



**TOWN OF CAREFREE
DEVELOPMENT REVIEW BOARD**

WHEN: MONDAY, AUGUST 15, 2022
WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377
LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/)
MEETING ID 322 972 9660
PASSCODE 12345
TELEPHONE AUDIO: 1.669.900.6833 OR 1.253.215.8782
TIME: 5:00 P.M.

Board Members Present:

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

Absent:

Heather Burgett
Phil Corso

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

ITEM 1. APPROVAL of the DEVELOPMENT REVIEW BOARD minutes dated JULY 11, 2022.

Board Member Burns **MOVED TO APPROVE** the Development Review Board meeting minutes dated July 11, 2022. **SECONDED** by Board Member Ferro. **CARRIED**, unanimously.

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

CASE #: 21-25-DRB
APPLICANT: Mr. Tyler Green
11480 North 85th Street
Scottsdale, AZ

OWNER: Paul and Alison Niday
36400 North Placid Place
Carefree, AZ

CASE LOCATION: 36400 North Placid Place
Carefree, AZ
APN: 219-11-012

REQUEST: To allow for the quantity of fill beneath a building pad to exceed the quantity of cut in order to construct a casita and garage on a lot with an existing residence and natural drainage channels.

Agend item #2 was deferred to a date to be determined.

ITEM 3. DISCUSSION AND POSSIBLE ACTION on a request for approval of a single family residence in a Mountainside Zoning District overlay

CASE #: 21-23-MS
APPLICANT: Kathie Crutchfield
NextGen Builders LLC
34406 N. 27th Dr
Building 7
Phoenix, AZ 85085
OWNER: Greg and Stephanie Spencer
PO Box 1287
Carefree, AZ 85377
CASE LOCATION: 39037 Silver Saddle Drive
Carefree, AZ 85377
APN: 216-25-094B
ZONING: Rural-190
Single-Family Residential
REQUEST: Requesting approval of a single family residence in a Mountainside Zoning District overlay.

Planning Director, Stacey Bridge-Denzak presented via PowerPoint details of the Mountainside application. Ms. Bridge-Denzak displayed an aerial view depicting the location and setbacks of the site and provided a slope analysis explaining the lots topography.

Ms. Bridge-Denzak informed that the application is within the Town's development standards. Provided details of the project, Ms. Bridge-Denzak explained environmental sensitive features include:

- Slopes greater than 20%
- Retaining walls at the driveway and building pad to contain slopes

- Wall height allowances are 14' grade change a the building pad and the roofline is higher than the rear retaining wall.
- The home is designed with Southwest aesthetics

Director Bridge-Denzak provided a 3D Flyover of the proposed home and retaining walls.

Ms. Bridge-Denzak informed the Board that all Citizen Participation requirements have been met and there were no comments received by applicant or staff.

There were no questions from the Board.

Vice Chairperson Hitchon **MOVED TO APPROVE** a single family residence in a Mountainside Zoning District overlay. **SECONDED** by Board Member Ferro. **CARRIED**, unanimously.

ITEM 4. ADJOURNMENT

Vice Chairperson Hitchon **MOVED TO ADJOURN.** **SECONDED** by Board Member Ferro. **CARRIED**, unanimously.

The meeting was adjourned at 5:11 p.m.

Samantha Gesell

Samantha Gesell, Planning Clerk


Tom Cross, Chairman