



**TOWN OF CAREFREE
PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD
MEETING MINUTES**

WHEN: MONDAY, OCTOBER 17, 2022
WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377
TIME: 5:00 P.M.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

CALL TO ORDER, SILENT ROLL CALL, and PLEDGE OF ALLEGIANCE.

PRESENT:

Chairperson Tom Cross
Peter Burns
Phil Corso
Dan Davee
Ralph Ferro

ABSENT:

Vice Chairperson Lyn Hitchon
Heather Burgett

STAFF PRESENT:

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

ITEM 1. APPROVAL of the DEVELOPMENT REVIEW BOARD minutes dated AUGUST 15, 2022.

Board Member Ferro **MOVED TO APPROVE** the Development Review Board meeting minutes dated August 15, 2022. **SECONDED** by Board Member Corso. **CARRIED**, 5-0, with Vice Chairperson Hitchon and Board member Burgett absent.

VOTING MEMBER

<u>VOTING MEMBER</u>	<u>AYE/NAY</u>
CHAIRPERSON TOM CROSS	AYE
VICE CHAIRPERSON LYN HITCHON	ABSENT
BOARD MEMBER BURGETT	ABSENT
BOARD MEMBER BURNS	AYE
BOARD MEMBER CORSO	AYE
BOARD MEMBER DAVEE	AYE
BOARD MEMBER FERRO	AYE

ITEM 2. DISCUSSION AND POSSIBLE ACTION on a request for:

CASE #: 21-21-MS

APPLICANT: Tyler Green
11480 N. 85TH St.
Scottsdale, AZ 85260

OWNER: Ben and Julie Williams
PO Box 5083
Ketchican, AK 99901

CASE LOCATION: 6915 E. Restin Rd.
Carefree, AZ 85377
APN: 216-32-016

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.

Board Member Corso **MOVED TO APPROVE** the request for approval of a single family residence in a Mountainside Zoning District overlay. **SECONDED** by Board Member Ferro. **CARRIED**, 5-0, with Vice Chairperson Hitchon and Board member Burgett absent.

<u>VOTING MEMBER</u>	<u>AYE/NAY</u>
CHAIRPERSON TOM CROSS	AYE
VICE CHAIRPERSON LYN HITCHON	ABSENT
BOARD MEMBER BURGETT	ABSENT
BOARD MEMBER BURNS	AYE
BOARD MEMBER CORSO	AYE
BOARD MEMBER DAVEE	AYE
BOARD MEMBER FERRO	AYE

ITEM 3. DISCUSSION AND POSSIBLE ACTION on a request for:

CASE #: 21-26-MS

APPLICANT: Ken Bartels
PO Box 45438
Phoenix, AZ 85016

OWNER: David and Lisa Black
7336 E Soaring Eagle Way
Scottsdale, AZ 85266

CASE LOCATION: 37102 Nevermind Trail
Carefree, AZ 85377

APN: 216-28-073

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 and comments.

Board Member Burns **MOVED TO APPROVE** the request for approval of a single family residence in a Mountainside Zoning District overlay. **SECONDED** by Board Member Ferro. **CARRIED**, 5-0, with Vice Chairperson Hitchon and Board member Burgett absent.

<u>VOTING MEMBER</u>	<u>AYE/NAY</u>
CHAIRPERSON TOM CROSS	AYE
VICE CHAIRPERSON LYN HITCHON	ABSENT
BOARD MEMBER BURGETT	ABSENT
BOARD MEMBER BURNS	AYE
BOARD MEMBER CORSO	AYE
BOARD MEMBER DAVEE	AYE
BOARD MEMBER FERRO	AYE

ITEM 4. ADJOURNMENT

Board Member Corso **MOVED TO ADJOURN** at 5:20 P.M. **SECONDED** by Board Member Ferro. **CARRIED**, 5-0, with Vice Chairperson Hitchon and Board member Burgett absent.

<u>VOTING MEMBER</u>	<u>AYE/NAY</u>
CHAIRPERSON TOM CROSS	AYE
VICE CHAIRPERSON LYN HITCHON	ABSENT
BOARD MEMBER BURGETT	ABSENT
BOARD MEMBER BURNS	AYE
BOARD MEMBER CORSO	AYE
BOARD MEMBER DAVEE	AYE
BOARD MEMBER FERRO	AYE

DATED, October 18, 2022

Samantha Gesell

Samantha Gesell, Planning Clerk

Tom Cross, Chairperson