



**WORKSESSION
OF A
TOWN OF CAREFREE
PLANNING AND ZONING COMMISSION
MINUTES**

WHEN: MONDAY, MAY 10, 2021

WHERE: ZOOM WEB*

TIME: 5:30 P.M.

Members of the Planning and Zoning Commission participated by technological means or methods pursuant to A.R.S. §38-431(4).

BOARD MEMBERS PRESENT VIA ZOOM:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon
Commissioner Heather Burgett
Commissioner Peter Burns
Commissioner Dan Davee
Commissioner Ralph Ferro

ABSENT:

Commissioner Phil Corso

STAFF PRESENT VIA ZOOM:

Stacey Bridge-Denzak, Planning Director
Samantha Gesell, Planning Clerk

Chairperson Tom Cross called the work session to order at 6:41 p.m.

ITEM #1 A **WORK SESSION** REGARDING AMENDING THE ZONING ORDINANCE RELATED TO THE DEFINITIONS AND REGULATION OF ACCESSORY STRUCTURES/GUEST HOUSES.

Planning Director Stacey Bridge-Denzak initiated the discussion to consider amending certain definitions and language in the Zoning Ordinance related to accessory structures. Explaining the current Zoning Ordinance allows for one casita as well as manages the size. For use as a vacation rental, the entire property must be rented not the casita alone. The phenomenon the Town of Carefree is seeing that on some of the larger properties, it appears that second homes are being built on these parcels with full kitchens, more than one bedroom and attached garages. Staff is concerned that these stand-alone living units are creating a two-family lot in single family zoning districts. In terms of having a whole other family unit, it ultimately creates multifamily parcels on single family lots. Director Bridge-Denzak included examples of how other communities define guest quarters and accessory structures for the group to compare.

Planning Director Bridge-Denzak encouraged the commission to provide feedback for discussion and possible inclusion into a final draft to be presented at a follow-up text amendment public hearing.

ITEM #2 ANNOUNCEMENTS

There were no announcements.

ITEM #3 ADJOURNMENT

Commissioner Ferro moved to **ADJOURN** the meeting. **SECONDED** by Commissioner Burgett. **PASSED** unanimously.

The meeting was adjourned at 7:13 p.m.

ATTEST:



SAMANTHA GESELL, PLANNING CLERK



PLANNING AND ZONING COMMISSION

TOM CROSS, CHAIRPERSON