meet foreseen expenses is tightly controlled

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		<p>development of the few remaining properties within Carefree suitable for commercial development to generate incremental sales taxes.</p> <ul style="list-style-type: none"> • Many from the core of Carefree residents and voters, whose thinking and desires I believe I am knowledgeable about, have told me that they are avoiding making their thoughts on the proposed General Plan and other topics known in meetings and via correspondences because of the vicious personal attacks from members of the opposing group against anyone making a comment contrary to the desires of the people currently opposing the Town Government. Other residents have told me that they just don't want to become involved in such a negative and personally insulting situation, so they remain silent. • In spite of the acknowledged upcoming significant revenue shortfall, the demands of these people opposing the elected Carefree Government presents Carefree voters with a plan that offers little or no opportunity for success. A municipality in need of additional revenue to meet projected demands can't eliminate from consideration both of the two primary available sources of revenue to fund those demands, a property tax and/or carefully controlled development of the remaining properties with commercial potential to generate additional sales taxes. <p>The property tax question has been addressed and I don't see any changes in the foreseeable future. My earnest request is that in your future drafts and write-up of the proposed Carefree General Plan that it be written in such a manner that this document does not eliminate or restrict carefully controlled development of the few remaining properties in Carefree suitable for commercial development or redevelopment. Specifically, these include 1) the NW Corner of Tom Darlington and Carefree Highway, 2) the 48 acre property currently owned by the State of</p>

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		Arizona and 3) the redevelopment of the Downtown Carefree Business District, including not restricting the currently zoned permitted activity of residences on the 2nd floors. Let the owners and prospective owners of those properties follow the long-established and legally acceptable procedures for development and redevelopment: bring their proposal to the Carefree Town Staff, the Carefree P & Z and to the Carefree Town Council for their rigorous review and input, incorporate the reasonable desires of neighbors and only approve any proposed development that is in full compliance. I don't believe that any restrictions or different ways to limit property development, specifically including the three just mentioned, should be changed in a new General Plan.
2023-11-07 14:11:44	Online Survey	I have no review comments
2023-11-08 06:00:45	Online Survey	Page 27- "given the proximity to more intense uses to the south and the east, and primary access via arterial streets, a more economically sustainable, destination-based use, with limited compatible commercial retail uses could be appropriate..." This is an assumption. What's the basis? The intersection is already very busy with commuters and local traffic. Commercial development will only compound the issue and is not consistent with the stated goal of a semi-rural environment. It appears to be a nothing more than a blatant attempt to generate sales tax revenue.
2023-11-08 06:16:19	Online Survey	Page 30. Bike pathways should be physically separated from vehicle traffic wherever possible especially along the arterial roads. You should be aware that many pedestrians walk 6-8 feet from the edge of local streets because of snakes. This is dependent on the time of year and visibility along the shoulder of the roadway. You should be conscious of this when proceeding with your planning.
2023-11-08 08:04:52	Online Survey	The cheap looking motel in the center of town does not go with Carefree's beautiful city

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		designs. It sticks out like a sore thumb. Also, keep Carefree carefree looking. Overplanning is not good. Thank you.
2023-11-08 09:31:21	Online Survey	<p>Theme 1: Scenic Community Character - Thank you for such a detailed plan.</p> <p>Theme 2: Open Space & Environmental Stewardship - Thank you for such a detailed plan. I really think that Carefree should consider a dog park. The gardens are lovely but used for so many different purposes. A lot of residents live in condo's and homes with no yards and there are a lot of single people here who have dogs as companions. A dog park would be such a wonderful addition to our town. Thank you so much.</p> <p>Theme 3: Prosperity & Fiscal Stability - Thank you for such a detailed plan.</p> <p>Implementation & Maintenance - Thank you for such a detailed plan.</p>
2023-11-08 11:07:56	Online Survey	I served on P&Z since 2007, and attended meetings on the zoning and GP updates previous to serving, so am very familiar with what belongs where. There is a small group of people who have pushed for issues that do not belong in the general plan, such as control of the downtown revitalization project. The GP is a land use document, pure and simple. It is not being treated as such in some instances.
2023-11-08 12:04:58	Online Survey	<p>Theme 1: Scenic Community Character - Yes, preserve Carefree's scenic low density community character.</p> <p>Theme 2: Open Space & Environmental Stewardship - Yes, preserve as much open space as we can afford. Hopefully private funds can be raised to purchase and maintain such open space. If not, consider bringing a tax based funding choice to the voters. My personal preference, if push comes to shove, would be to preserve the foothills area in the northeast portion of the Town. I do not support a park on the 40 acres across from the airport unless it can be paid for with private donations. I would</p>

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		<p>also hope that any 'park' that may result is rural/simple/trails with little or no infrastructure to maintain - and no grass, please!</p> <p>Theme 3: Prosperity & Fiscal Stability - We need as much sales tax income as we can possibly generate while protecting our rural nature. I support the SPA designation on the corner of Tom Darlington and Carefree highway. I anticipate commercial development on the Carefree highway/Cave Creek Rd corner that is compatible with the surrounding commercial developments, yet transitions to the rural nature we strive for and promote. It seems clear that Carefree residents wish to limit taxation to a sales tax, especially if such tax is earmarked for something specific. If sales tax funding fails to support citizen desires and Town requirements, and a future property tax is once again considered, perhaps a bundled approach in which the math adds up correctly would be more likely to appeal to voters.</p>
2023-11-08 14:33:51	Online Survey	<p>1. Please include language addressing the private land on the NE corner of Tom Darlington and Carefree Hwy. It should remain Rural-70. We are opposed to using the the SPA designation to add a high density, resort or commercial development. (Pg 27) - (Pg 37) Goal SC-10: Separate the SPA areas- NEC of Carefree Hwy and Cave Creek Rd. can remain as is, but the NWC of Carefree Hwy and Tom Darlington should be removed. This should remain Rural-70.</p> <p>2. (Pg 39): Please include mention of the 48 acres of Desert, Carefree Park is working to preserve. Open Space preservation is a top priority for this community. (Pg 52) OE-1 #6: Include Carefree Park. (Pg 74) PF-3: Please add a statement - "Promote development within or adjacent to existing infrastructure, such as the Town Center and the NEC of Carefree Hwy and Cave Creek Rd." General Comments: We are opposed to residential building over commercial in the town center. This additional building height will distract from the overall open and serene community feel. The Hampton and condos are already crunching our little town</p>

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		center. Regarding Water- I don't know where this would go, but the giant water debacle should never happen again. We did not support the decision to add debt to acquire additional homes who were already receiving water from Cave Creek, while our rates were already high. This project also caused discord in the community and unintended consequences, such as the further delay in road maintenance in our neighborhood (Cow Track Estates). We would like to ensure that any future major water projects, are reviewed by a council of residents, and are presented for a vote. Finally- We would like to see a commitment to maintaining the local roads in Carefree. Maybe under SC-1, add: "Ensure roadways in residential areas are repaired in a timely manner and maintained to the standards that reflect our identity." (and the value of our properties)
2023-11-09 11:33:17	Online Survey	Shamefully, Carefree has no public tennis courts.
2023-11-09 11:50:39	Online Survey	Page 77, Goal SC-10 The following changes to the GP have been edited and removed from my preferred version of the General Plan for the following reasons: The SPA for the Northwest corner (NWC) was inserted into the GP in 12/21 when residents were cloistered at home during COVID and had minimal to no opportunity for collaborative discussion and debate of the issue. Most aware residents would agree that the SPA on the (NWC) was a sleight of hand endeavor by Town Council, the recently hired Economic Developer, and Planning & Zoning. Preferred revisions to verbiage of page 77, SC-10 Goal SC-10: Support growth in the identified SPA area at the northeast corner (NEC) of Carefree Highway and Cave Creek Road in a manner conforming with the Town's character as set forth in SC Goals 1 and 2. Policies: 1. Encourage residential input through a town referendum for the inclusion of a Special Planning Area (SPA), major or minor, where context sensitive design and overall town livability are prioritized. 2. Neighbor concerns are of the utmost priority and will require the following: review of site features, environmental conditions such as

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		drought restrictions, dark sky priorities, wildlife corridors, economic conditions in adapting and approving future residential, commercial, and open space. Insure residents that prior major development mistakes to our Town, that are not in alignment with it's small town character, will not be repeated 3. Direct growth to where infrastructure capacity is available including the Town Center and the previously commercially zoned Northeast corner on Carefree and Cave Creek Roads. Require developers to install the infrastructure needed to support any major commercial development.
2023-11-09 15:42:30	Online Survey	<p>Theme 1: Scenic Community Character - You guys keep saying scenic this or that and then you approve Hampto Inn Stroage units and cheap businesses.</p> <p>Theme 2: Open Space & Environmental Stewardship - We don't trust that at all</p> <p>Theme 3: Prosperity & Fiscal Stability - Fiscal stability when in real life you're over staffed and treat steak holders badly.</p>
2023-11-09 16:00:33	Online Survey	pages 37,39,59,24,27
2023-11-10 17:38:00	Email	Thank you for taking time out of your busy day to discuss the GP with me. Please clarify that the SPA at the corner of Carefree Hwy and Tom Darlington will still have to go through a public hearing to get the zoning changed. Many many friends are skeptical because of past performance of P&Z and council. It is believed that because the SPA has already been granted to that corner the town can make the zoning change without public oversight. The way I understood our conversation earlier was that there would be public oversight at the zoning change and public oversight for development of that corner once a developer comes forward, right? We really need to craft language to reassure residents their voices are going to be heard. Maybe you would define the process and steps.
2023-11-11 13:09:56	Online Survey	This is an ADDITIONAL COMMENT to the previous comments I've made in the previous

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		comment form IT IS IMPERATIVE THAT YOU REMOVE THE SPA FOR THE NW Corner of Tom Darlington and Carefree Highway from the Future Land Use Map. WE DO NOT WANT A RESORT AT THE NORTHWEST CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY!!!!
2023-11-11 13:11:53	Online Survey	I previously completed a comment form and I have an additional comment I would like to make. I am asking you to please REMOVE THE SPA FOR THE NW Corner of Tom Darlington and Carefree Highway from the Future Land Use Map. I am not agreeable to having the SPA designation on the Future Land Use Map. thank you
2023-11-12 10:42:25	Online Survey	I am against the development of a resort and spa at the corner of Tom Darlington and Carefree Highway. Carefree needs open space to maintain its status as a desert
2023-11-12 10:47:05	Online Survey	1. Focus on how the NE Corner of Cave Creek Road and Carefree Highway can be utilized for economic growth and revenue generation. Present detailed plan and implement in General Plan. 2. Remove SPA regarding NW Corner of Tom Darlington and Carefree Highway from General Plan. 3.Add a park / open space in town to General Plan.
2023-11-12 10:48:24	Online Survey	The General Plan seems to follow California ways to destruction. We are so lucky to have the ability to keep Carefree rural looking and feeling. Why do five or six residents get to bring their terrible ideas from broken communities they came from and Push them on this beautiful place? The whole plan is built around their over reach and over spending on their personal water project. The numbers never added up. It always was going to overrun by millions. Now we have a deficit and the city council can only think of one solution to their malpractice- tax the residents. That really has worked well over the years throughout blue communities!!!! There is no question that at some point inflation will over take the revenue stream. Why not ask the city manager to find out how other communities seem to find remedies without taxes? For example, research Highwood, Illinois. Basically

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		the same population. Look at all the income they earn from events they put on. The October pumpkin fest has been written up in many major newspapers. Bloody Mary fest has been written up. Nashville weekend has been written up. Etc..... The same art fair with the same vendors year after year does not cut it. Progress always goes forward, but you do not need to destroy open land to do so. Wake up and work as you were all elected to do. Raising taxes is the lazy way solution to your mismanaged water company debt.
2023-11-12 10:54:21	Online Survey	REMOVE SPA ON LAND USE MAP FOR THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY. WE NEED TO MAINTAIN THE GREEN SPACE AND THE REASON WE ALL MOVED UP HERE. DEVELOP TOWN CENTER, NEW TENANT FOR CVS, PROMOTE OUTDOOR ACTIVITIES AND FESTIVALS.
2023-11-12 11:17:41	Online Survey	20 yr resident and please remove SPA designation on land use map for the NW corner of Carefree HWY Not consistent with Carefree Community. Already have Hampton ... generic motel....
2023-11-12 11:22:01	Online Survey	remove SPA (Special Planning Area)planning designation for NW corner of Carefree Highway and Tom Darlington from the future land use map
2023-11-12 11:31:56	Online Survey	Remove "spa" from the general plan. No spa on corner of Carefree Hwy and Tom Darlington.
2023-11-12 11:32:10	Online Survey	Please remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway. We don't want to see Carefree turn into another overdeveloped Arizona city. We moved here for the beauty of the open space and desert landscape. We don't want to lose that.
2023-11-12 11:36:29	Online Survey	Pls remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-12 12:06:44	Online Survey	Get rid of SPAs, Period. We don't want the resort, we don't need it. Stop bypassing what the people want in favor of special interests. Listen to the 80% that said they didn't trust their own local government. Stop listening to non resident

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		leaders. Listen instead to what the residents want.
2023-11-12 12:09:05	Online Survey	Remove the SPA on the land on the corner of Tom Darlington and Carefree Highway. Respect our open space.
2023-11-12 12:22:10	Online Survey	Remove the spa on the land use map. Nw corner Carefree Hwy & Tom Darlington.
2023-11-12 12:35:39	Online Survey	Theme 3: Prosperity & Fiscal Stability - I love the idea of a resort on the corner of Carefree Highway and Tom Darlington and encourage the development of commercial real estate on the corner of Carefree Highway and Cave Creek Road.
2023-11-12 12:38:48	Online Survey	I believe that we should keep the SPA status on the property at Carefree Hwy and Tom Darlington to keep flexibility. I support the current SPA and believe that economics for the future of the Town should factor into the General Plan
2023-11-12 12:56:28	Online Survey	Please remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway. Residents live in Carefree for the charm of the town and we want to keep it that way.
2023-11-12 13:20:04	Online Survey	Remove the spa From the land-use map corner of Carefree Highway and Tom Darlington. All it will do is increase traffic which is heavy enough as it is. Try getting out of the Boulders Main gate at high traffic times. It's a very long wait.
2023-11-12 13:25:18	Online Survey	Please remove the SPA designation from the SW corner of Tom Darlington and Carefree Highway. It has not been approved by voters.
2023-11-12 13:29:05	Online Survey	edward abbey years ago called tucson and phx the cancer that ate the desert; now, add to that scottsdale; but, please, spare carefree. not every square inch of land needs to be covered with some developers nightmare. again, please, preserve something for our children and their children, for when the open desert is gone, it is gone, never to be replaced.
2023-11-12 13:34:15	Online Survey	Remove the special zoning "SPA" from the NW corner of Tom Darlington and Carefree Highway. Carefree already has 3 resorts/hotels and enough commercial development. No more please. Sidewalks on Cave Creek Road from Sun Dial to School House Rd would be great!

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		And road maintenance is key. Also the property across from the air strip could be residential with minimum 2 acre zoning.
2023-11-12 13:37:47	Email	<p>The number one priority identified by Carefree residents is the preservation of our open space. Our General Plan should unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. Carefree Park's mission is in perfect alignment with our resident's wishes.</p> <p>Please honor the wishes of Carefree residents and preserve our open spaces.</p>
2023-11-12 13:58:16	Online Survey	We would like to have the SPA amendment removed from the land on the northwest corner of Carefree highway and Tom Darlington road. We don't want to share the area anymore with tourists.
2023-11-12 14:04:24	Online Survey	Area scenic character and desert environment must be preserved for Carefree's continued success. Don't wreck it with an unnecessary hotel and spa.
2023-11-12 14:05:01	Online Survey	I have traffic concerns regarding the possible development on the corner of Carefree Highway and Tom Darlington...Will they be putting a round about or light in on corner of Leisure and Tom Darlington, it is already difficult to make a left turn onto Tom Darlington from Leisure.
2023-11-12 14:05:55	Online Survey	Please remove the SPA designation from the General Plan. We moved to Carefree because it wasn't so commercial. We wanted a town that respects the open land.
2023-11-12 14:10:15	Online Survey	Please remove the Special Planning Area (SPA) on the NW corner of Tom Darlington and Carefree Highway from the future land use map.
2023-11-12 14:11:39	Online Survey	Remove the SPA designation from the corner of Carefree Highway and Tome Darlington
2023-11-12 14:18:02	Online Survey	I have no review comments

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2023-11-12 14:22:19	Online Survey	<p>-- REMOVE the SPA from the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway. Just take it out, altogether, from the Future Land Use Map. Remove any language that refers to a resort/hospitality structure, too.</p> <p>-- PROTECT in PERPETUITY the Open Space (48 acres) for a preserve/park. On page 39, please include a paragraph describing Carefree Park's mission. Also, on Page 52, under 'Goal OE-1 Policy 6', Carefree Park should be named in this policy. Please update the language throughout the document to reflect the unambiguous and strong partnership with Carefree Park. This is the Town's legacy!!!</p> <p>-- On page 37, Goal SC -10 should only be for the NEC of Carefree Highway and Cave Creek Rd.</p> <p>-- On page 37, add Goal SC-11 that should be for the NW Corner of Tom Darlington and Carefree Hwy only. Policies under SC-11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion, designate a substantial open space buffer to protect existing residential neighborhoods, restrict height of any building to 2 stories and/or less than 30', prohibit open recreational courts (pickle ball), fast food pads, box stores or storage facilities, protect important view sheds and assure any new development does not contribute to an increase in traffic, noise or light pollution.</p> <p>-- We need oversight of the Carefree Water Company. On page 59, add the following additional goals: ---- Goal OE-10: Carefree Residents will have direct representation on the Board of Carefree Water Company/UCFD. ---- Goal OE-10 Policy 1: Carefree Water Company/UCFD will revise the structure of the Board of Directors to include The Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four year term. ---- Goal OE-10 Policy 2: Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents.</p> <p>-- Modify statements, page 79: ---- Replace the Cost of</p>

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		<p>Development sentence with "Development will be encouraged within or directly adjacent to existing infrastructure and service areas to ensure the most cost effective development and to protect Carefree's semi- rural character."</p> <p>-- On page 79, replace Goal PF-3 with "Minimize the Town's cost of services and infrastructure while protecting our semi-rural character."</p> <p>-- On page 79, add Goal PF-3/Policy 1: "Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. -- On page 79, add Goal PF-3/Policy 2: "New development is subject to an analysis process that examines water requirement and projected usage. -- Eliminate language from the General Plan altogether that supports any sort of residential development above retail shops in Carefree. -- Update Page 24 - Town Center description should remove the reference "residential above commercial and offices..." -- Update on Page 27 - Remove the sentence that reads "Residences above retail space would allow for additional population to support the viability of businesses at street level..." -- DO NOT include any reference to Carefree becoming a 20-30 minute commuter city. -- Page 56, Dark Sky initiative... Update sentence to direct Carefree to become a Dark Sky recognized town. This is imperative. People do not adhere the ordinances that are in place now but they need to be enforced.</p>
2023-11-12 15:13:13	Online Survey	No spu at corner of Carefree hwy and Tom darlington.
2023-11-12 15:31:08	Online Survey	It's fine by me
2023-11-12 15:54:13	Online Survey	<p>After working in finance for the last 40 years,it is appalling that certain people in this community think we can exist financially on air. Tax revenue is the largest part of the Carefree Budget. Do the naysayers think the Town can provide all of the services required without revenue. They do not want a property tax,and do not want development of any kind. Okay where is the revenue stream coming from???? If we allow</p>

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		these people to control the narrative,Carefree will be bankrupt in five years. Stop all the craziness....
2023-11-12 16:24:05	Online Survey	Generally speaking we have a lot of dead/empty retail space in town. Work with building owners and FOCUS on RE-imagining the spaces. Bring in new types of tenants for existing spaces in the town core and the vacant CVS instead of bringing in a resort. Fill up what you've got instead of building something new. Remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-12 16:31:40	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-11-12 16:32:57	Online Survey	Page 37- We are in the middle of our General Plan revision. This SPA amendment for the NW corner ONLY applied to the old General Plan. It doesn't automatically apply to the new General Plan unless we vote it into the new General Plan. I AM AGAINST THIS! REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-11-12 16:41:14	Online Survey	The SPA at the NW corner of Tom Darlington Road and Cave Creek road should not be included in the plan
2023-11-12 16:53:06	Online Survey	Theme 2: Open Space & Environmental Stewardship - Keep it open without commercial development
2023-11-12 17:07:44	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-11-12 17:30:50	Online Survey	We do not want a resort at NW corner of Tom Darlington and Carefree Highway!
2023-11-12 17:36:21	Online Survey	No SPA
2023-11-12 18:06:37	Online Survey	Remove the spa from the corner of Tom Darlington and Carefree Hwy.
2023-11-12 18:35:23	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP

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2023-11-12 18:38:08	Online Survey	Remove the SPA from the land use map for the NW corner of Tom Darlington and Carefree Highway.
2023-11-12 21:41:28	Online Survey	Please remove the Special Planning Area (SPA) on the NW corner of Tom Darlington and Carefree Highway from the future land use map. We do not support the building of a resort in that location, and we do not want Carefree to become an extension of Scottsdale.
2023-11-12 23:30:23	Online Survey	I want the City of Carefree to remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-13 07:34:36	Online Survey	PLEASE REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-11-13 08:36:08	Online Survey	Theme 1: Scenic Community Character - No new resort at Tom Darlington and Carefree highway Theme 2: Open Space & Environmental Stewardship - No new resort at Tom Darlington and Carefree highway Theme 3: Prosperity & Fiscal Stability - No new resort at Tom Darlington and Carefree highway Implementation & Maintenance - No new resort at Tom Darlington and Carefree highway
2023-11-13 09:18:30	Online Survey	Remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway. The proposed land use would be disruptive to the quiet lifestyle we enjoy in this neighborhood. Develop the NE corner of Cave Creek and Carefree Hwy if town needs additional revenue source.
2023-11-13 10:34:36	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-11-13 10:59:34	Online Survey	I would like to see the corner of TOM Darlington and Carefree Highway to remain single family resident. There are lots of homes along both Tom Darlington and Carefree Hwy and to think people don't want to build there is arrogant and ignorant.

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2023-11-13 12:08:08	Online Survey	Plans for the NW Corner of Tom Darlington and Carefree Hiway
2023-11-13 12:19:14	Online Survey	Remove SPA on Land Use Map for NW Corner of Tom Darlington & Carefree Hwy. Page 37. Goal SC-10 should be 2 separate goals language only pertain to NEC of Carefree HWY/Cave Creek Road. Page 37. Add goal SC-11. SC-11 should apply to NW Corner of Carefree HWY & Tom Darlington. Establish Residential Oversight Cmtee. Remove SPA NWC Carefree Hwy & Tom Darlington that was an added amendment w/o public feedback or vote. Page 59 Add Goal OE-10 Residents WILL have direct representation on Board of Carefree Water Company/UCFD. Page 59 add Goal OE10 Policy1:Carefree Water Co.Board to include Mayor, 1 Town Council Member & 5 elected Residents to serve 4 Yr. Term. Page 59 ADD Goal OE-10 Policy 2: Carefree Water Projects (loan or sale of rev. bonds will require a vote of Carefree Residents. Replace Goal PF-3 with MINIMIZE Town's cost of services and infrastructure while protecting semi rural character. Add Goal PF-3/Policy 2: New Developement is subject to analysis of water requirements & projected usage. Page 24: Remove reference to "residential above commercial and offices. Page 27: Remove Sentence: "Residences above retail space would allow for additional population to support the viability of businesses at street level..." Town Council vote to approve MAJOR AMENDMENT to General Plan w/o Citizen Vote was inexcusable. Provision in General Plan update should ABSOLUTELY prohibit any amendments w/o citizen vote.
2023-11-13 12:21:19	Online Survey	Development for a Commercial Property on the corner of Tom Darlington and Carefree Hiway makes no sense. 1. Having a commercial property or another hotel on this corner would ruin the perception of the Town of Carefree, as well an affect neighbor properties. Let it stay as single family dwellings, as it is currently zoned. Entrance and exit traffic into this property would only make the situation in this intersection worse. For any of us who drive through it to

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		work daily, this intersection is already a challenge 2. The percentage of vacancies in nearby commercial properties is already excessive, in Terravita and the Pedregal, as well as parts of the Carefree Village. Let us focus on some of the property development in the core of Carefree. We have sidewalks to nowhere and traffic flow issues there that can be improved. 3. Don't insult our intelligence. We were promised a "boutique" architecturally appropriate hotel in Carefree and we have the Hampton Inn, which does not fit at all and adds to the traffic confusion, not to mention dodging the bicycles while trying to navigate the post office, and the small traffic circle that tourists do not seem to know how to use. Do not try to use the "just like the Hermosa Inn" line again. We heard this prior to the Hampton Inn.
2023-11-13 13:04:28	Online Survey	Please remove the SPA on the land use map for the NW corner of Tom Darlington and Carefree Hwy.
2023-11-13 13:07:35	Online Survey	Remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-13 13:36:35	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP
2023-11-13 14:10:42	Online Survey	1. Please remove the SPA on the Land Use Map for the NW corner of Tom Darlington and Carefree Highway. 2. Please do not permit a storage facility to be built on Bloody Basin/Cave Creek Rd.
2023-11-13 14:15:24	Online Survey	I would like the town of carefree to remove the SPA on their land use map for the northwest corner of Tom Darlington and Carefree highway. Please remove this amendment on the NEW General Plan. I am vehemently opposed to any resort development at this location.
2023-11-13 15:16:17	Online Survey	I would like Carefree to remove the Special Planning Area designation on the NW corner of Carefree Highway and Tom Darlington Road. This area already has too much traffic particularly "in the season"; we don't need any more. Carefree has been a quiet neighborhood community, primarily residential. The NW corner

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		of this intersection should return to the housing designation it had before the SPA was quietly put in place several years ago. My top priority for our town is retaining our open spaces and perhaps developing trails throughout our open spaces. We do not need more business development; fix what we have downtown.
2023-11-13 15:43:23	Online Survey	Remove the SPA from the general plan. A resort is not what belongs at the corner of Carefree and Tom Darlington
2023-11-13 16:53:54	Online Survey	Remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-13 19:44:24	Online Survey	The General Plan should a) make a resolute commitment to Carefree Park b) remove the SPA designation on the Northwest Corner of Carefree Highway and Tom Darlington
2023-11-13 19:51:00	Email	should a) make a clear and resolute commitment to CAREFREE PARK b) remove the SPA designation on the Northwest Corner of Carefree Highway and Tom Darlington
2023-11-13 19:53:35	Online Survey	Please remove the Special Planning Area on the NW corner Tom Darlington and Carefree Highway from the future land use map in the new general plan. I don't want a resort or any other commercial project built there. Thank You
2023-11-13 20:03:13	Online Survey	Please commit to creating the the 48 acre Carefree Park near the Town Center in the new General plan. I want our open space preserved. Thank you
2023-11-13 20:14:00	Email	Please remove the Special Planning Area from the NW corner of Tom Darlington and Carefree Highway in the future land use map in the new general plan. I do not want any commercial developments there. Please also commit to creating the 48 acre Carefree Park near the Town Center in the new general plan and future land use map. Keeping Carefree's open spaces is very important to me.
2023-11-14 05:56:45	Online Survey	Remove the Spa project from the land map from corner of NW Tom Darlington and Carefree Highway. Let's not turn Carefree into an extension of Scottsdale.

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2023-11-14 06:25:25	Online Survey	Carefree must remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway
2023-11-14 09:02:52	Online Survey	Please remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-14 13:13:53	Online Survey	Remove the SPA (special planning area) on the NW corner of Tom Darlington and Carefree Highway from the future land use map
2023-11-14 14:14:43	Online Survey	I support making parks for more open area especially the one south of the airport. I strongly oppose any more rezoning for building. I still haven't forgiven the council for rezoning my neighbors' property off Stagecoach Pass. Which made it possible for the neighbor to divide up his Lot to build several houses. Citizens buy homes next to open areas or large lots so there isn't so much congestion and construction. Not to mention plowing up all of our beautiful desert areas. Thanks
2023-11-14 15:32:45	Online Survey	Please remove the Special Planning Area from the NW corner of Tom Darlington and Carefree Highway in the future land use map in the new general plan. I do not want any commercial developments there. Please also commit to creating the 48 acre Carefree Park near the Town Center in the new general plan and future land use map. Keeping Carefree's open spaces is very important to me.
2023-11-14 15:40:00	Email	Restrict Development Now: Study Impact Later
2023-11-14 15:43:00	Email	Restrict Development Now; Study Impact Later: if the politicians have any avenue to sanction new building, they will take advantage of it. to prevent this, the temptation should be removed; thus, the "development options" should be removed now.
2023-11-14 15:54:18	Online Survey	My husband and I have resided in Black Mountain Foothills for 8 yrs. We are adamantly AGAINST development of a hotel on the corner of Tom Darlington & Carefree Highway. FOR MANY REASONS!
2023-11-14 15:58:00	Email	Restrict Development Now; Study Impact Later: Most of us like Carefree the way it is. Recent changes have not been positive. The city government is not transparent

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2023-11-14 16:09:57	Online Survey	Terrific idea to keep the land undeveloped and certainly keep the property away from builders who will build high density home to maximize their investment. My concern would be how can the purchase price be raised given the small population of the city and the lack of a large commercial base. Also, development and ongoing funding could be problematic. Great idea but I am unsure how this can be pulled off!
2023-11-14 16:13:00	Email	Preserve All Development Options Pending Fiscal Analysis: I agree.
2023-11-14 16:34:00	Email	<p>Restrict Development Now; Study Impact Later: My husband and I are very against commercial development on the northwest corner of Carefree Highway and Tom Darlington and a resort would be just that!</p> <p>We feel that development on the northeast corner of Carefree Highway and Cave Creek Road would be more in line with what is already in that area.</p>
2023-11-14 16:58:00	Email	<p>Preserve Development Options Pending Fiscal Analysis: Please preserve all development options in the General Plan at least until we have solid revenue and expense projections for the indefinite future.</p> <p>My personal position is that the General Plan should never be the restricting entity for development. The normal process (P&Z, Town Council, resident feedback, etc) is more responsive and contains plenty of controls.</p>
2023-11-14 18:42:00	Email	<p>Preserve Development Options Pending Fiscal Analysis: Absolutely, do not limit development until a financial analysis is completed and communicated to the citizens of Carefree.</p> <p>While the council was elected to represent both sides of the argument, more importantly they are elected to protect the financial well being of Carefree.</p>
2023-11-14 19:44:44	Online Survey	NO DEVELOPMENT ON THE NWC OF CAREFREE HWY AND TOM DARLINGTON DRIVE!
2023-11-14 19:51:10	Online Survey	Please remove the SPA on the land Use Map for NW Corner of Tom Darlington and Carefree Highway.

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2023-11-14 19:59:00	Email	Restrict Development Now; Study Impact Later
2023-11-14 20:15:00	Email	Preserve All Development Options Pending Fiscal Analysis: I believe that all developments should be preserved until pending analysis.
2023-11-14 20:36:00	Email	Preserve Development Options Pending Fiscal Analysis: Let's be responsible and keep all options open.
2023-11-14 20:37:00	Email	Preserve Development Options Pending Fiscal Analysis: It would be foolish to eliminate options before the Financial Analysis is completed.
2023-11-15 06:47:00	Email	Preserve Development Options Pending Fiscal Analysis
2023-11-15 07:32:00	Email	Preserve Development Options Pending Fiscal Analysis: It would be imprudent to eliminate the NWC SPA before the Town gets a better handle on its long term financial situation. Don't eliminate the NWC SPA from the General Plan.
2023-11-15 07:45:00	Email	Preserve All Development Options Pending Fiscal Analysis: Thank you town officials for what you do. I am sorry bad actors have moved to our town & are causing trouble.
2023-11-15 08:51:00	Email	Preserve All Development Options Pending Fiscal Analysis
2023-11-15 09:18:12	Online Survey	I request Carefree remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway.
2023-11-15 10:11:00	Email	Preserve All Development Options Pending Fiscal Analysis: Thank you for the opportunity to voice my opinion on this.
2023-11-15 11:21:00	Email	Preserve All Development Options Pending Fiscal Analysis
2023-11-15 11:44:38	Online Survey	<p>Theme 1: Scenic Community Character - I would like to see an increased effort in saving land and not developing everything. You mention balanced growth. While some areas should be developed, we need to set aside open space to keep the character. We need to be stricter on density.</p> <p>Theme 2: Open Space & Environmental Stewardship - The land on NW corner CF highway and Tom D. and under SPA This is a concern Page 37 - Goal SC-10 should be two separate goals. SC 10 language remains as</p>

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		written bu pertains only to NE corner of CF highway and Cave Creek Road Add goal to page 37 SC11 -should apply to NW corner of CF highway and Tom D. Policies under SC 11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion., designate a substantial space buffer ot protect neighborhoods, restrict height of any building to 2 stories and or less than 30', prohibit recreational courts, fast food pads, box stores or storage facilities , protect important view sheds and insure new development does not contribut to an increase in traffic, noise, or light polution.
2023-11-15 11:47:54	Online Survey	Page 37 Goal SC -10 should become two separate goals. SC -10 language remains as written but pertains only to NEC of Carefree Highway and Cave Creek Rd. Page 37 Add Goal SC-11. SC-11 should apply to the NW Corner of Carefree Highway and Tom Darlington. Policies under SC-11 should establish a resident oversight committee. If the proposed development requires rezoning, language should: ensure the existing flood plain is left in its natural state and protected from erosion, designate a substantial open space buffer to protect existing residential neighborhoods, restrict height of any building to 2 stories and/or less than 30', prohibit open recreational courts (pickle ball), fast food pads, box stores or storage facilities, protect important view sheds and assure any new development does not contribute to an increase in traffic, noise or light pollution. Our feedback offers a compromise. We recognize some residents feel strongly they will not vote in favor of this revised General Plan if an SPA for the NW Corner of Carefree Highway and Tom Darlington is included in the Future Land Use map. If that is your position, please provide that feedback. Page 39 Include a paragraph describing Carefree Park's mission. Page 52 Goal OE-1 Policy 6: Carefree Park should be named in this policy. Non committal language is used throughout the General Plan as it refers to Carefree Park and their mission. The

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		<p>number one priority of residents is to preserve more open space. Carefree Park's sole mission is aligned with that priority. Therefore the language in the General Plan must reflect an unambiguous and strong partnership with Carefree Park. Page 59 add Goal OE-10: Carefree Residents will have direct representation on the Board of Carefree Water Company/UCFD. Page 59 add Goal OE-10 Policy 1: Carefree Water Company/UCFD will revise the structure of the Board of Directors to include The Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four year term. Page 59 add Goal OE-10 Policy 2: Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents. Replace the Cost of Development sentence above with "Development will be encouraged within or directly adjacent to existing infrastructure and service areas to ensure the most cost effective development and to protect Carefree's semi- rural character." Replace Goal PF-3 with "Minimize the Town's cost of services and infrastructure while protecting our semi-rural character." Add Goal PF-3/Policy 1: "Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Add Goal PF-3/Policy 2: "New development is subject to an analysis process that examines water requirement and projected usage. Page 24 - Town Center description should remove the reference "residential above commercial and offices..." Page 27 - Remove the sentence that reads "Residences above retail space would allow for additional population to support the viability of businesses at street level..."</p>
2023-11-15 12:50:22	Online Survey	<p>No SPA designated building on corner of Tom Darlington and Carefree Highway. There's a resort across the street. Traffic would be crazy. Improve downtown business selection instead. Bring in quality businesses. Give them a break on lease to do that. No junk businesses.</p>

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2023-11-15 13:35:32	Online Survey	Remove the EPA on the land use map for the northwest corner of Tom Darlington and carefree highway
2023-11-15 14:58:06	Online Survey	<p>Page 24 - Remove any reference to "residential above commercial and office" in the Town Center description. Page 27 - Remove the sentence that reads "Residences above retail space would allow for additional population to support the viability of businesses at street level..." Page 37 - Goal SC-10 - There are two parcels referenced in this Goal. I believe these two parcels should be separated as separate Goals. Page 37 - Goal SC-1- Please remove any reference to the SPA described on the parcel NW corner of Tom Darlington and Carefree Highway, including removing it from the Future Land Use map. Also, remove any suggestion(s) of what should/could be built on this land. Page 39 - Carefree Park should have a stronger presence in this document. Include a paragraph describing Carefree Park's mission. Page 52 - Goal OE-1 Policy 6: Carefree Park should be named in this policy. The number one priority of residents is to preserve more open space. Carefree Park's sole mission is aligned with that priority. Therefore, the language in the General Plan must reflect an unambiguous and strong partnership with Carefree Park. Page 59 - Add New Goal - OE-10 - Carefree residents will have direct representation on the Board of Carefree Water Company/UCFD. Page 59 New Goal OE-10 - Policy 1 - Carefree Water Company/UCFD will revise the structure of the Board of Directors to include the Mayor of the Town of Carefree, one additional Town Council member, and 5 elected Carefree residents that will serve a four-year term. Page 59 - New Goal OE-10 - Policy 2 - Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of the Carefree residents. In the Prosperity and Fiscal Responsibility section - Replace the Cost of Development sentence with "Development will be encouraged within or directly adjacent to existing infrastructure and service areas to ensure the most cost effective development and to protect Carefree's semi-</p>

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		rural character." Replace Goal PF-3 with "Minimize the Town's cost of services and infrastructure while protecting our semi-rural character." Add Goal PF-3 - Policy 1 - "Promote development in areas within or adjacent to existing infrastructure and services, particularly in the Town Center and the NE corner of Carefree Highway and Cave Creek Road. Add Goal PF-3 - Policy 2 "New development is subject to an analysis process that examined water requirement and projected usage. That's it. Thanks.
2023-11-16 06:10:37	Online Survey	Carefree remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway. Carefree does not need this plan.
2023-11-16 07:52:00	Email	<p>I am optimistic the Council will put aside personal biases and remember that you represent the community. The General Plan is a RESIDENT DRIVEN PROCESS. Residents ultimately have the final say on whether the General Plan is approved or not.</p> <p>I would ask that you please read this feedback slide that Matt presented in August. Matt can correct me, but having spent time in front of the Post Office recently I can say with confidence these remain the key issues on residents' minds.</p> <p>The General Plan is supposed to represent the resident's vision for the future of Carefree. If there is wide-spread opposition to certain elements of the General Plan draft then that means parts of the General Plan draft have deviated from the resident's feedback.</p> <p>This is not about "restricting development in Carefree". There is broad support to develop the NEC to replicate the success Cave Creek has created for their town. There is broad support to revitalize Town Center and bring in some high end restaurants and a deli/bakery (think Zingerman's in Ann Arbor).</p> <p>Removing the SPA from the NW Corner is not restricting development. Removing the NW</p>

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		<p>Corner SPA does not prevent a developer coming forward with a detailed proposal. Without that SPA in the GP, it forces the land owner to apply for a land use change and the developer to apply for re-zoning. It gives residents many more opportunities to review the specifics of the project because there are now two gates (land use re-designation and rezoning) to get through instead of just the re-zoning. It also gives the town more opportunity to gain residents understanding and support for any development on that corner as opposed to the current sentiment - "this SPA was done during Covid lockdown to avoid including more residents in the process". You don't want to allow resentments to build in what is now perceived as a less than transparent process.</p> <p>I encourage the Town Council to revise the General Plan to reflect the wishes of residents.</p>
2023-11-16 07:54:11	Online Survey	<p>Theme 1: Scenic Community Character - Love the town feel, I would like to see plants that died this summer replaced. I do not care for the look of the Hampton Inn. I do think a different paint color could help. Not in favor of the property at Tom Darlington and Carefree Highway being developed.</p> <p>Theme 2: Open Space & Environmental Stewardship - I am in favor of Open space.</p>
2023-11-16 09:41:50	Online Survey	<p>Please do not limit the options for generating future revenue for the town as expenses will only increase in the future. Since there are only limited assets that can be monetized placing any limits at this time is unnecessary and very risky. Placing handcuffs on future council members is not sound management given the unknowns of the future.</p>
2023-11-16 13:19:26	Online Survey	<p>Please remove the SPA on the NW Corner of Tom Darlington and Carefree Hwy. from the Future land Use map. We don't need any more straws (especially a hotel/2-showers a day per lodger platform) sucking from Carefree's water allotment which will, undoubtedly, shrink in the coming years.</p>

Date Received	Method	Comment
2023-11-16 13:24:29	Online Survey	Please support there creation of a desert park on the remaining acreage across from the airport. Development on this parcel will decrease Carefree's water allotment, which will definitely be lowered as climate change decimates the Southwest's water supply.
2023-11-16 16:05:46	Online Survey	Please remove the spa from the corner of Tom Darlington and Carefree Hwy. Thank you
2023-11-16 16:12:06	Online Survey	Please stop the spa at the corner of Tom Darlington and Carefree Hwy. Thank you.
2023-11-17 07:30:41	Online Survey	My husband and I live in Black Mountain Foothills. We are firmly Against the development of a Hotel on the NW corner of Carefree Highway and Tom Darlington.
2023-11-17 10:36:37	Online Survey	Please remove the spa on the LAND USE MAP for the NW corner of Tom Darlington and Carefree Highway. Please preserve the natural landscape of our beautiful Carefree.
2023-11-17 12:03:58	Online Survey	I have great concerns that the General Plan be as flexible as possible and that to limit or restrict the few remaining properties suitable for development would be a mistake. The town is facing increase expenses not only due to inflation but also the end of the current contract with Rural Metro in a couple of years. If, in fact, Rural Metro is losing money on the current agreement, they will surely demand a substantial increase to continue serving Carefree. The people demanding an end to any possible development have not provided a variable alternative. The town, at this point, needs token all of the available development alternatives open for future review.
2023-11-18 08:22:00	Email	Yes, please keep all options open until the updated Carefree General Plan is finalized. Then we can decide on which options to proceed with in concert with the wishes of the majority of Carefree residents.
2023-11-18 08:34:19	Online Survey	Theme 1: Scenic Community Character - Open space preservation was number one in response to the survey. Want it said that there WILL BE language saving the 48 acres of State land and specific funding towards that goal Theme 3: Prosperity & Fiscal Stability - STOP HIRING EMPLOYEES and evaluate those on the payroll. When was the last employee review?

Date Received	Method	Comment
2023-11-18 10:54:07	Online Survey	Remove the SPA on the Land Use Map for the corner of Tom Darlington and Carefree Highway
2023-11-18 11:12:20	Online Survey	I want you to commit to preserving the 48 acres and turning it into a natural reserve with trails. This will benefit everyone, full time residents, snowbirds and visitors alike. The desert is being gobbled up in Scottsdale with no end in sight. Let's preserve this parcel and prevent Carefree from becoming an extension of Scottsdale. That's why we moved here in the first place
2023-11-18 16:06:00	Email	<p>Restrict Development Now; Study Impact Later: My husband and I have been residents in Black Mountain Foothills for eight years. We are ADAMANTLY AGAINST the development of the land at Tom Darlington & Carefree Highway for MANY REASONS! We would prefer all plans cease now.</p> <p>Please stop trying to ruin this town. The hotel that was already built next to the post office is abhorrent. Town homes crowded in next to it , just as bad. Haven't run into anyone who lives here who has a good thing to say about that area.</p> <p>We will continue to be involved in stopping this development.</p>
2023-11-18 22:11:44	Email	<p>My wife and I purchased a home in Carefree in 2014. We chose Carefree because it has/had a comfortable low key, friendly and unique atmosphere. I had a small town, classy feel. Since then, especially over the past 3-4 years we believe Carefree has lost some of the ambience it had when we moved in. The new Hampton Inn and condos currently under construction are good examples. The Hampton Inn just doesn't fit in with the architecture and feel of the business district. It is hard for us to imagine how the City approved the design. The condos are just jammed into a small area adjoining the Hampton Inn, both of which significantly detract from the attractiveness and feel of the business area. And we understand the City is giving consideration to approving a new resort or something similar on the corner of Tom Darlington and Carefree Highway. That would be a huge mistake. The City has already allowed enough negative changes to occur; don't</p>

Date Received	Method	Comment
		<p>compound the mistakes already made. And besides, there is an existing resort across the street, The Boulders, so why would another make any economic sense?</p> <p>Carefree is a special place and we hope, as well as we can express ourselves, that City leaders should appreciate how special it is and take seriously their fiduciary responsibility to represent property owners, business owners and other stake holders to maintain a City they desire, not the development dreams of a small number of City leaders and employees.</p>
2023-11-19 07:01:49	Online Survey	<p>page 22 land use map. We don't need every piece of land developed, some of the space can be used for say a park or say sitting area. We also have CIVANA which is essentially a resort and the Quality Inn that was shaped in the middle of town center. We don't need anymore hotel space. Page 45 mentions extreme heat, drought and corroboration with neighboring jurisdictions. Ever since the earth formed we have gone through climate change wet, dry, hot,cold ect. We should be cooperating with other jurisdictions on many things anyway. One thing is getting Scottsdale to back off build out of every foot of land on our border. Thanks</p>
2023-11-19 14:52:21	Online Survey	<p>Please remove the Spa on the Land Use Map for the NW corner of Tom Darlington Drive and Carefree Highway. we need to preserve our open space not develop every inch of desert!!</p>
2023-11-19 16:50:16	Online Survey	<p>Theme 1: Scenic Community Character - Need more</p> <p>Theme 2: Open Space & Environmental Stewardship -We have a responsibility to keep open space for the future.</p> <p>Theme 3: Prosperity & Fiscal Stability - Prosperity and fiscal stability is tied to the character of this area. Not to the number of houses</p> <p>Implementation & Maintenance - If a property tax is necessary then it must be done. Urbanization is bad for Carefree's future.</p>

Date Received	Method	Comment
2023-11-19 17:29:42	Online Survey	show a stronger commitment to Carefree Park in our General Plan.
2023-11-19 17:48:08	Online Survey	Please support Carefree Park. A park will require much less water than any kind of development. We love Carefree's small town feel and open space.
2023-11-19 17:57:26	Online Survey	Need a strong commitment to carefree town park in plan! Event, gathering place, recreation-space!
2023-11-19 18:32:45	Online Survey	I do not favor Carefree to zone the NW corner of Tom Darlington and Carefree highway to allow any type of resort or hotel or motel.... or any type of business. This intersection is the main access to the town of Carefree and has substantial traffic as it is now. Allowing any type of business-related construction would be absolutely devastating. At this time it takes 1-2 light changes to go through the intersection at most times of the day. Yes, it would be nice to have businesses to bolster our tax revenues... but not at this location. There is not anything that I like about this plan
2023-11-19 18:57:11	Online Survey	Please make no commitment to a park without assurance that funds for acquisition and ongoing maintenance are assured
2023-11-19 19:21:43	Online Survey	Please address the public park in the general plan.
2023-11-19 19:49:11	Online Survey	Keep open spaces. No upzoning. Stop the hotel/resort at the corner of Carefree Highway and Scottsdale Road.
2023-11-19 19:58:56	Online Survey	in our General Plan show a stronger commitment to Carefree Park
2023-11-19 20:16:22	Online Survey	I would like to see the town of carefree support the 48 acre parcel for nature preserve and to include a walking trail, natural vegetation and desert park like setting .
2023-11-19 20:22:53	Online Survey	I would like to see a greater commitment to preserving open space in the general plan.
2023-11-19 22:18:54	Online Survey	Please show a strong commitment to Carefree Park in our General Plan
2023-11-19 22:44:34	Online Survey	I support a strong commitment to Carefree Park in our General Plan
2023-11-20 00:02:25	Online Survey	Need to show a greater commitment to Carefree Park in our general plan.

Date Received	Method	Comment
2023-11-20 02:59:04	Online Survey	<p>Theme 1: Scenic Community Character - Recent development, particularly the Hampton Inn, have significantly affected the scenic character of our town. We need to put an end to large scale buildings, and multi-story commercial buildings. These types of developments are not in character to our town and impact the reasons that most of us moved here. Semi-rural with a close connection to our Sonoran Desert.</p> <p>Theme 2: Open Space & Environmental Stewardship - We need more open space that is easily accessible to the town. I'm an active runner and mountain biker and have to leave town to do either of these. In addition, we can always do more to protect open desert spaces, and we have not protected in town undeveloped land.</p> <p>Theme 3: Prosperity & Fiscal Stability - We have a largely retirement community so we're all careful with our money. But, please do not interpret the negative Fire vote as we are not willing to be taxed. I would be happy to pay a little more taxes if a tax makes sense. The proposed fire tax was a way to increase taxes generally and not about fire. We have a fire system that's working and no need to change to spend more. If town government has a clear reason and plan for a tax, then propose it clearly. We do not need more commercial development, and need to keep the parcel at Tom Darlington and Carefree Highway as low density residential. There's already enough vacant retail space at that intersection. And, there's already enough hotel space there with the Boulders. Please don't give developers what they want to create another Hampton Inn. FYI-our Hampton Inn is the cheapest Hampton Inn in the Phoenix metro area. Carefree needs to aim higher than that.</p> <p>Implementation & Maintenance - We desperately need to control pass through traffic and noise. Laws exist and are not being enforced. Town maintenance is great.</p>

Date Received	Method	Comment
2023-11-20 05:55:30	Online Survey	I have no review comments
2023-11-20 06:59:38	Online Survey	I support a stronger commitment to Carefree Park from our town council in our General Plan. Please work to get this park established.
2023-11-20 07:11:22	Online Survey	Carefree needs to show a stronger commitment to Carefree Park in our General Plan. Stop spending \$200,000 dollars on consulting for more signs. Ridiculous to spend anything on more signage for Carefree. Stop to development of more hotels or boutique hotels! Add more walking trails. Save money for trails and roads. Make the residents happy, not the crazy board ideas of spending for businesses. If you want to attract people then start up events in the sundial area. Car clubs, music, etc.
2023-11-20 07:25:22	Online Survey	Show a stronger commitment to Carefree Park in our General Plan.
2023-11-20 09:12:53	Online Survey	We need a park and open space. No more concrete and asphalt. We love this beautiful Sonoran Desert, and all the wildlife. Please no more resorts, hotels, and apartment complexes.
2023-11-20 10:19:17	Online Survey	By all means establish the 48 acre park
2023-11-20 10:27:43	Online Survey	Yes to the park !!
2023-11-20 11:21:19	Online Survey	We are residents of Carefree and chose Carefree because of the spacious, low housing density character of the town. Bringing in high-density resorts or housing will spoil the character of our town. We strongly urge you to commit to Carefree Park in our General Plan
2023-11-20 13:09:00	Email	<p>The GP needs to aggressively support the Carefree Park open lands idea . Last think is another housing development. Additionally... get the SPA for a hotel for corner of Carefree Hwy and Tom D out of the GP.</p> <p>Town politicians messed up big time with the property tax game. Lost credibility and trust and we proven duplicitous. The hotel and townhomes serve as a constant reminder of their disconnect to residents.</p>
2023-11-20 17:06:30	Online Survey	Strongly in favor of Carefree Park

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2023-11-20 18:08:12	Online Survey	1) Tell Carefree to remove the SPA on the Land Use Map for the NW corner of Tom Darlington and Carefree Highway
2023-11-20 19:42:07	Online Survey	My wife and I feel very strongly about preserving this 48 acres in its entirety, and creating a park for all the residents to enjoy. Please demonstrate that you have our interests at heart, and show a much stronger commitment in the General Plan to do just this. Thank you.
2023-11-20 20:02:53	Online Survey	Please write into the new general plan for land use in Carefree the creation of the 48 acre Carefree Park. Let Carefree Park, a 501(c)3 nonprofit organization help the Carefree Town Council create this park. Their mission is to acquire, preserve and make accessible to the community the last remaining 48 acres of Sonoran Desert in Carefree. There are many benefits to preserving this land and creating a park versus developing another residential community. To name a few: We preserve and protect the lovely open spaces that drew us to Carefree in the first place. We conserve our valuable water resources. We create approximately 4 miles of easy and accessible trails to encourage residents and visitors alike to maintain a healthy active lifestyle. Most of all, this is a legacy we can be proud of - the first multi-acre park in Carefree! I completely support the creation of the Carefree Park and trust that the Carefree Park non-profit organization will do a good job of creating this park. Let's preserve open spaces, conserve water and build a healthier community.
2023-11-20 20:21:39	Online Survey	I believe that 1) no restrictions on commercial development of currently undeveloped properties with the potential for such development on a reasonable basis, nor 2) that a requirement that commercial development of individual properties be prohibited in the future (with the corresponding requirement that that property could only become open space in the future) should be included in the revised General Plan being developed for Carefree. This is in specific reference to the NW Corner of Carefree Highway and Tom Darlington and the 48 acre property owned by the State Land Department. I

Date Received	Method	Comment
		also oppose restrictions on 2nd floor residential development for the Downtown carefree area where zoning for such use is currently permitted. Such restrictions and requirements could draw legal challenges from the current owners and reasonable commercial development of those properties, under the careful scrutiny and approval process implemented by P & Z and the Town Council already protects residents and the overall look and feel of the Town
2023-11-21 06:10:16	Online Survey	Our general plan should include 2 additional items from my perspective 1-establish the 48 acres as the Carefree park for utilization by residents and preserve the desert. 2-illuminate the current zoning and return to residential at the corner of Tom Darlington in Carefree Highway as part of the general plan. As it was previously.
2023-11-21 09:50:13	Online Survey	No to all commercial development for big business. Keep height limitation to one story. Preserve natural spaces as much as possible. No to commercial development at Carefree Hwy and Darlington. No to storage units on Cave Creek Rd. near Bloody Basin or anywhere else.
2023-11-21 10:27:06	Online Survey	A home was built on Meander Way above ours that looks like a bright white dental office. We never got a notice from the entity building and we are within 500 feet. Our water drainage is out of control since he built the ugly structure which is on a wash!
2023-11-21 11:44:23	Online Survey	Please remove the SPA on the land use map for the NW Corner of Tom Darlington and Carefree Highway. Please commit to preserving the last 48 acre parcel of land and commit to creating a park for Carefree residents.
2023-11-21 12:55:27	Online Survey	One strong commitment for this general plan should be to keep as much open space in Carefree as possible. The plan for Carefree Park is such a case. It will keep 48 acres open for people who live here to enjoy as a safe place free of traffic to walk or just appreciate desert landscape. Please make preserving this open space a commitment in the general plan.

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2023-11-21 20:22:07	Online Survey	<p>P 3 - Ralph Ferro's name should remain, and his eventual replacement on P&Z should be added.</p> <p>P 7 - I believe instead of "forward" as the heading, it should be "Foreword" - There should be a hyphen between 'decision' and 'making' in the What is a General Plan paragraph</p> <p>- In the Purpose and Scope paragraph, 'near term' should be hyphenated just as 'long-term' is</p> <p>- "The public is encouraged to consult the General Plan as it provides specific information concerning the types of land use, transportation, and open spaces the Town encourages and information and recommendations to Town decision-makers regarding the existing quality of life and lifestyles enjoyed by residents and visitors." might be more easily read by adding punctuation such as the Oxford comma, thus: "The public is encouraged to consult the General Plan, as it provides specific information concerning the types of land use, transportation, and open spaces that the Town encourages, as well as information and recommendations to Town decision-makers regarding the existing quality of life and lifestyles enjoyed by residents and visitors"</p> <p>P 8 - Should there be "The" in front of Town of Carefree? - The last word of the paragraph - "fro" does not make sense and should be removed.</p> <p>P13 - "this" General Plan update, rather than 'the' in the first paragraph, second sentence - Paragraph 2 - I would insert a dash between 'emerged' and 'focused'.</p> <p>P14 - Paragraph 1 - I would add 'eat' to the final sentence. And possibly 'recreate'.</p> <p>- Paragraph 2 - should the word 'essential' be substituted for 'additional'? thus adding more weight?</p> <p>P16 - Should "contact sensitive" in the header description be hyphenated?</p> <p>P19 - The term 'private owned' would be more correctly termed 'privately owned' in paragraph 2, and should be followed by a comma. - 'and other comparison communities except Cave Creek.' would be better expressed as 'communities other than Cave Creek' in the Households paragraph</p> <p>P20 - The term '3/4ths' in the Housing Occupancy paragraph is grammatically incorrect, and should be changed to either '¾' or "three quarters" -</p>

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		<p>Vacant Units in the same paragraph does not need to be capitalized P21 - Preserving Community character, sentence 1. 'By looking to its past a community can learn a lot about the vision it founders' would be more correctly expressed as "... learn a lot from its founders' P26 - there is an extraneous space before 'land uses' in the last sentence, and I'd use 'whilst' instead of 'while' P27 - a Town is never a Village and vice versa. We need to choose one term and stick with it. I believe Carefree is a Town. - final paragraph, part 8 - Whileaway Rd is misspelled P28 - 1st sentence - remove the penultimate 'and' and replace with a comma - add a comma in 2nd sentence after 'Element' - remove 'and' between 'efficient' and 'quality' - add 'non-motorized' to final sentence to encompass wheelchair users or others living with disabilities. P32 - 'the Town's village character and rural atmosphere' - so what is Carefree? A Town, village, or rural? This is confusing P35 - Perhaps provide a map showing what the writer thinks is the "Village Center" as opposed to the Town Center might be helpful. I find the two terms mutually exclusive. P36 - Goal SC-8, bullet point 2. I think the correct wording would be "properly" funded, rather than 'property' P37 - Goal SC10, bullet point 1. "context sensitive" should be hyphenated bullet point 2. "destination based" should be hyphenated P39 - 3rd paragraph. "resides" should be 'reside' P40 - 2nd paragraph, 3rd sentence. Remove the word 'balance' P45 - Conservation of Our Environmental Resources paragraph - the term 'critical massing of the characteristic Sonoran Desert environment' needs clarification - Protecting Our Water Supply paragraph - the word "and" needs to be removed in the second sentence - Extreme Heat and Hazard Mitigation paragraph - second sentence - the word "period" should be 'periods' - third sentence - insert 'the' in front of "summer months" P46 - 1st paragraph. Insert the word 'and' between "flora" and "fauna" - 4th paragraph. The semi-colon after "etc" should be</p>

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		<p>a comma P47 - The State Trust Land south of Sky Ranch - the diagonal infill should be on the map legend as a different designation P48 - 1st Paragraph. Change the word “pursues” to ‘pursue’ P49 - 1st Paragraph. Insert a comma after the word “community” and add the words ‘to be’ before “in harmony” - 2nd paragraph. Replace “communities” with ‘areas’ - the desert is not a community P50 - Should the last paragraph be a bullet point? P53 - paragraph 1a. Remove the comma after “such as” P55 - Goal OE5, bullet point 4. Should the word ‘safety’ be added in addition to “etiquette”? P65 - Town Center. Does this mean Town or Village? P66 - Town Center paragraph refers to Village Center. Which is it? Consistency is direly needed - final paragraph. Capitalize “infrastructure” for consistency P70 - 1st paragraph. Put a period after the word “community”, and start the following sentence with ‘In addition, it’ P71 - User Fees paragraph. Remove the comma after the word “can” P74 - Policy paragraph. Bullet point 1. Insert “and” between ‘public’ and ‘private’ P75 - Goal PF4. Bullet point 2. “historic resources” ? I need clarification. Whew! That took AGES!</p>
2023-11-22 11:40:06	Online Survey	Please remove language from the general plan that encourages residential units be built above retail or other commercial. Also limit height of buildings to 24 feet, as it is for the rest of us. I'm also against encouraging multi family construction which requires that density restrictions be relaxed or changed for the development.
2023-11-22 11:52:04	Online Survey	No to building above commercial buildings. Carefree has enough housing plus the new townhouses are too high and make this place look like cluttered zSedona. You're ruining the natural beauty of Carefree. Stop jamming new housing in where it doesn't belong. I don't recognize this place anymore. Yes to open space. We're not PV or Atherton, Ca. either. Listen to the people for once.
2023-11-22 12:07:08	Online Survey	I do not want a resort built on the corner of Tom Darlington and Carefree Highway! I want the 48 acres on Cave Creek Road preserved via

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		Carefree Park I do not approve of building residential above the businesses in down Carefree I would like to see more transparency and oversight for the Carefree Water Company. I would also like to see public leadership included.
2023-11-22 12:11:39	Online Survey	Remove language encouraging residential to be built above retail space in town center and limit height to 24ft
2023-11-22 12:31:40	Online Survey	I moved to Carefree because of the town's open and uncrowded character. I oppose the "SPA" at Tom Darlington and Carefree Highway. We do not need more people, more traffic, more pollution. Please preserve the 48-acre parcel as open land or park land. If I had wanted to live in a town full of homes with no open space, I would have chosen Gilbert or Chandler. I chose Carefree because of its intimate, uncrowded character. I am appalled by the recent explosion of cheap, high density, multi-story housing around the town center. It is ugly and reeks of suburban sprawl. I want Carefree to eliminate all language that supports residential development above downtown Carefree retails shops. I value our views and our uncrowded housing. I chose to make my home in Carefree due to its low density residential neighborhoods, low traffic and quality development. Although I have no issues with our water service, I am a strong believer in transparency and citizen control over our public services. I do worry about the costs of expanding infrastructure that will ultimately be paid by all of us.
2023-11-22 12:57:16	Online Survey	Demographic evidence does not support the addition of a self storage unit in Carefree with two units available in Cave Creek. The vast majority of Carefree residence. Want to see the budget and the salaries of the employees and how pension issues are designed.
2023-11-22 13:33:59	Online Survey	Please remove the language that encourages residential to be built above retail space in our Town Center. Tell Carefree to add a policy that limits the height in our core Town Center to 24 feet.
2023-11-22 14:18:26	Online Survey	Residential above commercial was originally envisioned by Carefree founders Palmer and Darlington. The design has been used to great

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		success in such developments as Kierland. Existing regs of 30 feet allowing residential are sufficient and only abused with Hampton. The comment about 2nd story residents looking down on diners is absurd.
2023-11-22 14:31:06	Online Survey	P.37 Goal SC-10. What: Against any effort to rezone NWC commercial. Why: Resident surveys oppose it (SC-10 Policy #2 stipulates recognizing neighbor concerns); Carefree not at capacity with current three hotels; significant water shortage issues that commercial would only exacerbate
2023-11-22 14:39:45	Online Survey	P. 34 SC-3. What: Protecting viewsheds is disingenuous goal. Why: The unsightly, dark-sky-killing Hampton Inn has obliterated any appearance of respecting this goal, so why pretend that it even matters? This particular goal is a perfect example of the disingenuousness of Carefree's Town Council.
2023-11-22 15:24:25	Online Survey	Please show a stronger commitment to Carefree Park in our General Plan.
2023-11-22 15:44:02	Online Survey	Please follow existing guidelines regarding building heights for commercial buildings and single family residences. Thx.
2023-11-22 15:56:47	Online Survey	We built our home on Stagecoach Pass in 2011 and were restricted to maximum height of 24 feet and 20 feet inside property lines. I find it disturbing the new residential homes near the post office exceed the long-established height and set back limits. Why the exception? Will it continue? Same question applies to the excess height at new Hampton Inn.
2023-11-22 17:00:05	Online Survey	Theme 1: Scenic Community Character - The Town created a huge, ugly blemish on our town center by allowing the Hampton Inn and neighboring high-rise, high-density condos. There is nothing about them that reflects a Carefree scenic community center. Please stop further development like this. Don't turn us into another suburb. Remove the Special Planning Area on the NW corner of Tom Darlington and Carefree Highway from the future land use map. I say No to language that supports residential development above downtown retail shops. Theme 2: Open Space & Environmental

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		Stewardship - We only have ONE REMAINING 48-ACRE PARCE OF LAND LEFT. Leave it alone! We do not need another residential community that sacrifices beauty, wildlife, natural vegetation. Any development will use up our water, add pollution, congestion, traffic. Enough is enough. I moved to Carefree because it was a place I could live among nature. I don't want my view to be someone's exterior walls.
2023-11-23 12:12:48	Online Survey	I'm a Boulders Community resident and I want the downtown plan to limit the height of buildings to 24 feet and eliminate any wording that encourages residential space above retail/commercial space. Please no repeat of the Hampton Inn and residences near the Post Office destroying our once charming Carefree.
2023-11-23 12:36:42	Online Survey	REMOVE THE LANGUAGE THAT ENCOURAGES BUILDING ABOVE THE REATIL SPACES NOTHING SHOULD BE ABOUT 24 FEET THE CITY ALREADY BYPASSED IT WITH THE HOTEL AND CONDO THAT THEY OKAYED TO BE BUILT
2023-11-24 07:45:15	Online Survey	Please save what views we have left, skyline views, mtn. views. Please limit heights in our CF downtown to 24'. Remove language that encourages building upwards. You're changing the whole culture, the beauty and peaceful enjoyment of our town. We moved here for the simplicity, low density, slower pace and the views....VIEWS
2023-11-24 11:42:09	Online Survey	Theme 2: Open Space & Environmental Stewardship - No
2023-11-24 13:51:23	Online Survey	The following are my comments regarding the General Plan (GP). They should be noted and included in the final draft. The GP being resident input driven, hopefully is not a pro forma process. Remove the SPA classification from the North West Corner (NWC) of Tom Darlington and Carefree Highway. The NWC SPA appears in the draft GP in the following pages: "Land Use Element" in Figure 12 on Page 22; Legend for Figure 12 on Page 23; Growth Element the NWC SPA is described on Page 27; Most importantly, Goal SC-10 where the NWC SPA needs to be removed Page 77. The NWC SPA amendment should never have been included in

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		<p>the GP draft, because numerous resident speakers at Town Meetings, and the citizen survey feedback clearly demonstrated residents have been against its commercial development. Additionally, the corner remains more appropriately zoned, as it is in the current VLDR (Very Low Density Residential) for 6-7 residences. The corner's new classification transpired on 12/21, during the height of COVID lockdown. Priorly, at a meeting of abutters in spring 2021, regarding Town's desire to change the NWC classification, a vote of some 45 abutters refused it; while only one, coincidentally a friend off the land owner, approved changing the classification to SPA. (So 44 against SPA vs. 1 approval off the SPA change.).</p> <p>Preserve open space by creating a Carefree public park on the 48-acre State Land Trust parcel of land 1/2 mile from the Center. It is addressed on page 48 with "various strategies that may be used to preserve this property for open space." Carefree needs to show a significant commitment to encourage this. The GP draft used 2 different photographs of properties of the owner of the NWC on pages 33 and 55. Given the issues referred to above regarding the SPA, it's inappropriate to include these properties as photos in our GP. So they should be deleted or changed. Carefree's 8.8 square miles of inspiring, scenic vistas certainly offer many other options for politically neutral photos.</p>
2023-11-24 19:24:38	Online Survey	Stronger commitment to Carefree Park
2023-11-25 06:44:20	Online Survey	Carefree!!!! Please remove the language that encourages residential to be built above retail space in our Town Center and enact a policy that limits the height in our core Town Center to 24 feet. Thank you!
2023-11-25 11:06:11	Online Survey	Implementation & Maintenance - Remove the special planning area on the NW corner of Tom Darlington and carefree highway from the future land use map. Eliminate language that supports residential development above downtown carefree retail shops.

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2023-11-26 09:09:52	Online Survey	Remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway. Eliminate language that supports residential development above downtown retail shops. Increase Transparency by adding independent oversight for Carefree Water Company. Commit to preserving the last 48-acre parcel of land and commit to creating a Carefree Park for our residents.
2023-11-26 11:12:15	Online Survey	<p>Theme 1: Scenic Community Character - Do not build residential above commercial in downtown Carefree. We do not need additional density in downtown!</p> <p>Theme 2: Open Space & Environmental Stewardship - I believe that the two open spaces off of Carefree Highway have enough differing opinion to have identifying policy. The property at Carefree Highway and Tom Darlington should remove the SPA. We don't need another resor/spa in our community. Preserve the 48 acres off of Cave Creek for a preserve/park. Endorse Carefree Park as the 501 (c)3</p> <p>Theme 3: Prosperity & Fiscal Stability - We need more oversight over the Caefree Water Company to include resident representation on the board. Do not 'borrow' the Carefree Water Company any more money without interest!!</p>
2023-11-26 14:19:57	Online Survey	Theme 2: Open Space & Environmental Stewardship - Preserve 40 acres on SE corner of muletrain and cavecreek rd for a park
2023-11-26 20:19:43	Online Survey	Maintain current height limits for residential and commercial properties. Remove resort zoning from NW corner T Darlington and Carefree Highway.
2023-11-26 21:03:03	Online Survey	Please remove the language that encourages residential to be built above retail space in our Town Center. Please create a policy that limits the height in our core Town Center to 24 feet.

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2023-11-26 21:21:15	Online Survey	<p>Theme 1: Scenic Community Character - remove the language that encourages residential to be built above retail space in our Town Center. Tell Carefree to add a policy that limits the height in our core Town Center to 24 feet.</p> <p>Theme 2: Open Space & Environmental Stewardship - remove the language that encourages residential to be built above retail space in our Town Center. Tell Carefree to add a policy that limits the height in our core Town Center to 24 feet.</p> <p>Theme 3: Prosperity & Fiscal Stability - remove the language that encourages residential to be built above retail space in our Town Center. Tell Carefree to add a policy that limits the height in our core Town Center to 24 feet.</p> <p>Implementation & Maintenance - remove the language that encourages residential to be built above retail space in our Town Center. Tell Carefree to add a policy that limits the height in our core Town Center to 24 feet.</p>
2023-11-26 21:39:07	Online Survey	<p>1. Please remove the special planning area (SPA) on the NW corner of Tom Darlington and Carefree HWY from the future land use map. I live in that neighborhood and have obvious concerns. 2. Please commit to preserving the last 48-acre parcel of land and commit to create a Carefree Community Park. We have nothing like that and it would be great for the community. 3. Please eliminate the language that supports residential development above Downtown Carefree retail shops and adhere to the current building height standards and guidelines of 24 feet for residential and 30 feet for commercial. Driving behind Bashas and passing the townhomes is a perfect example of the definition of "HIDEOUS".</p>
2023-11-26 21:48:53	Online Survey	<p>1. Please remove the special planning area (SPA) on the NW corner of Tom Darlington and Carefree HWY from the future land use map. We live in that neighborhood and have obvious concerns. 2. Please commit to preserving the last 48-acre parcel of land and commit to create</p>

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		a Carefree Community Park. We have nothing like that in Carefree and it would be great for the community. 3. Please eliminate the language that supports residential development above Downtown Carefree retail shops and adhere to the current building height standards and guidelines of 24 feet for residential and 30 feet for commercial.
2023-11-26 21:57:38	Online Survey	Remove the language that encourages residential to be built above retail space in our Town Center. Tell Carefree to add a policy that limits the height in our core Town Center to 24 feet. 5
2023-11-26 22:00:40	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP. COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL.
2023-11-26 22:14:50	Online Survey	Theme 1: Scenic Community Character - Locals only should determine the change to this intersection , for instance 1 mile .
2023-11-27 05:29:28	Online Survey	1. Please remove the special planning area (spa) on the NW corner of Tom Darlington & Carefree Highway from the future land use map 2.Please commit to preserving the last 48 acre parcel of land & commit to creating a Carefree community Park. Open space in a number 1 priority 3.Please eliminate language that support residential development above downtown Carefree retail shops & adhere to the current building height standards & guideline of 24 feet for residential & 30 feet for commercial The Hampton Inn should never have been allowed in our Carefree town center. It does not fit in with the ambiance of the sonoran desert & looks monstrous!!
2023-11-27 08:47:09	Online Survey	Eliminate language that support residential development above downtown carefree retail

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		shops and adhere to the current building height standards and guideline of 24 ft for residential and 30 for commercial
2023-11-27 09:28:12	Online Survey	Remove the language that encourages residential to be built above retail space in our Town Center. Add a policy that limits the height in our core Town Center to 24 feet.
2023-11-27 09:40:47	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP. BECAUSE removing the Special Planning Area for this corner does not preclude development. It ensures residents will have more opportunities to define what can be built on this corner.
2023-11-27 09:43:34	Online Survey	Please remove the language that encourages residential to be built above retail space in our Town Center. Please please add a policy that limits the height in our core Town Center to 24 feet!
2023-11-27 10:02:21	Online Survey	I am very supportive of proper zoning for and Carefree purchasing the (48 acres) land east of Mule Train, between Stagecoach Pass and Cave Creek Road for creation of a Carefree Park. This would be of great benefit to protect the last remaining Sonoran Desert open space for all Carefree residents.
2023-11-27 10:21:39	Online Survey	My wife and I do not want the corner of Tom Darlington and carefree highway developed. We live on this corner and we're never included in the process. I would also wish the Carefree would commit to developing a community park on the state land where I can take a nice walk with my family and my dog. We do not need any further development. Where we should be focus development is on the corner of Cave Creek Rd and carefree Highway.
2023-11-27 11:03:52	Online Survey	Remove the SPA language from the NW corner. Add stronger language for land preservation, especially the 48 acres! This is number one importance!!
2023-11-27 11:06:44	Online Survey	while i support the concept of open space, economic reality is going to have to prevail. either the city gets tax revenue from development or we are going to have to have a tax, probably on property. face it, there is no free

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		lunch. as to development of the tom darlington parcel, let residents decide what is going to grace (deface) that corner. we, not staff, are going to have to live with it. lastly, let common sense prevail as to downtown development. the hampton inn is an eyesore and the condos are not much better. if we have height restrictions, then enforce them.
2023-11-27 11:17:36	Online Survey	1. No on resort build at NW corner of Tom Darlington and Carefree Highway. Remove from plan 2.I want the park and to preserve the Sonoran Desert. The last 48 acre parcel for Carefree residents. 3.No to residential development in downtown area over shops. 4.Increase the transparency of Carefree Water Company
2023-11-27 11:34:01	Online Survey	Remove the SPA on the Land Use Map for the NW corner of Tom Darlington and Carefree Highway
2023-11-27 11:54:49	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP. COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK. ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL. Thank you.
2023-11-27 12:47:57	Online Survey	This was the first General Plan for a town that I have ever read. I was impressed by the comprehensive approach of the plan. The history of Carefree was informative and reinforced our decision to buy a lot and build a mountain side home in North Carefree. I especially appreciated the water supply and usage analysis. Thanks for producing a document that should help Carefree retain its character and services in coming years.
2023-11-27 13:10:52	Online Survey	Preserve Carefree's unique culture!!! COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK. BECAUSE

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		preserving open space is our residents' number one priority. Our General Plan should reflect the wishes of the residents and unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. CarefreePark.org (a non-profit 501(c) 3) is working to acquire the 48-acre of State Land located 1/2 mile from Town Center and turning it into a nature preserve with walking trails for the community to enjoy. ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCE.
2023-11-27 13:22:35	Online Survey	I think Carefree should preserve the open land parcel on Cave Creek Road - it would make an ideal spot for trails. I also do not agree with the Special Planning Area designation for the parcel at Tom Darlington and Carefree Highway. Our community is unique in the amount of open space we still have - let's do our best to preserve it.
2023-11-27 13:26:28	Online Survey	I just received yet another mailing from OurCarefree. As a result: Please KEEP BOTH SPA designations on the Land Use map (page 23). The reason they gave for having one removed was simply misleading. Also, please PRESERVE the language of SC-10 on page 37. Please DO NOT commit to preserving the 48 acre site south of the airport. It IS NOT the last remaining parcel of land that could be preserved, and in my opinion is unlikely to be developed as a residential site within the next ten years in any case. Please REMOVE the box referring to this parcel on page 48. It incorrectly states that "various strategies...may be used to preserve this property..." when there is no preservation strategy, but rather only an ill-defined and unfunded strategy to "conserve" it. Any box on that page should be devoted to ALL of the potential preservation opportunities, most of which are in the northern part of the Town. Please PRESERVE the language on page 27 that provides for "residences above retail space that

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		<p>would...support the viability of the businesses at street level..." The language is sensible, at least a couple of these already exist, it is allowed by current zoning, and was part of the original founders vision for the Town Center. The only comment I have that is not based on a negative reaction to the people apparently trying to denigrate our Town staff and officials with ill-founded attacks are about Goal SC-3 on page 34: Please RECONSIDER Policy 1.a "Continue to consider viewsheds as part of the development review process..." It is not clear what effect such consideration could have. If the owner proposes a use allowed by current zoning, it would be very problematic to deny that use. Under what theory would such a denial operate? Presumably the zoning would still be honored. Language that only serves to set up a sense of entitlement that will not exist in law is very bad policy and should not be in this document. Better yet would be to replace Goal SC-3 with a more realistic statement. For example, instead of "Protect scenic views..." perhaps "Encourage preservation and emphasis of scenic views in the development process..."</p>
2023-11-27 13:28:02	Online Survey	<p>I do not agree with SC-10 on page 77. SPAs should not exist in these areas. If the Town is concerned about its financial future, all efforts should focus on redeveloping the Town Center, which is woefully underutilized. A vibrant Town Center would make up for any perceived potential revenue shortfall in the future. Both SPAs are currently zoned as Residential (page 27) and should remain as such. Do not re-zone. It will materially change the character of Carefree and further encourage Scottsdale encroachment.</p>
2023-11-27 14:40:11	Online Survey	<p>Theme 1: Scenic Community Character - PLEASE ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL.</p>

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		Theme 2: Open Space & Environmental Stewardship - CAREFREE TO COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK.
2023-11-27 15:06:16	Online Survey	Generally, the Plan looks great to me. I have three concerns. Because I have a hard time reading the small print, I'll just pass along my comments as plainly as possible. I have three areas of concern. First, I believe we should be much more strict about height limitations. As soon as we start granting exceptions, we'll be into a waterfall of them and the feeling of our town will be altered irreparably. A related concern is having living quarters situated on top of retail establishments. In my view, this is just plain inconsistent with the character of our town. Not sure why increased density is a good idea. Finally, I'm told there is consideration of another SPA and/or resort at the intersection of Carefree Highway and Tom Darlington. It is difficult to see why this is a good idea. We already have two outstanding resort/spa businesses in Civana and the Boulders. Is there truly a strong demand for more? Makes no sense to me. Thank you for listening.
2023-11-27 15:23:45	Online Survey	A) eliminate the SPA at the corner of Tom Darlington and Carefree highway and return to residential B) retain the 48 acres as open space and or a natural preserve park C) if you are looking to grow Commerical make the corner of Carefree HWy and Cave Creek SPA / and or Commerical
2023-11-27 15:24:05	Online Survey	Please, Carefree administration, remove the language that encourages residential to be built above retail space in our Town Center. Add a policy that limits the height in our core Town Center to 24 feet. My husband and I moved to Carefree for the quaint town that it is and move here because of the atmosphere and beauty of the town. The Hampton Inn is enough, please do not add any more buildings like it We love our town with the boutique, uniqueness. Thank you for your consideration. Carefree resident of 4 years.

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2023-11-27 16:11:21	Online Survey	<p>General Plan Comments, I had a chance to listen to the views of each interest group views on the General Plan at the post office today. I have concerns about proposed changes to the Town of Carefree, AZ. I'll start with while we were evaluating moving to the quaint Town of Carefree, we heard about a boutique hotel that was to be built in the town center. We never imagined it would be a Hampton Inn and certainly wouldn't consider the Hampton Inn a boutique hotel. Having stayed in the Hampton Inn during renovations on our property I can tell you it is not much different than an Hampton Inn off nearly any highway around the US. It just doesn't qualify as a boutique hotel worthy of the character for the Town of Carefree, AZ. I found this very misleading to the residents of our town and frankly a great disappointment to enhancing and staying with the Charm of Carefree. Additionally, we had been informed condo's were to be built in the town center. I can't imagine how disappointed those who live near the town center must feel about the change in views of their properties. It just doesn't seem to fit the natural beauty and setting in Carefree when off your balcony one can nearly hand something to the neighbors balcony. Many without a single view of the desert. The town has also stated it is concerned about traffic, yet these two projects don't help with the traffic in our community and have significantly congested our town center. This gives me pause about the proposed Carefree General Plan and Transparency to the residents of our community. I am currently opposed to the following proposed projects: 1) Resort on the NW corner of Tom Darlington and Carefree Highway. I think the Town of Carefree should remove the special planning area on the NW corner from the future land use map and allow Carefree residents to evaluate other opportunities for the use of this land. Another Hampton Inn (boutique hotel) misrepresentation, in my opinion isn't in the best interest of our community. 2) Preserve the 48 acre parcel of land to a meaningful park for our residents or</p>

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		<p>leave it as is for the natural habitat and beauty it currently represents. This last remaining large parcel of land in Carefree presents of an opportunity to enhance or leave the beautiful Sanctuary for the residents of our beautiful town. 3) I'm opposed to second story residential development above the town center. This would only continue to weigh heavily against the charm and character of Carefree. Further obstruction of the beautiful views and unreasonable increase in traffic to an already congested and busy area of our town. 4). Increase visibility and transparency of Carefree's Water Management. Consider adding residents to the board of carefree water company. Residents should be informed of any loan or sale of revenue bonds and should be subject to vote by the residents of Carefree. Operate with complete Transparency and eliminate private or personal interest should always be the number mission of the Town of Carefree to protect the best interest of the residents.</p>
2023-11-27 16:32:54	Online Survey	<p>Please remove the language that encourages residential properties being built above the retail space in our Town Center. Add a policy that limits the height in our core Town Center to 24 feet. Remove the special planning area on the northwest corner of Tom Darlington and Carefree Highway from the future land use map.</p>
2023-11-27 18:37:35	Online Survey	<p>I have a few comments. 1. A Resort Hotel at the NW Corner of Tom Darlington and Carefree Highway is not on my wish list. There are enough resort hotels in the Valley and I did not move to Carefree to face more mass tourism. I'd like the Special Planning Area removed from the future land use map. 2. In Carefree town we need no extra residential units. I understand stand that residential units are planned above retails shops. Please eliminate this wording from the Genreal Plan. The duplexes that are being built presently are un-Carefree, too many and architecturally unfitting for the town. We need to stay within the existing building hight standards and guidelines 24 ft. for residential and 30 for commercial buildings. 3. 48-Acre Parcel of land: People move here to live in the desert with open</p>

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		space. This piece of land should not be used for another large residential development. Let Scottsdale develop away all open space. This area should be for all Carefree residents and the wildlife.
2023-11-27 19:13:13	Online Survey	Please remove the language in the general plan that encourages and allows residential to built above retail spaces in out town center, or anywhere else in Carefree. It'll make the buildings too tall. The Hampton Inn and new town homes built by the Post Office are too tall and don't fit the small town lifestyle in Carefree. Don't make Carefree into a city!
2023-11-27 21:56:27	Online Survey	— REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP. — COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK. — ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL. — Eliminate any language about bringing a bus line or public transportation to Carefree. This will, undoubtedly, introduce transients and crime to our town. No!! — Need stricter language on the dark sky policies/ordinance to push towards being a Dark Sky town. — Need stricter language that limits the height of any commercial or residential development. Protect our view sheds!! — NO to any chain stores coming into the Town Center (i.e. McDonald's, etc). New retail/commercial businesses must enhance and adhere to the character of Carefree.
2023-11-27 22:42:55	Online Survey	I'd like to see the SPA removed on the land use map for the NW corner of Tom Darlington & Carefree Hwy.
2023-11-28 09:47:10	Online Survey	The open spaces in the town is one reason I moved here. It makes the area have the "open" feel rather than the crowded surrounding areas of N. Scottsdale.

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2023-11-28 10:14:29	Online Survey	The area off Stage Coach Pass and Mule Train should not be developed, but rather set aside for open resident recreational use. Carefree Hwy parcels 1 Tom Darlington 2 Cave Creek Rd need to be separated zoning wise and area 1 not be resort developed and area 2 be retail (tax generating) developed ASAP to prevent a general Carefree tax increase need. Town government needs to listen better to residents and not act like they know better than what they are hearing.
2023-11-28 10:16:16	Online Survey	Theme 1: Scenic Community Character - Leave our town alone and stop commercial development. No Theme 2: Open Space & Environmental Stewardship - Yes Theme 3: Prosperity & Fiscal Stability - Make fiscal info public
2023-11-28 10:21:03	Online Survey	1. REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND 2. COMMIT TO CREATING A CAREFREE COMMUNITY PARK. 3.ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL.
2023-11-28 10:48:35	Online Survey	Please remove the SPA on the NW Corner of Tom Darlington and Carefree Hwy from the future land use map. Commit to preserving the last 48 acre parcel and commit to creating a Carefree Park. Eliminate residential housing above retail locations and maintain current height limits
2023-11-28 11:21:14	Online Survey	Remove special planning area Tom Darlington & Carefree Highway.
2023-11-28 11:49:00	Email	Two comments on the Carefree General Plan from the prospectus of a 30+ year resident of Carefree. 1. The main emphasis of the plan should be on

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		<p>preserving the rural small-town atmosphere of this community with the vision that KT Palmer and Tom Darlington had when it was established. We are now surrounded by the megalopolis of Phoenix/Scottsdale and run the risk of being absorbed into it as just another suburb. The emphasis needs to be focused on our home owners, rather than businesses, and not featuring ways to attract more out of town visitors. The temptation to increase revenue and make Carefree a thriving Disney attraction with high rise hotels, condos, resorts, restaurants etc etc. is hard to resist but I believe the vast majority of our residents would like to preserve our small town, limited services, rural atmosphere. I'm so disappointed with what has happened to our town center with a high-rise motel, condos and traffic. I'm sure the local businesses like it but it's not my understanding of the Carefree Vision and I think most of our home owners would agree with me.</p> <p>2. The intersection of Stagecoach Pass and Carefree Highway has become a hazard. I'm attaching a letter I wrote a few months ago and hope that this subject will be addressed by Carefree and Scottsdale working together. The blind curve in Carefree Highway makes no sense at the base of Stagecoach Pass. Land is for sale on the south side of Carefree Highway. Why not ask Scottsdale to purchase this and straighten this curve out by moving the road south? When we moved here in 1986 Carefree Highway was never supposed to be the main throughfare on our south boarder. We should have a voice.</p> <p>Thank you for all the hard work that it has taken to prepare this plan. However, it appears that the interests of the long-term residents of the town who moved here looking for a quiet, low stress, Unique Carefree existence is being over shadowed by business and growth initiatives that will result in our town just looking like another part of Scottsdale.</p>

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2023-11-28 11:49:00	Email	<p>We have been Carefree residents since 1986 with our house located just north of Carefree Highway on Stagecoach Pass Road. The purpose of this letter is to request information concerning the future of this intersection and to make some suggestions.</p> <p>This intersection has become increasingly difficult to safely negotiate as traffic has dramatically increased over the years. It appears to be the only intersection along Carefree Highway Road east of Cave Creek Road that has not been improved with a left turn lane.</p> <p>This intersection is our primary route in and out of our home. In order to go to Scottsdale or Carefree we must make a left turn onto Carefree Highway. This has become increasingly challenging as it is on an S curve with two fairly blind curves and with traffic running at a high rate of speed. We often have to wait several minutes in order to safely make this left turn.</p> <p>The only other way we have out of our house is to go up to Languid and out to Tom Darlington. However, this means a left turn to get to our mail in Carefree and the visibility at this intersection for oncoming traffic is poor. Languid has in the last few years become the only safe route for us to get on Scottsdale Road headed south. When coming home from the west along Carefree Highway and making the left turn on Stagecoach Pass, we often have traffic backing up behind us with horns blowing and vehicles driving on the dirt shoulder to get around us as we wait to safely make this left turn.</p> <p>In addition, I have been riding a bicycle in this area since 1986 and the traffic level and absence of bike lanes from Stagecoach Pass over to Tom Darlington/Scottsdale Road make this a venturesome journey. I might add that when I pedal up to Languid and come out on Tom Darlington that there is no bike path that is safe going to the south to access Scottsdale Road and no good way to get across to go north on Tom Darlington. I've reached the age that pedaling up the steep hill going over Stagecoach Pass is not an option for getting to the post office for our mail.</p>

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		<p>In summary, we are feeling somewhat restricted and at increased risk by the current road system in our area. It is impacting our quality of life here in the beautiful town of Carefree. It just seems like this intersection and bike lanes along these roads have ended up being in a forgotten “No Man’s Land” between Carefree and Scottsdale. The traffic going up Stagecoach Pass in front of our house has greatly increased over the years. Side roads such as Whileaway were blocked off many years ago as residents complained about the traffic turning off of Carefree Highway. However, blocking these side roads only contributes to more and more traffic going by our house on Stagecoach Pass. Stagecoach Pass is becoming a short cut for residents and non-residents to avoid the Carefree Highway and Tom Darlington intersection.</p> <p>We are making the following suggestions and would like some feedback from you on the on the long- and short-term plans for this area. Hopefully Carefree and Scottsdale can come to some acceptable agreement on how to improve this situation.</p> <ol style="list-style-type: none"> 1. Add a left turn lane on Carefree Highway at E Stagecoach Pass. 2. Improve the visibility along Carefree Highway at the wash just east of Stagecoach Pass so that a left turn out of Stagecoach Pass on to Carefree Highway is safer. 3. Build bike lanes on both sides of Carefree Highway between Stagecoach Pass and Scottsdale Road/Tom Darlington. Also Continue the bike path along Scottsdale Road north and south to intersect with the Carefree bike path on Tom Darlington. 3. Improve the visibility turning out of Languid Road as it is currently our only somewhat safe way to ride a bike up to Carefree to get our mail or to get onto Scottsdale Road headed south. 4. Install a “Residents Only “sign at the Carefree Highway -Stagecoach intersection similar to the sign at Stagecoach Pass and Tom Darlington. <p>We look forward to your response and would be happy to meet with you to review our concerns.</p>

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2023-11-28 11:53:28	Online Survey	<p>Please do not continue to build high density condos, businesses, hotels, apartments, subdivisions. In case anyone has forgotten, WE HAVE A WATER SHORTAGE SITUATION! I also believe that there is a creative solution to switch to high performance solar power. Any single family new builds should be required by zoning to include alternative power sources. It's a ridiculous oversight not to do it in an area of constant sunshine. There are creative solutions to raise money for town budgets in lieu of going commercial or development of much desired and needed open space. Use some feminine principles in government instead of old masculine ways of running politics and "making it work" with your head. Get quiet and listen to the wisdom of the heart for genius new ways to come into view. Try it. It works. Young families are showing up - even those without family here bring their babies and are starting small contributory businesses that support all of us. This is a great sign that the new stewards are showing up. Leave them something viable to live in and thrive. Thank you.</p>
2023-11-28 13:22:12	Online Survey	<p>1) Remove the special planning area (spa) on the NW corner of Tom Darlington and Carefree Highway from the future land use map. The decision of what type of development should be done at this location requires more public information and input. While a spa hotel may not be a terrible option, more public information is needed regarding the architectural design, water usage, impact on traffic, etc. This needs public approval, not just a committee stamp. 2) Preserve the last 48-acre parcel of Sonoran Desert and commit to creating a community park that respects the natural environment. (Not a "kiddy park" or something with a lot of structures. A naturalistic setting for walking.) 3) No residential development above downtown Carefree retail shops and adhere to current height standards for all types of buildings (24 feet residential, 30 feet commercial). The Hampton Inn and new apartments were inappropriate choices for Carefree which should have been anticipated to create a high level of</p>

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		resident dissatisfaction. Such poor decisions must be avoided in the future. 4) More transparency regarding Carefree's water management policies. Require substantial resident representation (not "token" representation) on Board of Carefree Water Company.
2023-11-28 14:38:54	Online Survey	What's so special about Carefree is it's peaceful, calming, and beautiful atmosphere. It has a unique charm about it and the town is seamlessly integrated into the Sonoran desert, being one with nature. With the new plan, we hope that Carefree continues to be Carefree, where nature, beauty, and peace remain at the forefront so that it doesn't lose it's character. Thank you so much.
2023-11-28 14:42:42	Online Survey	Do not build a resort on the corner of Tom Darlington and Carefree Highway. Remove the Special Planning Area (SPA) on the NW corner of Tom Darlington and Carefree Highway from the Future Land Use Map. Removing the Special Planning Area for this corner does not preclude development. It ensures residents will have more opportunities to define what can be built on this corner. This simple move puts the power in the hands of the residents, not in the hands of the town staff (who do not live in Carefree) and town council members (who allowed the Hampton Inn development.) Do not allow another massive residential development in the last remaining (and only accessible) 48-acre Sonoran Desert parcel of Sonoran Desert in Carefree. Preserve the last 48-Acre Parcel of land and commit to creating a Carefree Community Park. Preserving open space is our residents' number one priority. Our General Plan should reflect the wishes of the residents and unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. Carefree Park (a non-profit 501(c) 3) is working to acquire the 48-acre of State Land located 1/2 mile from Town Center and turning it into a nature preserve with walking trails for the community to enjoy. Do not further destroy the scenic charm of our Town Center. Eliminate language that support

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		residential development above downtown Carefree retail shops and adhere to the current building height standards and guidelines of 24 feet for residential and 30 feet for commercial. The Hampton Inn and View TownHomes have blemished the magnificent views Carefree residents once enjoyed. These inconsiderate developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town Center.
2023-11-28 14:49:02	Online Survey	Preservation of our open space here in Carefree is our number one priority. Please commit to preserving the last 48-acre parcel of land. I am not in favor of compromising the beautiful views and charm of Carefree by adding more residential development above downtown retail shops. Consider Carefree's town center to remain with the distinct charm it currently has, without building large and tall apartment/condo complexes and hotels/commercial, residential and retail buildings. Thank you for your consideration.
2023-11-28 15:07:31	Online Survey	1) Remove the special planning area (spa) on the NW corner of Tom Darlington and Carefree Highway from the future land use map. The decision of what type of development should be done at this location requires more public information and input. While a spa hotel may not be a terrible option, more public information is needed regarding the architectural design, water usage, impact on traffic, etc. This needs public approval, not just a committee stamp. 2) Preserve the last 48-acre parcel of Sonoran Desert and commit to creating a community park that respects the natural environment. (Not a "kiddy park" or something with a lot of structures. A naturalistic setting for walking.) 3) No residential development above downtown Carefree retail shops and adhere to current height standards for all types of buildings (24 feet residential, 30 feet commercial). The Hampton Inn and new apartments were inappropriate choices for Carefree which should have been anticipated to create a high level of resident dissatisfaction. Such poor decisions

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		must be avoided in the future. 4) More transparency regarding Carefree's water management policies. Require substantial resident representation (not "token" representation) on Board of Carefree Water Company.
2023-11-28 16:21:26	Online Survey	HERE ARE MY COMMENTS ON THE CAREFREE GENERAL PLAN: 1. ELIMINATE LANGUAGE THAT SUPPORTS RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL. 2. COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK. 3. REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-11-28 16:23:25	Online Survey	Dear Carefree Administrator and Town Council, It's time for you to listen to the wishes of the residents and stop the irresponsible and/or random developments that will destroy our Sonoran Desert. I would like to see the following things to reflect in the General Plan: 1. Remove the Special Planning Area from the NW corner of Tom Darlington and Carefree Highway from the future land use map. 2. Commit to the preservation of the last 48-acre parcel of land and commit to creating a Carefree Park for our residents to enjoy. 3. Eliminate the language that supports residential development above downtown Carefree retail shops. 4. Increase transparency by adding independent oversight for Carefree Water Company. Please do the right thing for our town and stop playing politics otherwise we will completely destroy our beautiful town.
2023-11-28 16:38:10	Online Survey	After having read over the General Plan, I have concerns about the following items because I don't think they are in the best interest of Carefree: 1. The Special Planning Area for the NW corner of Tom Darlington and Carefree Highway must be removed from the future land

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		<p>use map because I do not want a resort/hotel to be built at this corner of town. It will destroy our beautiful Sonoran Desert landmark. 2. I don't want any more development (residential/commercial) in the 48-acre of land across from the airport. I'd wholeheartedly support the creating of a Carefree Community Park for the residents to gather and enjoy the outdoors. 3. The Hampton Inn has completely destroyed our town center. Please do not add another story to downtown Carefree shops. We want to enjoy the views of the mountain. The town must adhere to its current building height standards if 24 feet for residential and 30 feet for commercial. 4. The Carefree Water Company needs more transparency and independent oversight. The 7 people on the board are the same people that approved all the projects and their fundings without any outside oversights and this is wrong. It has to stop. Please do not ignore our wishes. Our General Plan is our future. Thank you!</p>
2023-11-28 18:49:42	Online Survey	<p>1) I am not in favor of a resort, of any type, on the NWC of TD & CF HWY, and I would like the SPA designation removed from the GP future Land Use Map. 2) Residents have already stated several times that they are in favor of preserving much of our accessible undeveloped natural desert, in particular, the '48' acre parcel of State Land across from the Sky Ranch airport. I agree 100% with that desire. 3) The once charming town of Carefree has already been desecrated by the hideous Hampton Inn and the totally out-of-place Townhomes. I think tasteful development of limited residential space above current town core commercial properties will at least level the playing field for struggling property owners and will provide the potential for additional sales tax income for town core businesses. 4) I strongly feel that town staff, especially the TA and EDD should keep their hands off the resident-driven GP. Non-resident employees, just like illegal aliens have no right to vote here. 5) In conclusion, I feel that the town council and the P&Z members should keep their comments to this forum, just like every other</p>

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		resident; they have no superpower to meddle in the General Plan. 6) The primary focus for all staff is the swift and appropriate sales tax-generating development of the commercially zoned NEC of CCR & CF HWY. More than enough time and money has already been wasted. Do the work, get it done. 7) Listen to the families who live here. Thank you
2023-11-28 19:13:58	Online Survey	Hi, I Just left a comment, on 1 subject - the SPA - i'd like it removed, but i thought i'd get another white box to leave another comment -- but i didn't. I know you only accept 2 per IP Address. -- So please can you consider this our 2nd IP Address comment - i'll put them all here. I'm against the SPA - i'd like to see it removed on the NW Corner of tom darlington and carefree highway. It was added under the cover of Covid, without real public comment. I am VERY MUCH for preserving the last 44 (48?) acre parcel of land in carefree and commit to creating a carefree community park and off leash dog run. Is for Downtown, the center area is unique and something we should be proud of. If adding a 2nd level to buildings that don't have one, that would generate more business and revenue, I am for that. But no height as high as the hampton inn. I'm talking only about adding a 2nd story, not a 3rd or 4th story. I don't know the height of 30Ft - relative to the hampton in - but it looks more than 30 ft. to me.
2023-11-28 19:26:03	Online Survey	With respect to circulation beginning on page 28, I recommend that we connect the vision of maintaining open space with circulation by adding a plan to develop a system of paths and pocket parks similar to what was done in DC Ranch, so that the growth of traffic on Carefree Highway, Cave Creek Road and Tom Darlington are buffered from the residential areas. This would also provide a way to walk or bike to the town center and walk your dogs, as well as maintain the desert character. Separately, proposed development around the primary intersections of the roads should be evaluated by the community as a "fit" with the Carefree Vision. Stating that there are no fast food pads, etc. is not enough to prohibit the growth of

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		businesses that, although they provide revenue, are not good for our community.
2023-11-29 08:33:21	Online Survey	Tell Carefree to remove the SPA on the Land Use Map for the NW corner of Tom Darlington and Carefree Highway. We have height restrictions on new construction that need to be followed. I would be very concerned about 2 story structures added to downtown Carefree, both in terms of the height and the amount of night time light that would generate.
2023-11-29 09:38:12	Online Survey	<p>Theme 1: Scenic Community Character - Preserve scenic rural character. Reject high density zoning.</p> <p>Theme 2: Open Space & Environmental Stewardship - Preserve open spaces. Yes to a natural desert park.</p> <p>Theme 3: Prosperity & Fiscal Stability - Fiscal stability can be maintained without sacrificing our small town feeling. Hampton Inn is a disgrace. More so the cheek-to-jowl town homes.</p>
2023-11-29 11:31:00	Online Survey	In my opinion using a SPA for a resort on the NW corner of Scottsdale Road and the widened Carefree Highway, while omitting the "real-time" facts and evidence regarding the significant unfamiliar traffic, the degree of congestion, and the increased noise that will all impact residents and their environment is a very poor idea. This zoning is not compatible with the existing expectations of the people who chose to move to our unique community. Without hesitation, we need a close examination of the internal condition of El Pedregal, which is directly across from the NW corner in question. It would also be prudent to discover the reasons such a blight in sight exists not 200 yards from the NW corner of Carefree Highway; that being the old Albertson's market. It surely stands out as a "red flag" warning of a failed development, that has been left that way for years. Instead of risking more failed developments it is the beauty of our desert spaces that should be enhanced, and I

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		<p>would hope what we see and be a priority ! The importance of appropriate zoning changes on an "If and when" basis is something we have faced before. There is no need for a SPA for a resort at this time. It is interesting to note that in Arizona many new communities are popping up offering less and less land to potential home buyers. However, the promise of low-density housing has kept me and so many other residents here in Carefree for over 20 years. The community that makes up our town should not easily trade in our reasons for moving to this beautiful unique town of Carefree. We have faced challenges in the past and yet with its historical and current pledges we can keep our quality of daily life. My hope is that the visions and desires of our residents are the primary concerns of the plan. With thanks for this opportunity to express my views, you will find my them in various numbered locations throughout the General Plan. What makes great cities great are the folks who work hard to preserve the best of their communities for not only the present but for future generations as well. Thank you.</p>
2023-11-29 11:33:50	Online Survey	<p>Page 37, ,SC-10 should be two separate goals, only to pertain to NEC of Carefree Highway and Cave Creek Road. Page 37. Add Goal SC-11. SC-22 should apply to NS Corner of Carefree Highway and Tom Darlington. A resident oversight committee should be established to assure that it is clearly stated what can be placed on it! Important that all voting residents have knowledge of any site that the city is planning future development! is planning to de</p>
2023-11-29 11:43:24	Online Survey	<p>Remove the SPA on the NW corner of Tom Darlington and Carefree Highway from the future land use map.</p>

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2023-11-29 13:21:28	Online Survey	<p>Page 80; There is an action that is not designated, i.e. that is listed between SCA-B and SCA-C Page 81; Action OSA-F; why do we need a specific action to "continue to enforce..." existing specific laws? This would seem redundant, or alternatively if this is an area of concern, develop an action to assess / monitor non-compliance and develop options for enhanced enforcement Page 82; Actions PFA D-F; consider aligning the Capital Improvement Plan, Economic Development Plan and Annual Budget, e.g. with a comprehensive 5 year financial projection linking all three items Page 32; Consider amending SC-1, policy 6 to reference Short Term Rentals in addition to "....non-residential..." in terms of assuring enjoyment of "...peace and privacy...". Alternatively, develop an additional policy / associated action related to the impact of the new STR ordinance in terms of assessing recent experience re; resource requirements for STR license applications and renewals, property inspections, ordinance management and enforcement etc. and assessing options to improve ordinances and resourcing Page 56; Create an action associated with Goal OE-6, policy 5 related to communication with STR owners on preserving the natural quiet in the Town and the current noise ordinance requirements etc. General Comments; whilst perhaps not for detailing in the General Plan document itself, the list of actions should have a means of being monitored, e.g. target dates and clear responsibilities defined for each action. The progress against each action item should be reviewed at set intervals with a summary being made available to the public, e.g. quarterly. Certain specific actions, e.g. the Economic Development Plan, Capital Improvement Plan and budget / financial projections would warrant individual updates due to their significance.</p>
2023-11-29 14:06:17	Online Survey	<p>There is an open parcel east of Mule Train between Cave Creek Road and Stagecoach. I would like Carefree commit to keeping this as open land. Maybe add some hiking/walking trails. There is very little open land within Carefree.</p>

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		Also one of the reasons we moved here 20+ years ago was the small town feel of Carefree....a small community. The hideous Hampton Inn and condo development across the street are both massive eyesores. Please no more development above the ground floor shops in our town.
2023-11-29 14:27:25	Online Survey	Page 82 / Prosperity and Fiscal Stability Actions I feel that a significant consideration has been over looked. Allow me to suggest adding the following: PFA-P Administrative salaries are a significant percentage of the town budget. I believe it would be prudent to incorporate an "action" statement that would establish and make public, procedures for administering annual performance reviews of all paid town personel.
2023-11-29 20:51:56	Online Survey	I want the special planning area, SPA, at corner of Tom Darlington and Carefree hwy removed from the " Future Land Use Map." Rather we should preserve the 48 acres specifically for a Carefree Park that all our residence can use for outdoor activity.
2023-11-30 06:47:08	Online Survey	Carefree Master plan comments: When I started visiting my Boulders house in 1973, Carefree was a destination spot. Busloads of mostly women from Phoenix conventions would arrive for a day of shopping and eating. Fun, unique shops in a delightful setting (not a shopping mall), with beautiful mountain views was the draw and much "outside" money was spent here, enabling Carefree to have enough sales tax revenue to provide for Town services. Tax laws changed and no longer are spouses included in conventions. The buses stopped coming. In my opinion, Carefree has struggled to find its niche ever since. People are still looking for unique places to visit but now there is much focus on the surroundings of a town and availability of outdoor recreation. Sedona's downtown is nothing special to look at but they are packed all the time with people combining outdoor recreation with shopping and eating. Moab, UT is a quaint old looking town that is practically mobbed every weekend for the same reason. Think of other small towns that people seek to go to and you will often find an outdoor activity

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		<p>that complements shopping and eating. (Historical cities also are a draw but Carefree doesn't have that asset). What have I seen Carefree do the past couple of years? I've seen a rubber stamp Hampton Inn that may be doing it's job of generating tax revenue, but is nothing special to look at, and huge non-descript crowded condos being built in the same area. Neither add to the ambiance of the unique downtown that fits Carefree. Throughout the draft General Plan, the beautiful surroundings of Carefree are lauded as what makes us special and desirable. These 2 developments totally violate those ideals. Terms like the following are sprinkled throughout the document: "semi rural neighborhoods that blend into the natural terrain", "low-density residential", desire to "remain a haven for residents and visitors who have come to appreciate its tranquil atmosphere and stunning surroundings", "help becoming more socially, environmentally, and economically sustainable", "maintain town's commitment to preserving and protecting the beauty of the surrounding environment", "biggest point of pride in the community is open space throughout Town", "increase inventory of passive and active open space", "require appearance and design to promote Town village character and rural atmosphere". I see none of these ideals being implemented in current developments. If the Town is to remain dependent on sales tax for its revenue, then retail/commercial needs to be enhanced. A 48 acre natural park could be a draw. It's just large enough to offer the ambiance of the surrounding desert beauty, while not being too hard for visitors to navigate, especially those from packed urban areas looking for relief. Carefree, in spite of all the rhetoric about open spaces, currently does not offer any open space for public use (counting golf courses as open space is a disgrace. They are not open to the general public and are not natural). If a trail accessible for wheelchairs, walkers, and other ADA amenities was created, even just ½ mile, it would be a unique addition to the entire local trail system.</p>

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		<p>This parkland would draw visitors who would then shop and eat downtown. In fact, one could park and walk between the open land and downtown, creating a convenience not seen elsewhere. Please seriously consider long term consequences of decisions regarding development. A quick fix of building permit monies for development that does nothing to enhance the community so desired in the General Plan will erode why people come here in the first place. A holistic approach to development, quality of life, and balance results in long term sustainability.</p>
<p>2023-11-30 07:21:36</p>	<p>Online Survey</p>	<p>I've been told that the SPA designation on the land at Tom Darlington and Carefree Highway only lists "resort" as an accepted use of the property. At less than 30 acres, with an arroyo in that can't be built on, I question what kind of "resort" can fit here, especially one that architecturally would fit the surroundings. A high-rise hotel might fit but that would violate most of the stated General Plan ideals. This corner is the first entrance into Carefree from the south. I support designating this land as SPA since that allows the Town to have a higher level of control over architecture and use. I also support strategic planning for this important corner rather than just looking for the quickest high tax generator: strategic planning that includes discussion about what development would enhance the entrance into Carefree. (a tasteful sign welcoming people would be nice). Right now, the other corner contains a church that is set far back and painted to blend into the rocks, so as not to be intrusive. The Boulders Resort has low buildings and has kept Tom Darlington right of way natural, giving a lovely drive into Carefree. Development CAN complement the surroundings. If removing the current SPA designation on this property is the only way to allow for strategic planning involving the local population to take place, then please remove the SPA designation from this piece of land in the General Plan. The designation can be reinstated once the public has weighed in on a community enhancing development.</p>

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2023-11-30 10:13:16	Online Survey	Please keep Carefree quaint - no more Hampton Inns or similar projects that take away from the charm of our community! Thank you.
2023-11-30 10:19:20	Online Survey	1. We strongly support a NO vote on resort planning on the NW corner of Tom Darlington and Carefree Highway. Inform the City of Carefree to remove the SPA(Special Planning Area) located on the NW corner of Carefree Highway and Tom Darlington from the future land use map. 2. We strongly support a YES vote on the preservation of the 48-acre parcel remaining in Carefree and ask the City of Carefree to commit to preserving and creating a natural desert park for all to enjoy. 3.We are not in favor of compromising the views and peaceful charm of Carefree Town Center and wish the City of Carefree Town Council to eliminate the language that supports further second-story residential development above established retail shops, thus detracting from Carefree's scenic community charm and character. 4. In regard to Carefree's water management, we strongly support heightened transparency and wish the council to support such by adding independent oversight for the Carefree Water Company. This can be accomplished by allowing residents to become part of the Board of Directors of Carefree Water Company. Revising the current structure of the Board of Directors to include the Mayor, one council member and 5 elected residents to serve a 4-year term will assist in a fairer representation to serve as an oversight review board. Finally, we strongly support the City of Carefree to put to a vote of the residents of Carefree any loan and/or sale of revenue bonds. The citizens of Carefree must have opportunity to speak on such measures.
2023-11-30 11:03:04	Online Survey	page 74-eliminate all language that supports development higher than downtown Carefree retail shops. page 25-remove SPA on the NW corner of Tom Darlington and Carefree Highway from future land use map. page 66-commit to preserving the last accessible 48 acre parcel of land to be used as a Carefree park for residents. page 80- add independent oversight for Carefree Water Co. by having resident

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		representation on the board, revise structure of board (1 Mayor, 1 Town Council Member and 5 elected residents that will serve a 4-year term. Any loan and/or sale of revenue bonds will go to a vote of Carefree residents.
2023-11-30 11:20:17	Online Survey	Overall quite accurate plan, with the two comments below. I would remove the SPA designation from the two locations noted on page 23 this provides us more leverage going forward and prevents an undesirable outcome. The other concern is relative to open space, I am a big proponent of creating a park on the 48 acres across from the airport. I would like Carefree to show a stronger commitment to Carefree Park in our General Plan.
2023-11-30 11:24:56	Online Survey	The Hampton Inn and the new condos have ruined the charm of downtown Carefree. What in the world were the town planners thinking? Please continue with the old architecture of Spanish Village and Easy Street.
2023-11-30 11:42:46	Online Survey	Do not build a resort on the corner of Tom Darlington and Carefree Highway. Remove the Special Planning Area (SPA) on the NW corner of Tom Darlington and Carefree Highway from the Future Land Use Map. Removing the Special Planning Area for this corner does not preclude development. It ensures residents will have more opportunities to define what can be built on this corner. This simple move puts the power in the hands of the residents, not in the hands of the town staff (who do not live in Carefree) and town council members (who allowed the Hampton Inn development.) Do not allow another massive residential development in the last remaining (and only accessible) 48-acre Sonoran Desert parcel of Sonoran Desert in Carefree. Preserve the last 48-Acre Parcel of land and commit to creating a Carefree Community Park. Preserving open space is our residents' number one priority. Our General Plan should reflect the wishes of the residents and unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. Carefree Park (a non-profit 501(c) 3) is working to acquire the 48-acre of State Land located 1/2 mile from Town Center

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		and turning it into a nature preserve with walking trails for the community to enjoy. Do not further destroy the scenic charm of our Town Center. Eliminate language that support residential development above downtown Carefree retail shops and adhere to the current building height standards and guidelines of 24 feet for residential and 30 feet for commercial. The Hampton Inn and View TownHomes have blemished the magnificent views Carefree residents once enjoyed. These inconsiderate developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town Center.
2023-11-30 12:00:32	Online Survey	I do not want to see another name brand cheap looking hotel in town. Any development should be in line with the history and design of the town as the founders envisioned it.
2023-11-30 12:45:08	Online Survey	1. Do you want a resort built at the NW corner of Tom Darlington and Carefree Highway? no. Please remove the Special Planning Area (Spa) on the NW corner of Tom Darlington and Carefree from the future land use map. Residents should have more say in what development takes place here. 2. The last remaining 48 acre parcel of Sonoran Desert that is accessible should be free of future development. The General Plan should reflect the wishes of the residents in regards to protecting this land and reserving it for a nature type of preserve to include walking trails. 3. Current language that supports the development of residential property above current retail shops should be removed. This development would only further detract from our beautiful views of the sonoran desert, to include Black Mountain and other surrounding mountains. Terrible idea! 4. Additional transparency regarding Carefree's water management should be enhanced by adding independent oversight of the Carefree Water Company.
2023-11-30 12:48:55	Online Survey	Open space element, page 59, 40 acre state land parcel. "Various strategies that may be used to preserve portions of this property". I

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		would like to see all 40 acres preserved for a "Carefree Park" which can be used for all Carefree residents and not be used for residential or commercial development.
2023-11-30 12:52:09	Online Survey	<p>• The timeline on page 12 should include that in May 2023, the town overwhelmingly rejected a property tax on the ballot to fund upgrading our fire and medical emergency services to the automatic aid system. • The fourth bullet at the bottom of page 28 doesn't make grammatical sense (remove "of") • SC-10 (p 37) as written encompasses public feedback on development of the two SPAs, and should remain as is. Without property tax, development that generates sales tax becomes critical to the financial viability of the town. Though the economic plan will now exclude one of those SPAs (a mistake, in my opinion), the general plan should include both, as both are parcels that should be developed if possible. Including the guidelines on that development, which were gathered through the public process, is essential to making sure that any development follows those guidelines. While I personally support property tax for services and as a way to avoid development, a super-majority of the town rejected property tax in the last election, so we should include development under the guidelines that have been included, and while maintaining the character of our town, as the General Plan has described. I do not recommend changes to that section. • Comments on open space in Goals OE 1-9 (p 52-59) should remain general and as written, so that the best alternatives can be explored in detail as they become available. The town should not include in the General Plan any commitment to financially supporting, via improvements or ongoing maintenance expense, the most recent "Carefree Park" idea on the available 48-acre parcel of state land. Carefree Park is an expensive alternative to other open space options and a project unlikely to attract adequate funding without a financial commitment from Carefree. I would not be in support of that project unless no town funds are</p>

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		<p>spent, i.e. funds raised privately should include funds for improvement, as well as an endowment to fund ongoing maintenance of the property. • At the top of page 65, under Public Safety, Fire: We should include Rural Metro “currently” or “at the date of this plan” provides fire protection “and medical first response” services. It is not just fire service, and they may not always be the provider, if, e.g. they leave when our contract expires, which is within the General Plan period. Thank you.</p>
2023-11-30 13:14:33	Online Survey	<p>Several things: I believe that the two available parcels, namely Tom Darlington and Carefree Highway, and Cave Creek Road and Carefree Highway have stirred enough controversy to justify individual Goals. The parcel at CCR and Carefree Highway is a no brainer...find someone that is interested in developing a commercial property to generate revenue for the town. The parcel located on the NW corner of Tom Darlington and Carefree Highway is much more complicated. I do not approve of the SPA and what's defined in the SPA, specifically a "boutique resort." The Hampton Inn was framed as a boutique resort and we got a cookie cut Hampton Inn. I am not in favor of a chain resort. If we develop it into a resort, make it unique and small...not 190 rooms. I am not in favor of adding residential to the downtown business district. More specifically, I am not in favor of adding residential above all of the shops in downtown Carefree. Economically, that is not a good idea and aesthetically it would not suit the downtown area and would block the view of the surrounding mountain ranges for all of us who moved here for Carefree's charming character. A BIG NO from me. It seems that the Carefree Council is divided and meanwhile the Carefree administrative staff is running the town...and running it into the ground. There needs to be more oversight with the administrative staff by a neutral party and not the town administrator. I am in favor of preserving the 48 acre parcel located on Cave Creek Road across from the small airport. I support the work of Carefree Park, the 501(c)3 that is fundraising for the</p>

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		purchase of this land. Carefree does not have any parks and a passive park would be a great addition for our town. Sorry I don't have any page #'s or references for the above comments, but I'm sure you've heard all of these suggestions already. Thanks for your time!
2023-11-30 13:20:25	Online Survey	I do not want a SPA on the NW corner of Tom Darlington and Carefree Highway and want it removed from the future land use map. The residents do not want this and the town administration needs to comply with what the community wants. 2) we do not want another massive residential development in the last remaining and only accessible 48 acre Sonoran Desert parcel of Sonoran Desert in Carefree...That's a NO! the character of Carefree has been marred and changed with the Hampton Inn and The View development. What we need is a park, NOT MORE DEVELOPMENT. In the general Plan language needs to be eliminated that calls for development above the retail shops and the low profile should be the standard.
2023-11-30 13:40:44	Online Survey	page 27 re: SPA for NW corner of Carefree Hwy & Tom Darlington , REMOVE. Keep LDR on 48 across from airport
2023-11-30 13:41:47	Online Survey	(1) Carefree doesn't need another resort. Please remove the Special Planning Area "SPA" on the NW corner of Tom Darlington and Carefree Highway from the Future Land Use map. (2) I use Scottsdale amenities because Carefree lacks recreational facilities, such as pickleball courts. The town of Carefree should commit to preserving the last 48 acre parcel of open land. I'd like to see hiking trails in the open land with an area for pickleball courts. (3) Why would anyone want to ruin the scenic charm of Carefree's town center? Why would anyone want to ruin the Sonoran desert and mountain views that residents enjoy throughout the town? Protecting resident's rights to the views of the beautiful mountains and Sonoran Desert should be a given. The Hampton Inn and the townhomes in the center have ruined the

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		magnificent views Carefree residents and visitors once enjoyed. These inconsiderate developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town Center. Eliminate the language that supports residential development above the downtown carefree retail shops. Please adhere to the current building height standards and guideline of 24' for residential and 30' for commercial. Thank you, A very concerned Carefree resident
2023-11-30 13:45:04	Online Survey	Comments for the General Plan Draft Pg. 21 Approaching Buildout & Responsible Growth Management- Responsible growth should not include any businesses like Storage Units, Cannabis Dispensaries, Fast Food and Large Retail type businesses. Pg. 27 Change the last sentence in paragraph 1 under the Town Center, There should be no residences above retail spaces allowed. Pg. 28 Typo on the last bullet point of Pima Road Pg. 32 Goal SC-1 #5 add b. We should have cohesiveness and the quality of architecture, colors, building style and lighting. Lighting should not be multicolored except for holiday times. Lighting should be warm white lights only, low ambient lighting and down lit. Offenders should have to correct at their own cost. Pg. 34 Goal SC 3 #1- heights allowed should only be 24' for residential (from the main living area, not the lowest point) and 30' for commercial. Any variations of that should go to the residents for input and approval. Lighting should be addressed here as well, as residents or businesses not complying with the low ambient lighting and have it be down lit, impact the panoramic views. Pg. 35 Goal 5 #6- Only if mandated by state law that we need to create all new paved path facilities for disability access. Disability access can be done in ways that compliment what we currently have without creating dramatic changes that are not necessary. Goal 6 #4 Bike and pedestrian paths and Goal 8 #1 Bike and pedestrian paths should only be added where needed by most of the residents not just a few people. They should

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		<p>be designed for a rural community not a big city. Use combination bike/pedestrian lanes when possible. Use white paint not green. Pg. 36 Goal 7 # 1 EV chargers are ok within reason based on actual demand, we don't need them everywhere. Pg. 37 Goal 9- We should have cohesiveness and the quality of architecture, colors, building style and lighting. Lighting should not be multicolored except for holiday times. Lighting should be warm white lights only, low ambient lighting and down lit. Offenders should have to correct at their own cost. Pg. 59 Add Goal OE-10 Carefree Residents will have direct representation on the Board of Carefree Water Company/UCFD. Add Policy 1: Carefree Water Company/UCFD will revise the structure of the Board of Directors to include the Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four-year term. Add Policy 2: Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents. Question: Is there any way to address vacancies in the Town Center in the General Plan? If so, it should be addressed.</p>
2023-11-30 13:46:47	Online Survey	<p>OPEN SPACE ELEMENT PAGE 59: IT IS VERY IMPORTANT TO CARFREE & THE STATE OF ARIZONA THAT THIS PARCEL BE PRESERVED AS OPEN SPACE AS A COMMUNITY PARK, NOT A RESIDENTIAL OR BUSINESS. OUR STATE LOSING OPEN SPACE WHICH WHICH WILL IMPACT OUR AREA NEGATIVELY FOR WATER, OUTDOOR ACTIVITIES, ETC.</p>
2023-11-30 13:52:56	Online Survey	<p>Comments for the General Plan Draft Pg. 21 Approaching Buildout & Responsible Growth Management- Responsible growth should not include any businesses like Storage Units, Cannabis Dispensaries, Fast Food and Large Retail type businesses. Pg. 27 Change the last sentence in paragraph 1 under the Town Center, There should be no residences above retail spaces allowed. Pg. 28 Typo on the last bullet point of Pima Road Pg. 32 Goal SC-1 #5 add b. We should have cohesiveness and the quality of architecture, colors, building style and lighting. Lighting should not be multicolored except for</p>

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		<p>holiday times. Lighting should be warm white lights only, low ambient lighting and down lit. Offenders should have to correct at their own cost. Pg. 34 Goal SC 3 #1- heights allowed should only be 24' for residential (from the main living area, not the lowest point) and 30' for commercial. Any variations of that should go to the residents for input and approval. Lighting should be addressed here as well, as residents or businesses not complying with the low ambient lighting and have it be down lit, impact the panoramic views. Pg. 35 Goal 5 #6- Only if mandated by state law that we need to create all new paved path facilities for disability access. Disability access can be done in ways that compliment what we currently have without creating dramatic changes that are not necessary. Goal 6 #4 Bike and pedestrian paths and Goal 8 #1 Bike and pedestrian paths should only be added where needed by most of the residents not just a few people. They should be designed for a rural community not a big city. Use combination bike/pedestrian lanes when possible. Use white paint not green. Pg. 36 Goal 7 # 1 EV chargers are ok within reason based on actual demand, we don't need them everywhere. Pg. 37 Goal 9- We should have cohesiveness and the quality of architecture, colors, building style and lighting. Lighting should not be multicolored except for holiday times. Lighting should be warm white lights only, low ambient lighting and down lit. Offenders should have to correct at their own cost. Pg. 59 Add Goal OE-10 Carefree Residents will have direct representation on the Board of Carefree Water Company/UCFD. Add Policy 1: Carefree Water Company/UCFD will revise the structure of the Board of Directors to include the Mayor of the Town of Carefree, one additional Town Council Member and 5 elected residents that will serve a four-year term. Add Policy 2: Any Carefree Water Company project that requires a loan and/or sale of revenue bonds will go to a vote of Carefree residents. Question: Is there any way to address vacancies in the Town Center in the General Plan? If so, it should be addressed.</p>

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2023-11-30 13:58:05	Online Survey	<p>Page 51 in the 6th paragraph on that page it discusses residential build-out in Carefree in relation to water demand, but there is no mention of commercial build and water requirements. Down the road, water will be an issue! Page 57 - Goal OE-7 references residential and non-residential. Be more specific with non-residential, i.e., commercial. I believe the Carefree Water Company should be completely separate from the Town of Carefree politics. I would like to see outside representation on the board of the CWC other than all of the Council members. There needs to be informed residents represented. I am in favor of supporting open space in the last 48 acres of native desert along Cave Creek Road. I am also in favor of developing a passive park for all to enjoy. Question - how will the town benefit from residential above commercial in the downtown area? How do the merchants feel about having residential above them? I don't think it's a smart economic move on the part of the Town and am NOT in favor of this development. Is there a merchant council for all shops, including restaurants and galleries. And if so, is there representation from the Carefree residents? Having been an HR consultants for many years, I have concerns about a formal succession planning program. How do you hire staff, review performance of administrative staff, administer and have oversight of HR programs and benefits. It seems that Carefree continues to provide a traditional pension plan vs a 401K, which is standard today for cities, towns and corporations. Has anyone looked at this benefits issue? Traditional pensions have long been a thing of the past. There should be a public record of budget projections, including salaries and pensions. There should also be a public record of revenue and expenses. Each year there should be an outside audit of all revenue and expenses.</p>
2023-11-30 14:09:16	Online Survey	<p>Theme 1: Scenic Community Character - Residential development above shops of Carefree is awful. That would destroy the whole character of the town. I already do not like</p>

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		<p>looking at Hampton Inn and the awful glob of townhomes from my bedroom in Carefree.</p> <p>Theme 2: Open Space & Environmental Stewardship - Nature is one of the best features our world has. Carefree is so fortunate to have such natural beauty. We need to respect what we have. I drove down Scottsdale Rd. yesterday; what a horrendous view.</p> <p>Implementation & Maintenance - What about traffic flow???? Water flow from rain??? Water usage?????</p>
2023-11-30 14:33:50	Online Survey	<p>The town should make every effort to preserve the 48 acre land parcel as natural desert and trails. The SPA designation on the northwest corner of Carefree Highway and Tom Darlington should be removed. Companies don't care about preserving the unique nature of our town. This collection of rock formations is too unique to be invaded by uncaring business. We do not need to add second stories to our buildings. Once a change is created there is no going back. And the town character is lost. When you enter Carefree from Cave Creek Road, it appears one is entering the Hampton Inn and our iconic sundial is lost to the big red letters and multi-floor building. No more encroaching on the heart of our town. People live in Carefree and visit Carefree because of its unique character - do not lose it!</p>
2023-11-30 14:34:37	Online Survey	<p>We need to eliminate language that supports development above downtown Carefree shops and adhere to the current building height standards and guideline of 24 ft for residential and 30 feet for commercial.</p>
2023-11-30 15:06:23	Online Survey	<p>Dear Carefree Govt. Please note my concerns as a year-round resident of Carefree. a) Recent building in the town center has spoiled the scenic views and character of the community. I attended the zoning meeting when the Hampton Inn was presented be a special style of building, designed to blend in with the Southwestern flavor of the center. Instead, it's an albatros, making the center of town look like a strip mall. I am against any further residential development</p>

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		above the current retail shops. b) Please remove the Special Planning Area on the corner of Tom Darlington and Carefree Highway. Thank you.
2023-11-30 15:14:26	Online Survey	Overall I like the primary purpose and scope of the proposed General Plan. I understand that it is meant to provide guidance for Carefree's future development and that specific zoning and land use decisions are yet to be made. I believe that the two special planning areas should be preserved in the General Plan and are necessary to increase Carefree's tax base without overly burdening most residents. I'm in general support of allowing multi-story/multi-use development in the town center, however rigid design standards need to be created in order to preserve Carefree's unique character. I have one specific comment/question regarding the proposed General Plan. Stated on page 49 is, "The Upper Sonoran Desert features a unique blend of flora, with a striking landscape dominated by tree-like species such as the Foothills Palo Verde, Ocotillo, and Saguaro cacti, making it one of the most visually captivating Sonoran Desert communities." Isn't the Foothills Palo Verde actually a tree and not just a tree-like species?
2023-11-30 15:51:20	Online Survey	Goal SC-1. I think the Hampton Inn design is not in alignment with this goal. Please ensure no more of these "out of place" structures occur. Goal SC-2, Good. Goal SC-3. Good but add dark sky as a goal as well. Goal SC-4. Good. Goas SC-5. Quit paying consultants to give us bad ideas for traffic flow and signage. Spend the money on bike paths and sidewalks instead. Goal SC-6. Good. But why hasn't the pot hole in the bike lane that made letters to the editor been fixed yet? Goal SC-7. Not good. We can't support this, people can charge their EVs at home. Goal SC-8. Growth isn't going to pay for itself. Be realistic. Goal SC-9. The Hampton Inn has ruined the vibe in the circle. I could handle the condos, but an inexpensive hotel? Might as well let people build on the 2nd floor. Goal SC-10. NO to the SPA at the NWC of Carefree Highway and Tom Darlington. Too much traffic congestion will result. There isn't room for a golf course. I would

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		rather pay property tax than go with the false belief a resort there would keep me from paying property taxes. How is a resort here going to generate any significant tax dollars without a golf course? Other: 1.Commit preserving the 48 acres near Civana, we need open space, I like the idea floating around to make it into a park. 2. How the heck does our town council loan money to the water company interest free? And then say we don't have enough money? Get some oversight over this relationship. 3. Realistically, I can't trust any thing I hear anymore. But to expect us to keep open space without an eventual property tax is short sighted. If the property tax is high enough, we might as well be Scottsdale then. At least I wouldn't pay separate sewer and trash pickup bills if we were Scottsdale.
2023-11-30 15:56:28	Online Survey	I would like to see dark sky language added to Goal SC-3. Don't spend money on traffic flow consultants or signage experts, they have messed up enough. Put that money towards Goal SC-6. Goal SC-7 is money we don't have to spend. We don't need charging stations, people can charge their vehicles at home. Put this money on Goal SC-6. No to the SPA for the NWC of Carefree Hwy and Tom Darlington in Goal SC-10. Please commit to preserving the 48 acres near Civana as a park area. Please quit loaning money to the Carefree Water guys interest free. We have dumped more than enough money down that rabbit hole.
2023-11-30 16:06:31	Online Survey	page 25 - Remove SPA on the NW corner of Tom Darlington and Carefree Highway to ensure that residents could define usage. Page 66 - I believe the remaining open space of 48 acres should be preserved as a park for Carefree residents Page 74- I want height limits on buildings in the town center. The Hampton Inn is not an attractive addition to the town.
2023-11-30 16:32:42	Online Survey	Carefree needs strict building codes with an architectural theme such as contemporary Southwest or Spanish influence. Height restrictions, sign restrictions, natural paint colors and native landscape. The town needs character and an identity. No big commercial hotels, no

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		drive thru restaurants, no storage units. Strict codes that are enforced! No to second story living units downtown and yes to a Carefree Open Park on Cave Creek Rd. and Mule Train.
2023-11-30 16:42:25	Online Survey	I am a resident and home owner in Carefree. I chose to invest in property and live here because of the semi-rural nature of the charming community. The General Plan that has been put forth will, at best, diminish that environment, and, more likely, destroy it. For starters, I do not want to see a new resort built at the corner of Tom Darlington and Carefree Highway. Remove the SPA from that corner. Additionally, I certainly do not want a large residential development on the 48 acre parcel near the SkyRanch Airport - a park that can be used by Carefree residents and that preserves open space is consistent with the wishes of residents, including me. Lastly, do not change the building requirements in downtown Carefree to allow higher building heights! We are not looking to become Scottsdale - that is not why we own property and live here.
2023-11-30 16:45:16	Online Survey	Theme 1: Scenic Community Character - Regarding the "land Use Element" and "Growth Element" headings of Carefree's General Plan Draft: 1) I would like to see the Special Planning Area (SPA) designation removed for the available ~21 acres at the corner of Tom Darlington and Carefree Highway. Residents need the be able to determine what will be built on this corner. The SPA does not allow residents to be involved in the same way. 2) I think the concept of residences above the existing retail space in Carefree is ridiculous. It will absolutely change the character of a charming small-town downtown. It's bad enough that we have a Hampton Inn that has an architectural design totally out of alignment with Carefree's aesthetic. Additionally, the condo project diagonally across from the Post Office is another eyesore. Its architecture is interesting, but completely inappropriate for Carefree. And, the compression factor is unacceptable. The town of Carefree's unique identity has not been strengthened by these projects. In fact, the

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		<p>Hampton Inn and the condo project detract from Carefree's unique identity. No more projects like this should move forward. Preserve what we love about Carefree -- beautiful open spaces, magnificent views, rural and semi-rural areas and communities. Otherwise, why live here????? For the record, I do not want a resort built on the northwest corner of Tom Darlington and Carefree Highway.</p> <p>Theme 2: Open Space & Environmental Stewardship - 1) Open Spaces - The preservation of open space in Carefree is a priority for me. In reading the draft of the General Plan, you designate The Boulders and Desert Forest's golf courses (which is a private club) as 'active open space.' In reality, this space may be open and active, but it's not accessible to all of the residents of Carefree. The town of Carefree should be active in the preservation of the last 48-acre parcel of land, the land that CarefreePark.org is trying to purchase. This parcel of land should be protected from development. This parcel of land should be available to all residents of Carefree to enjoy. Protecting this last remaining parcel of land, protects Carefree's future. 2) Carefree Water Company - the people who serve on the Carefree Water Company Board should be free of conflicts of interests. Carefree residents should have representation on the Board. Transparency is also needed.</p> <p>Theme 3: Prosperity & Fiscal Stability - The Prosperity and Fiscal Stability Goals and Policies need to include conservative spending measures and need to address the forecasted budget deficit versus primarily focusing on economic development growth. And, make the analysis that projects a \$3 million deficit by 2030 available for public review.</p> <p>Implementation & Maintenance - The overwhelming desire of Carefree residents, including myself, is to preserve the character and aesthetic of Carefree by protecting what</p>

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		makes us unique -- beautiful open desert spaces, magnificent views, and the upscale, semi-rural lifestyle. If these important elements of Carefree begin to disappear, why live here? Why not move to Scottsdale or where the city services provide so much more, or Paradise Valley?
2023-11-30 16:54:53	Online Survey	I have lived in the area over 21 years and Love Carefree and the Mountain and Desert areas. P. 37 goal sc-10 please create two separate goals. Wording remains as written only for NEC of Cave Creek Road and Carefree Highway. Delete all reference to the Tom Darlington and Carefree Highway SPA or I will not vote for the new general plan in twenty four. P. 37 ADD goal sc-11. sc-11 Should apply to the Northwest corner of Carefree Highway and Tom Darlington, policies under SC-11 should establish an oversight committee of carefree residents. p 39 please include a paragraph describing Carefree Park's mission. P 52 Goal OE-1 Policy 6 Carefree park should be named in this policy and Carefree should make a strong commitment to creating a Carefree Community Park on this last 48 acre beautiful parcel of land. I feel This should be the number one Carefree priority since preserving open space is our residents number one priority. P 59 Add Goal OE-10. Carefree residents will have direct representation on the board of Carefree Water Company. P 59 add Goal OE-10 POLICY 1. Revise Board of Directors to include current mayor of the town of Carefree one town council member and 5 elected residents that will serve a 4 year term. Page 24 Please remove town center reference residential above commercial and offices. Please add a policy limiting height to 24 feet in our downtown core. Do not allow additional stories to be added thus blocking more views of the mountains we love destroying what makes Carefree special.
2023-11-30 17:15:10	Online Survey	I am addressing the Carefree Town Council to preserve the semi-rural beauty of our town of Carefree. 1) Remove the Special Planning Area (Spa) on the NW corner of Tom Darlington and Carefree Highway from the future Land Use Map

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		2) Commit to Preserve the last 48 parcel acre of land and commit to creating a Carefree a Carefree Community Park 3) Eliminate Language that support residential development above Carefree retail shops and add a policy to that limits the height in our core town center to 24 feet and adhere to the current building height of 24 feet for residential and 30 feet for commercial.
2023-11-30 17:35:17	Online Survey	Specifically -- Please remove the SPA on the Land Use Map for the NW corner of Tom Darlington and Carefree Highway. Generally -- I bought a house in Carefree because it is zoned for 1-acre minimum (i.e. low density) housing. I could have bought a house anywhere, including medium and high-density multi-family dwellings. If Carefree loses its special appeal, views, low density, and becomes another Scottsdale, then something precious will be lost. The current architecturally inappropriate motel and condos surrounding the Circle should the last of the mistakes made to damage Carefree's special status. I don't demand "no development", but development should be low-density and architecturally appropriate. High-density brings traffic jams, noise, blocked views and degradation of the lifestyle that Carefree residents like me paid for and reasonably expect to be maintained.
2023-11-30 17:42:01	Online Survey	<p>Theme 1: Scenic Community Character - No resorts on town property</p> <p>Theme 2: Open Space & Environmental Stewardship - Extremely important. Any approval of development ought to go to vote by residents.</p> <p>Theme 3: Prosperity & Fiscal Stability - Balanced budgets, no debt, and fiscal maintenance is a priority.</p> <p>Implementation & Maintenance - Carefree, from and aesthetic standpoint, ought to reflect the income level of its residents, not some unwanted effort to develop something just</p>

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		because we have the land and developer interest.
2023-11-30 17:52:22	Online Survey	Please remove the SPA on the Land Use Map for the NW Corner of Tom Darlington and Carefree Highway, which will disrupt the natural beauty and charm that has drawn so many residents to Carefree. Please protect our natural resources and wild spaces from unnecessary and unsustainable development that will only serve to increase local traffic, pollution, noise and the burden on our precious desert ecosystem.
2023-11-30 17:54:03	Online Survey	-- NO sidewalks, bike lanes through town. They are not needed and there is already a bike lane on the main roads (Tom Darlington and Cave Creek Roads). Sidewalks will only crowd the roadways and they are not needed. -- DO NOT introduce bus service to Carefree from Scottsdale or Cave Creek. This will only allow for homeless/transients easier access to come into the area. I have seen it happen in other places. - - REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP. Removing the Special Planning Area for this corner does not preclude development. It ensures residents will have more opportunities to define what can be built on this corner. This simple move puts the power in the hands of the residents. -- INCLUDE STRONGER LANGUAGE TO COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK. Preserving open space is our residents' number one priority. Our General Plan should reflect the wishes of the residents and unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. -- ELIMINATE LANGUAGE THAT SUPPORT RESIDENTIAL DEVELOPMENT ABOVE

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		<p>DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL. Protecting our rights to the views of the beautiful mountains and Sonoran Desert should be a given. The Hampton Inn and View TownHomes have blemished the magnificent views Carefree residents once enjoyed. These inconsiderate developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town Center. -- ENFORCE Carefree's Dark Sky and Noise Ordinances. Carefree should strive to become a Dark Sky Certified town. If Fountain Hills and Sedona can do it, so can we!! And, we should!! -- ENFORCE TRUE ZONING RESTRICTIONS. DO NOT ALLOW BUILDINGS to be built that are above the commercial limit of 30 feet (see the Hampton INN) and residential (see the TownHomes - residential but built to be 30 feet when the residential limit is 24 feet!!). Two zoning rules were VIOLATED with these structures and we cannot allow this any more. -</p> <p>- Revitalize the Town Center with high-end retail businesses that enhance the character of the Town and are unique. NO CHAIN STORES. -- DO NOT DEVELOP Just to develop. Any new development needs to adhere to Carefree's unique character and aesthetic and should NOT Violate the building or zoning codes. DO NOT OVERDEVELOP!!![-- ANY NEW DEVELOPMENT MUST GO THROUGH THE RESIDENTS as part of a review process. NO MORE DECISIONS should be made in a vacuum by the Town Council or the P&Z committee. -- MORE BUDGET OVERSIGHT is needed, especially into the salaries of the Town's employees (for example, the Town Administrator). -- MORE OVERSIGHT into the Water Company, i.e. separate them out from the Town, since the water company is a utility. -- PROTECT the viewsheds of the mountains, i.e. NO BUILDING UP over the limits!!!! -- Carefree</p>

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		<p>is a unique, semi-rural town. KEEP IT THAT WAY!!!! Residents are upset at the recent changes in the Town and WE DO NOT WANT TO SEE IT DETERIORATE WITH UNWANTED ADDITIONS/CHANGES ANYMORE. -- DO NOT SPEND MONEY on signage or huge ridiculous traffic redesigns. The Town is small and the circulation does not need a huge overhaul like the consultants are suggesting. This is just a waste of money; STOP IT! That money could be used elsewhere, for something that is must more critical than putting in traffic circles or unnecessary bike lanes that will only CAUSE confusion at a great expense rather than improve it. The Town Center is small and DOES NOT need the expensive overhaul that is being proposed. People come to a town for good restaurants or nice shops, not because they have traffic circles and expensive signs!! -- Reiterating -- PROTECT AND PRESERVE OPEN SPACE!! NO NEW RESIDENTIAL DEVELOPMENT on land that deserves to be saved and preserved, in perpetuity! The 48-acre preservation is the LEGACY of the Town!!! Please recognize it as being an important item that the Town should recognize; this is something that the majority of residents want!!!</p>

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2023-11-30 18:04:47	Online Survey	<p>First I would like to express my disappointment with the way that our strongest input to the GP was been water down to the point of not been recognizable or completely ignored. Now let start providing general comments that are likely to be a repetition of what we provided over the five workshops and that most of us were confident they will be part of this draft. Here there are in order of importance: a) Our town needs open spaces that are accessible to all and we demand that our representatives commit to provide them. The town formed a commission years back that recommended to acquire the 48-acre state land parcel; here we are again about 20 years later making minimal statement about forming commissions to study open spaces needs and restating the whole cycle. This tells as clearly that our input during all the workshops has not been heard and it is not taken into account. This should be corrected all over the GP. b) Carefree Park and its foundational objective of acquiring the 48-acre parcel should be recognize as the only viable plan at hand. The GP should incorporate the description of this initiative as the only providing the kind of open space that Carefree has none and it is much needed. More so the GP should commit to the strongest support of such initiative. c) The inclusion of a plan for one more resort contradicts most if not all the principles and strategies that we support (water conservation, open spaces, low density, semi-rural environment, etc.). The SPA (NWC) should be removed; that area should return to its original zoning. d) We all want to preserve the scenic look and feel of Town Center. Residential development above retail shops will totally work against that objective and many others. This language should be removed from the GP, or much better kept while stating its strong opposition to such a thing ever happening there. In addition the GP should capture and restate our commitment to keep the current building height standards and guideline of 24 feet for residential and 30 feet for commercial. Now down to specific comments. I am here avoiding</p>

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		<p>repetition of the above stated most critical topics (those supported by the great majority of our neighbors). Here there are the most specific comments with page number references: 1) Page 8: last paragraph is missing its last part (or more) 2) Page 22: “open spaces / recreation” should be broken up into more meaningful categories. Lumping them all into one aggregate number is misleading. 3) Page 24: On the description of “Town Center” it is important to remove “residential above commercial” of the list of permitted uses. It is very undesirable and it truly works against what we all like about our town. 4) Page 25: The definition of “open spaces” there is not representing the reality of the open spaces inventory in Carefree. Think about the statement “In most instances, this land is to be preserved in its natural state unless minimally developed ...”. How will this apply to golf course? Or the cemetery? Or even the Desert Gardens? It looks like there are too many exceptions. 5) Page 25: SPA (NWC) to be deleted from this description. 6) Page 27: “Residences above retail space...” should be deleted 7) Page 27: SPA (NWC) paragraph should be deleted 8) Page 31: Are there any bike routes (other than the bike lines on Tom Darlington Dr., Cave Creek Rd. and Pima Rd.) and pedestrian paths; I can’t tell from looking at this map. 9) Page 36: Where is Fig. 15? 10) Page 37: Revise “Goal SC-10” by deleting the reference to SPA (NWC) 11) Page 37: The picture included in this page is a great example of what shouldn’t had happened nowhere in Carefree and much lesser in Town Center. Perhaps adding a goal of not allowing such dense developments in town might be a way to align the GP with the most prevalent opinion in town. 12) Page 39: The description of “Town-Owned Open Space” should include some clarification of who can access this land and under what conditions. If it is not accessible now, there should be statements about what will be the time frame and strategy to make them accessible. 13) Page 39: Should include a description of Carefree Park and its initiative to provide Carefree with its</p>

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		<p>first and only accessible desert natural park. 14) Page 46: The first paragraph of the “Open Space Element” describes the most important reasons to have and benefits of having open spaces. But those benefits are only accrued if the open spaces are accessible. It should be made clear that Carefree only a sliver of accessible open spaces (the Desert Gardens and the Cemetery) and none of accessible natural Sonoran desert land. The GP should provide an honest depiction of the real situation on this topic. 15) Page 46: The straight comparison with national averages of open spaces per inhabitant is very misleading. The majority of cities and towns in USA have more land dedicated to public open spaces (parks, trail systems, etc.) than we do. The closing paragraph totally ignores the need for such open spaces to provide for social and individual health. This is a critical issue that needs to be addressed. 16) Page 48: Here more than mentioning the 48-acre parcel, it should state a commitment of the town present it as a park. As a minimum it should state the strongest and unconditional support to Carefree Park in its strategy of preserving it as a park for all residents and visitors to enjoy. 17) Page 48: Conservation and passive open spaces definitions have too great of an overlap and will lead to confusion. 18) Page 52: The goal 6 “Support the land conservation and management efforts of the Desert Foothills Land Trust and other likeminded non-profit organizations.”, should be rewritten like “Support the land conservation and management efforts of Carefree Park, Desert Foothills Land Trust and other likeminded non-profit organizations.” This edit will capture the fact that Carefree Park sole purpose is to preserve land as an accessible natural desert park in Carefree and solely in Carefree. More so, is the only organization totally aligned with the desires and needs of our town inhabitants. 19) Page 59: Add a Goal-10 to address the need of Carefree residents representation of the board of the Water Company and to commit that any further debt should require a vote all Carefree residents.</p>

Date Received	Method	Comment
2023-11-30 18:48:17	Online Survey	<p>General comments: a) We must have open spaces that are accessible to all and expect our representatives commitment to provide them. b) Carefree Park only objective of acquiring the 48-acre parcel should be recognize and describes in the GP as the only viable plan at hand. The GP should incorporate the description of this initiative as the only providing the kind of open space that Carefree residents need. c) The inclusion of a plan for one more resort contradicts most if not all the principles and strategies that we support (water conservation, open spaces, low density, semi-rural environment, etc.). The SPA (NWC) should be removed; that area should return to its original zoning. d) We all want to preserve the scenic look and feel of Town Center. Residential development above retail shops will totally work against that objective and many others. This language should be removed from the GP, or much better kept while stating its strong opposition to such a thing ever happening there. Some additional comments: 1) Page 22: “open spaces / recreation” should be broken up into more meaningful categories. 2) Page 24: On the description of “Town Center” it is important to remove “residential above commercial” of the list of permitted uses. It is very undesirable and it truly works against what we all like about our town. 3) Page 25: SPA (NWC) to be deleted from this description. 4) Page 27: “Residences above retail space...” should be deleted 5) Page 27: SPA (NWC) paragraph should be deleted 6) Page 37: Revise “Goal SC-10” by deleting the reference to SPA (NWC) 7) Page 39: The description of “Town-Owned Open Space” should include some clarification of who can access this land and under what conditions. If it is not accessible now, there should be statements about what will be the time frame and strategy to make them accessible. 8) Page 39: Should include a description of Carefree Park and its initiative to provide Carefree with its first and only accessible desert natural park. 9) Page 46: The first paragraph of the “Open Space Element” describes the most important reasons</p>

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		to have and benefits of having open spaces. But those benefits are only accrued if the open spaces are accessible. 10) Page 46: The closing paragraph totally ignores the need for such open spaces to provide for social and individual health. This is a critical issue that needs to be addressed. 11) Page 48: Here more than mentioning the 48-acre parcel, it should state a commitment of the town present it as a park. 12) Page 52: Goal 6 should include Carefree Park as a key and leading organization of the preservation front and the only exclusively dedicated to Carefree.
2023-11-30 18:53:14	Online Survey	Please remove the special planning area (spa) on the NW corner of Tom Darlington and Carefree Hwy fro future land use map. Please commit to preserving the last 48-acre parcel of land and commit to creating a Carefree community park! Please eliminate language that supports residential development above downtown Carefree retail shops and adhere to the current building height standards and guideline of 24 feet for residential and 30 feet for commercial.
2023-11-30 19:30:11	Online Survey	We need more open spaces especially the 48 acre park We need to separate the water company from the town council and put a resident on the board. No more resorts Remove the SPA from the NWC Developpe the NEC
2023-11-30 19:35:43	Online Survey	Remove the SPA from the NWC. we have enough resorts Developpe the NEC this is our best opportunity for steady income Concentrate on revitalizing the downtown FIRE GARY NEISS and reduce the town payroll help facilitate acquiring the 48 acres for carefree park NO MORE HAMPTON INNS OR CONDOS like the view Tighten up the P&Z regulations for buildings
2023-11-30 19:41:23	Online Survey	Page 80 the Implementation section including Action should include the policy clearly stated with restrictions for building heights of 24' residential and 30' commercial so we do not get another Hampton Inn or town center View Townhomes. Considering "viewshed" as part of our development review process isn't good enough wording. The height restrictions must

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		<p>be added to maintain our rich backdrop before it's gone forever. We should have multiple bids for any and all infrastructure projects made public for review. The "placeholder development goal amendment" done during covid by Steve Prokopek (SPA at the corner of Carefree Hwy and Tom Darlington) should be removed to start the process over as Carefree citizens want a vote (to change zoning) and to give feedback. This way this privately owned property wouldn't significantly increase in value without public knowledge and without residents knowing the financial benefit in terms of sales tax to Carefree. Carefree Hwy and Cave Creek roads are our most lucrative tax benefiting properties. This corner should have a resident oversight committee with non-council or Planning and Zoning members so it is finally developed. Carefree residents do not want town hall, and planning and zoning deciding what is best for us without a vote and more transparency. There are so many talented, former corporate executives, professionals and entrepreneur residents of Carefree that continue to be overlooked by council and simply aren't asked. Let's put in an action to change the structure to have different individuals serving on council and the water company board. We want Carefree to remain a property tax free community and a policy should be added stating this. To help keep Carefree tax free let's start getting fiscally responsible by eliminating some of our enormous, bloated compensation packages and stop overpaying on infrastructure projects like the water project or a signage plan. When a water project requires a loan and/or sale of revenue bonds they should only be given with independent public oversight and a vote of Carefree residents.</p>
2023-11-30 20:00:57	Online Survey	<p>We own a home in the town of Carefree and love its unique desert charm. Over the past few years we have seen a marked increase in building, both commercial and residential. There have been plans put forth to build more commercial buildings, condos and add more business space for shops. No one wants to see our beautiful</p>

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		town turned into a overcrowded shopping mecca like so many others. It's apparent by the many vacant shops & buildings (Pedregal, Los Portales etc.) that there is more than enough room for new business space. Why build more when there are so many different spaces available? In addition to the many shops in town, open green spaces is a big part of what draws people to come and spend time here. I encourage the town leaders to rethink the direction the town seems to be headed and please keep the remaining open undeveloped lands available for all to use, enjoy and appreciate this desert beauty. Thank you for your thoughtful consideration on this matter.
2023-11-30 20:30:46	Online Survey	Please remove the SPA on the NW corner of Tom Darlington & Carefree Highway from the future land use map.
2023-11-30 20:35:40	Online Survey	Commit to preserving the last 48 acre parcel of land & commit to creating a Carefree Community Park. Also adhere to the current building height & standards & guidelines of 24 feet for residential & 30 feet for commercial. Thank You.
2023-11-30 22:01:48	Online Survey	<p>Theme 1: Scenic Community Character - We need to maintain the scenic open feel that we have and that most of us probably came here for. Judiciously encourage town center development that fits the character of the town.</p> <p>Theme 2: Open Space & Environmental Stewardship - We need to be cognizant of the general open space of the town and not give way to eyesores like the Hampton Inn. Any development needs to be scrutinized carefully and doing what is best for the town. Commercial development should be sought for the corners around Carefree Highway and Cave Creek Road where there is an established commercial district.</p> <p>Theme 3: Prosperity & Fiscal Stability - Too much money is spent on consultants and the arches are not only ugly, but ruin the character of the town. If the town paid for these arches, it was a terrible decision. At some point, a</p>

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		property tax may be necessary but that's a slippery road to more often unnecessary spending. If one is imposed, it needs to be clearly stated as to what it will be used for and any increases in it must be voted on.
2023-11-30 22:31:52	Online Survey	<p>RE Open Space. Pg 23 The map depicts golf courses and the very top of Black Mountain suggesting they are recreational areas. I see that The written definition is clear for the green areas but the visuals are misleading. I may be mistaken but I believe the far north parcel isn't even assessable at this time. RE Open Space and Trails Framework. Pg48 Good definitions of "Open Space", I wouldn't have been able to state these. Trails. Need to state intent here. Are floodplain delineated washes available for trail development? RE 48 Acre Land Parcel Given that it is one of three parcels that might be available as Open Space, a MUCH STRONGER endorsement for the effort underway specifically by Carefree Park would be appropriate. Lots of reasons why this parcel addresses the intent of Conservation Open Space and the apparent desire of Carefree residents to work on this item. RE Goal OE-1, pg52. Consider promoting and expanding #6 to #2 and read "Support the land conservation and management efforts of the Desert Foothills Land Trust, Carefree Park, and other likeminded non-profit organizations". RE, Growth Areas, pg 27 General comment. The verbiage regards the two corner SPA's seems to have radically shifted from objectives/goals to prescriptive mandates. In the case for CH&CC, it's not clear what a more sustainable residential use is? Why restate that development must comply with existing floodplain regulations? What is "adequate" buffer to existing residential use? Why not just state #3. Provide an economically sustainable land use that meet would compliment the evolving commercial uses in surrounding Phoenix and Cave Creek. In the case of TD#CH, It's much more of the same</p>

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		<p>VERY PRESCRIPTIVE verbiage. It spells out exactly what would be acceptable to Carefree including color, texture and access. Shouldn't our GP identify the objectives/goals for this parcel? If it is to put a Boutique Hotel on that, we should probably wait for such a developer to arrive and then begin the negotiation. If such a prospective owner has come forward why are we waiting. I appreciate the opportunity to make these comments and recognize the immense amount of effort put into developing this plan. P.S. the highly detailed section on our "water reality" is very good work.</p>
2023-11-30 22:49:55	Online Survey	<p>After spending goodness knows how much for this elaborate and informative report, the survey section is abysmal. It should have asked specifically about sections in the report. Based on this and your greatly out of touch thoughts on the mutual aid promotion, the town council should not be slowed to spend money over \$1,000. Additionally with a median age of almost 70, did the well paid consultants ever think of as postcard on the mailboxes. No let's do digital media. Unfortunately, most of the town council is severely out of touch with the desires of the residents. There are too many joiners and smartest people in the room on the council. We need a recall procedure. It's a good thing we can still vote.</p>
2023-11-30 23:51:58	Online Survey	<p>I would like you to remove the SPA (Special Planning Area) designation on the property at the NW corner of T. Darlington and Carefree Hwy from the current Land Use Map. I would not want to have a resort built there and would prefer it to remain undeveloped. I would like our General Plan to reflect our desire to preserve our last 48 acre parcel of Sonoran Desert, which is State Land. I would be amenable to it becoming a nature preserve. I have not been happy with the height of the recent building in the center of Carefree, namely the Hampton Inn and the Town Homes. They have spoiled the open and scenic feel of our town by blocking the view of the mountains for most residents. I lived in Scottsdale when I saw them continually allow higher and higher buildings,</p>

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		breaking their General Plan, and one can see the results of that. They wanted to annex Carefree and if we had agreed you wouldn't recognize Carefree now. I believe we should not approve ANY buildings or additions taller than one story.
2023-12-01 07:52:17	Online Survey	In general the plan looks good. I want to support the vision of Carefree being a walking and biking friendly town. Currently the traffic on TD and CC make it difficult to walk and bike safely. Additionally, we should support sustainable development and goals, for example low energy (support alternative energy) and water use, and building materials which have low carbon footprint. Thinking to the future, we should be concerned about ensuring some affordable housing.
2023-12-01 09:44:54	Online Survey	Overall, this is a thorough and user-friendly document that accurately captures the public input from meetings I attended. Vision statement and core values are a vast improvement from a few months ago. Some concerns: p. 27: 2 commercial intersection growth areas should have traffic flow/congestion/safety as factors to address. p. 55: if the town is serious about habitat preservation and public health (Valley fever), minimizing the breaking of desert crust should be addressed. Blading land and putting in desert plants is not "habitat preservation." You planning professionals know this, so it comes off as duplicitous not to mention this as a priority. p. 59: can the town be more proactive in helping residents conserve water: options to reduce water use by pools and irrigation especially, such as new technologies/best practices...gather info from residents who are minimizing water use? p. 65: very misleading to say senior centers as a service and mention private expensive facilities. Use the more standard term "senior residences." p. 75: Put the "care" in Carefree by giving residents a year-round place to gather. Given the huge proportion of carefree residents over age 60, why isn't there a community center that serves the needs of seniors as well as multigenerational activities? The amphitheater is not usable for many months of the year. We

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		need an indoor gathering place for social and cultural uses. I see Carefree residents at the Holland Center all the time. Yet the town won't promote any events that go on beyond the town's borders. Why can't the town step up to help the vast majority of its citizens have a higher quality of social/cultural life within the town's borders?
2023-12-01 10:14:47	Online Survey	<p>-- COMMIT STRONGLY to preserving the last 48-acres of land by the airport!! -- COMMIT STRONGLY to creating a Carefree Community Park/preserve!! NO new development on this land!! Protect the precious Sonoran desert, in perpetuity!! This should be a priority for the Town, for its legacy, to support the grassroots effort to preserve and protect the land, FOREVER. -- REMOVE the SPA (Special Planning Area) from the Future Land Use map for NW corner of Tom Darlington and Carefree Highway. -- REMOVE language that encourages residential to be built above retail space in our Town Center. This type of build-out has NO place in our Town as it does not fit the character and aesthetic of it. -- ADD a policy to limit the height in the CORE Town Center to 24 feet. We must protect our viewsheds!! -- STRICTLY ADHERE to the current building height standards and guidelines of 24 feet for residential and 30 feet for commercial. NO MORE fudging the heights, like what was done for the eyesore Hampton and the ridiculous condos (which are residential but were built in a commercial zoning area... How did that happen??!!) -- More oversight into Water company, which should be separate from the Town since it is a utility -- NO PUBLIC TRANSPORTATION connector between Scottsdale and Cave Creek. This will undoubtedly introduce vagrants into our Town by allowing their easy access... -- NO BIKE LANES or Sidewalks! They will clutter the Town center and surrounding roads and will only complicate traffic patterns unnecessarily and will increase traffic. -- NEED fiscal oversight, especially with Town employee's payroll. -- REQUIRE any NEW development to have to go</p>

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		through resident review and input sessions. We live here and deserve to be included in key decisions. -- Develop the NE corner of Carefree Hwy and Cave Creek Rd, since that is a key intersection. Development should reflect Carefree's character. -- Any new development must adhere to Carefree's aesthetic and character
2023-12-01 10:19:31	Online Survey	REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.
2023-12-01 10:23:09	Online Survey	ELIMINATE ALL LANGUAGE THAT SUPPORTS RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS AND ADHERE TO THE CURRENT BUILDING HEIGHT STANDARDS AND GUIDELINE OF 24 FEET FOR RESIDENTIAL AND 30 FEET FOR COMMERCIAL. Hold the water company responsible for its embarrassingly landscaped water storage project. REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP. COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE COMMUNITY PARK.
2023-12-01 12:23:49	Online Survey	Theme 1: Scenic Community Character - Page 27: 1. We do not need to make Carefree an extension of the surrounding cities at the location of the Northeast Corner of Carefree Highway and Cave Creek Road. There is plenty of commercial to serve all of the residents of that area. 2. Northwest Corner of Carefree Highway and Tom Darlington Drive is currently zoned for low-density residential. Looks like it may have already decided to move forward with a re-plan and development? What do the residents say? Keep it zoned for low-density residential. It does not "...aligns with the evolving commercial nature and resort lifestyle found in the area" – i.e. the Hampton Inn? Development of this property as you describe in this plan will destroy the traffic that is already challenging. Page 28: Development of Carefree Highway is

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		not the responsibility of Carefree. It appears this is being promoted to support the development mentioned on Page 27?
2023-12-01 13:47:02	Online Survey	Please remove language in the plan that supports building residences above downtown retail shops and please enforce the current height limits. The new two story apartments built next to the new Hampton inn are evidence of the damage this could do to town aesthetics. Please include language in the plan that shows the towns commitment to preserving the land across from the airport as a town park. This town really needs an open space park and everyone is in support of this. Finally, please remove from the future land use map the SPA on the corner of Tom Darlington and Carefree Highway to allow more community input about the use of this area. This will assure that another so called "boutique" hotel does not happen. The building of the Hampton Inn and the apartments next to it is a great lost to all of us who live here, one that we grieve each day.
2023-12-01 19:26:49	Online Survey	My apologies for the rambling comments in my previous response. My general comments follow: I am confused about the Carefree leadership plans for our great little city. While I see statements that we want to preserve and revitalize, the actions happening are not consistent with that statement. The Hampton Inn is not a boutique hotel, it is a low-budget hotel. The proposed storage facility downtown does not represent the stated goals, and will only serve to make money for the owner. The high density housing currently being completed downtown, again, does nothing to build our town's reputation, and attract high end restaurants or boutique and nothing to draw more weekend visitors from the valley. On top of maintaining our unique boutique culture and experience, we should be focused on building downtown into a more expansive and high end destination for Carefree residents and visitors. The developments at Carefree highway and TD, and the commercial zoning at the NW corner of Carefree and Cave Creek highways do nothing

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		to improve downtown, or serve residents and attract weekend visitors.
2023-12-01 19:53:54	Online Survey	<p>Theme 1: Scenic Community Character - Low profile. 26 foot height. No apartments or second story structure</p> <p>Theme 2: Open Space & Environmental Stewardship - 48 acre open space for carefree park or Frank Lloyd Wright low density community. ASU and nonprofit foundations</p> <p>Theme 3: Prosperity & Fiscal Stability - No more Scottsdale budget townhouses or motels. Southwest architecture. Less is better. Stop paving over carefree and the Sonoran desert. Leadership was given an 80% no confidence vote. Once earned trust will restore faith in government again. Listen and communicate with the voters who do not respect their leaders.</p>
2023-12-01 21:42:37	Online Survey	<p>1. Remove the special planning area (spa) on the nw corner of Tom Darlington and carefree highway from the future lane use map. 2. Carefree needs to commit to preserving the last 48- acre parcel of land and commit to creating a carefree community park. 3. Carefree needs to eliminate language that support residential development above downtown carefree retail shops and adhere to the current building height standards and guideline of 24 feet for residential and 30 feet for commercial.</p>

Unique Agency Review Comments Received

During the 60-Day Review, as required by Arizona Revised Statutes, affected agencies and adjacent municipalities were contacted to review and comment on the General Plan draft. Upon the conclusion of the review period, responses from the City of Scottsdale, the State Historic Preservation Office (SHPO), the Planning and Zoning Commissioner, the Maricopa Association of Governments (MAG), and the Arizona State Land Department were received and listed below.

Date Received	Method	Organization	Comment
2023-10-2 13:51:00	Email	City of Scottsdale	Thank you for your communication. The City of Scottsdale is in receipt of the request to review the Carefree Draft General Plan as required by ARS 9-461.06 D. We have no substantive comments to provide at this time. All the best to your group in the update process.
2023-10-11 2:45:00 PM	Email	Planning and Zoning Commissioner	<ol style="list-style-type: none"> 1. Page 15: wonder if the word “regulates” under “Policies” is the correct word to use 2. Page 17: couple of points: <ol style="list-style-type: none"> a. Under “Age” there is a reference to age brackets ‘65 to 74 and 75 to 84’ and references Figure 4. There are no such brackets in Figure 4. Also, reference to “under the age of 45” yet there is no bracket for that group. b. Population is shown in Figure 3 at 3,690 yet in Figure 4 the 65 and over age cohort is shown to be above 4,000 3. Page 28: last bullet point should strike “of” 4. Page 33: the policies under Goal SC-2 should be renumbered 5. Page 40: <ol style="list-style-type: none"> a. drop “their” and insert “the” in the following sentence: The CFWC is responsible to meet current water demand within their defined service area, collect fees to cover the costs of water service, forecast future needs, and secure the water to service new and existing developments through build-out. b. Strike “balance” in the following sentence: CFWC balance balances all of these influences to ensure that Carefree residents and businesses receive safe, healthy, and reliable potable water that meets our current and projected water demands. 6. Page 42: under Water Production & Supply – explain whether

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			<p>the groundwater is treated to potable standards</p> <p>7. Page 45: correct the following two sentences:</p> <p>a. The Town of Carefree has enough water allotted to serve current residents and even with projected buildout. While the situation regionally continues to evolve, the Town is committed to water conservation and advancing regional solutions to ensure long-term availability of water for residents not and in the future.</p> <p>8. Page 81: un OSA-B drop the word “shall” and perhaps use the word “should”</p>
2023-11-16 4:33:00 PM	Email	Maricopa Association of Governments (MAG)	<p>Our socioeconomic modeling team uses member agency general plan land use information for our long-range population and employment projections. Can we please get an updated copy of the general plan land use map?</p> <p>In June 2023, MAG Regional Council adopted updated long-range socioeconomic projections for the region. The population numbers for Carefree have changed slightly since the 2019 projections cited in the draft plan. Updated projections can be found here: https://azmag.gov/Portals/0/Maps-Data/Population-Housing/MAG-Socioeconomic-Projections-Report-2023.pdf</p> <p>Comments from MAG Environmental Programs Division</p> <p>Open Space & Environmental Stewardship Goals & Policies</p> <p>For Open Space & Environmental Stewardship, on page 57, there is a policy to protect air and water quality in the Town. Please replace the first sentence under this policy with the following, “a. Assist the Maricopa County Air Quality Department, Maricopa County Environmental</p>

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			Services Department, and Arizona Department of Environmental Quality in the enforcement of regulations geared toward improving air and water quality.”
2023-12-1 & 2023-12-5 7:25:00	Phone & Email	State Historic Preservation Office (SHPO)	<p>General Comments</p> <p>1. When a state or federally-funded or -permitted project has the potential to affect historic properties (i.e., prehistoric/historic archaeological sites, districts, buildings, structures or objects listed in or determined eligible for listing in the Arizona / National Register of Historic Places [A/NRHP]), formal consultation with our office should be initiated before any work proceeds. SHPO’s reviews are conducted pursuant to A.R.S. 41-861 through 41-864, the State Historic Preservation Act (State Act) and 54 USC §306101 et seq, the National Historic Preservation Act (NHPA) and its implementing regulations at 36 CFR Part 800 (Section 106). When consulting with our office on non-mandated projects, our review will employ the standards followed for State Act consultation.</p> <p>2. Carefree has an interesting and unique history and has maintained an identity as a community that values desert conservation with “thoughtful land use planning” and a “distinctive natural character.” The History Timeline indicates that there may be several historic buildings, which date to the founding and early years of Carefree, (ca. 1959 -1971) that still exist. Carefree has identified 569 houses that date between 1960 and 1969 and 603 that predate 1960. SHPO</p>

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			<p>recommends working with our office to identify individually significant civic and commercial buildings that may be eligible for listing in the National Register of Historic Places. We further recommend engaging in a reconnaissance level survey of subdivisions to identify if any are eligible for National Register listing. Our office administers several programs that provide financial incentives to owners of historic buildings, including:</p> <ul style="list-style-type: none"> • The Federal Investment Tax Credit Program which authorizes a 20 percent investment tax credit on qualified rehabilitation costs. The SHPO is responsible for reviewing the eligibility of properties for the program as well as rehabilitation plans to ensure their compliance with the Secretary of the Interior's Standards for Rehabilitation. • The State of Arizona Tax Property Tax Reclassification for Historic Properties program which provides for a reduction in property tax for both non-income-producing residential properties and commercial income producing properties listed in the National Register. <p>3. SHPO recommends adding commitments and procedures for conducting consultation with Native American Tribes that claim ancestral affiliation to the Carefree area for plan elements, programs and projects that have the potential to effect cultural and natural resources. Points of contact for tribes that possess an ancestral association with the area can be identified using the Governmentto-</p>

Date Received	Method	Organization	Comment
			<p>Government Consultation Toolkit available on the SHPO website at https://sites.google.com/view/az-consultation-toolkit/home.</p> <p>Goal Specific Comments</p> <p>1. Goals OE-1 and OE-2 outline the Town's desire to "preserve and protect the Town's Sonoran Desert environment" and "its unique... archaeology and historical sensitive features" and, ultimately, acquire "significant environmentally sensitive features" by the town for "public purpose/benefit." We commend the Town for these considerations and recommend amending the Town's ordinances to provide for archaeological review in advance of development to identify and avoid unnecessary impacts to cultural resources that may be present within these parcels.</p> <p>2. Additionally, under the Open Space & Environmental Stewardship Actions, OSA-A specifies that the Town will "identify and document within the Towns' planning area important environmental amenities such as... known archaeological features that should be protected." This is a laudable addition to the plan. However, the majority of archaeological sites and associated features are located below ground surface and have not yet been identified through archaeological survey. We recommend removing "known" as a qualifier for "archaeological features."</p>
2023-11-28 & 2023-12-28 14:34:00	Phone & Email	Arizona State Land Department (ASLD)	The Arizona State Land Department ("ASLD") is the fiduciary charged with managing approximately 9.2 million acres of State Trust Land ("STL") on behalf of 13 institutional Beneficiaries, the largest of which are Arizona's K-12 public schools. The land and its

Date Received	Method	Organization	Comment
			<p>resources are the assets that fund the Trust. Accordingly, ASLD proactively guards against changes in land use, policy, or regulation that would detract from the value of the Trust. For this reason, ASLD objects to the Conservation Overlay applied to STL in Carefree's 60-Day Draft General Plan Update.</p> <p>The Town of Carefree only has approximately 48 acres of STL within the Town boundaries, located in Township 6N, Range 4E, Section 36. This land is zoned for single-family residential development. The Town's current General Plan designation meets the Statutory requirement of one-dwelling unit per acre on STL. Arizona Revised Statute 9-461.06 (N) states that:</p> <p><i>In applying an open space element or a growth element of a general plan, a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre ...</i></p> <p>The General Plan's land use designation should be consistent with the existing zoning to avoid any uncertainty as to the land use currently permitted by right. The current designation does not preclude a successful buyer from conserving the land for open space. Further, we have found that when STL is inappropriately designated as open space or conservation, there is greater potential for trespass on the parcel without obtaining the necessary Recreation</p>

Date Received	Method	Organization	Comment
			<p>Permit. We therefore ask that the overlay be removed and the current land use designation for the parcel remain unaltered.</p> <p>ASLD understands that many Carefree residents desire to preserve the STL through acquisition. However, page 48 of the 60-Day Draft General Plan Update notes that "...there are various strategies that may be used to preserve this property for open space in the future." This statement is not accurate. Acquisition at market value through public auction is the only strategy that can guarantee preservation of STL for open space in perpetuity. ASLD does not object to the General Plan's discussion of the community's goals to preserve the parcel, but the final document must clearly demonstrate an understanding that any purchase application and acquisition of STL must follow ASLD's mandated processes and procedures.</p> <p>Our team is happy to discuss the purchase process and timeline with the Town or other interested parties.</p>

Conclusion

Based on the detailed public comments shared within this report, along with input and guidance provided by the Planning & Zoning Commission and Town Council, select edits will be incorporated into the General Plan in preparation for the formal public hearing process and ultimate voter ratification scheduled for November 2024.

APPENDIX A

<p>ALERT: Carefree Is At A Crossroads!</p> <p>NOW is YOUR CHANCE to Shape Our Town's Destiny!</p> <p>Provide your feedback to Carefree's General Plan By December 1, 2023</p>	<p>1. Do you want a "resort" built at the NW corner of Tom Darlington and Carefree Highway?</p> <p>If NO...</p> <p>TELL CAREFREE TO REMOVE THE SPECIAL PLANNING AREA (SPA) ON THE NW CORNER OF TOM DARLINGTON AND CAREFREE HIGHWAY FROM THE FUTURE LAND USE MAP.</p> <p>Removing the Special Planning Area (SPA) for the NW corner of Tom Darlington and Carefree Highway does not preclude development. It ensures residents will have more opportunities to define what can be built on this corner.</p>	<p>2. Do you want to protect the last remaining (and only accessible) 48-acre parcel of Sonoran Desert in Carefree from development?</p> <p>If YES...</p> <p>TELL CAREFREE TO COMMIT TO PRESERVING THE LAST 48-ACRE PARCEL OF LAND AND COMMIT TO CREATING A CAREFREE PARK FOR OUR RESIDENTS.</p> <p>Preservation of our open space is our number one priority. Our General Plan should reflect the wishes of residents and unequivocally commit to the mission of protecting the last large area of Sonoran Desert from development. CarefreePark.org (a non-profit 501(c)3 is working to acquire the 48-acre of State Land located ½ mile from Town Center and turning it into a nature preserve with walking trails for the community.</p>
<p>3. Are you in favor of compromising the breathtaking views and peaceful charm of our Town Center?</p> <p>If NO...</p> <p>TELL CAREFREE TO ELIMINATE LANGUAGE THAT SUPPORTS RESIDENTIAL DEVELOPMENT ABOVE DOWNTOWN CAREFREE RETAIL SHOPS.</p> <p>The Hampton Inn and View TownHomes have blemished and detracted the magnificent views Carefree residents once enjoyed. These developments have detracted from Carefree's scenic community character. Adding a second story residential development above retail shops will only further detract from our Town Center.</p>	<p>4. Do you want more transparency regarding Carefree's water management?</p> <p>If YES...</p> <p>TELL CAREFREE TO INCREASE TRANSPARENCY BY ADDING INDEPENDENT OVERSIGHT FOR CAREFREE WATER COMPANY.</p> <p>By having:</p> <ul style="list-style-type: none"> (1) Residents representation on the Board of Carefree Water Company (2) Revise the structure of the Board of Directors – 1 Mayor, 1 Town Council Member and 5 elected residents that will serve a 4-year term. (3) Any loan and/or sale of revenue bonds will go to a vote of Carefree residents. 	<p>If you want to understand the issues impacting Carefree, subscribe to:</p> <p>www.ourcarefree.com</p>