



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

WHEN: MONDAY, APRIL 10, 2023
WHERE: 33 EASY STREET
TIME: 5:15 P.M.
LIVESTREAM: CAREFREE YOUTUBE CHANNEL: [Town of Carefree - YouTube](#)

PRESENT:

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

ABSENT:

None

STAFF PRESENT:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopez;
Town Engineer, Mark Milstone; Planning Clerk, Samantha Gesell.

Chairperson Cross called the meeting to order and led the group in the pledge of allegiance.

ITEM #1 APPROVAL of the **JOINT PLANNING AND ZONING COMMISSION** and **ECONOMIC DEVELOPMENT REVIEW BOARD MEETING MINUTES** dated **MARCH 13, 2023**.

Commissioner Ferro **MOVED TO APPROVE** the Joint Planning and Zoning, and Economic Development Review Board meeting minutes. **SECONDED** by Commissioner Dymoke. **CARRIED**, 7-0.

ITEM #2 DISCUSSION and **POSSIBLE ACTION** on a request for:

CASE #: 21-02-MS

APPLICANT: Mr. Victor Sidy
Victor Sidy Architects
2300 E. Utopia Rd.
Phoenix, AZ 85024

OWNER: Mr. & Mrs. Tony and Annie Sciacca
11268 Dina Drive
Bruce Township, MI

CASE LOCATION: 6360 E. Arroyo Road
Carefree, AZ 85377
APN: 211-28-130

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

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

Planning Director, Stacey Bridge-Denzak presented details of the Mountainside Case and responded to questions.

There was no public comment.

Vice Chairperson Roberts **MOVED TO APPROVE** the request for approval of a single family residence in a Mountainside Zoning District overlay, with the following conditions:

EXHIBIT "A"
CONDITIONS FOR APPROVAL
DRB Case #21-02-MS
6360 East Arroyo Road, Carefree
Maricopa County Tax Parcel #211-28-130

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on April 10, 2023. Any modifications to submitted plans shall require DRB approval.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.
3. The development requires sewer service by Liberty Utilities (Black Mountain Sewer Corporation); it may not be an on-site septic system. Extension of the existing service shall be the sole responsibility of the property owner. Any on-site disturbance will require revegetation approved by the Development Review Board.
4. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance. This includes proposed wall finishes. No wall shall extend more than 6" above the top of a retaining wall. Open railing is permitted.
5. Driveway grading shall be designed consistent with the plans associated with this application, as attached to this report, and according to Section 10.06 *Site Disturbance and Driveways* of the Carefree Zoning Ordinance.
6. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
7. Landscaping shall meet all provisions of Article IX, Section 9.13.

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

ITEM #3 **REVIEW** and **DISCUSSION** related to the General Plan Update process as lead by Matt Klyszeiko, Michael Baker International, to include soliciting feedback on the preferred structure of the Plan's vision statement and organizational structure and providing instructions on completing a *Goal Comment Matrix*.

Matt Klyszeiko with Michael Baker International presented and solicited feedback from the Commission regarding the structure of the General Plan's Vision Statement and organizational structure. Mr. Klyszeiko responded to questions and comments from the Commission.

ITEM #4 **REVIEW** and **RECOMMENDATION** of the 2023-24 Economic Development Work Plan.

Steve Prokopek, Town of Carefree Economic Development Director provided an overview of the Work Plan.

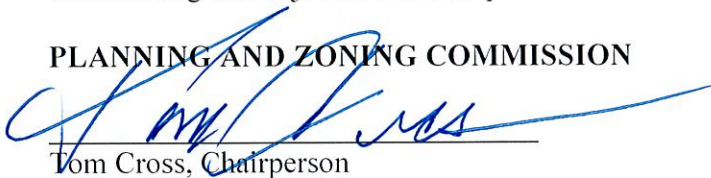
Commissioner Smith **MOVED TO APPROVE** a **RECOMMENDATION** to Town Council for their consideration of the 2023-2024 Economic Development Work Plan. **SECONDED** by Vice Chairperson Roberts. **CARRIED**, 7-0.

ITEM #5 ANNOUNCEMENTS
There were no announcements.

ITEM #6 ADJOURNMENT
Commissioner Ferro **MOVED TO ADJOURN**. **SECONDED** by Commissioner Dahlman. **CARRIED**, 7-0.

The meeting was adjourned at 6:59 p.m.

PLANNING AND ZONING COMMISSION



Tom Cross, Chairperson



Samantha Gesell, Planning Clerk
April 11, 2023.