



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

WHEN: MONDAY, MARCH 14, 2022

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/j/3229729660)
MEETING ID 322 972 9660
PASSCODE 12345

TIME: 5:30 P.M.

BOARD MEMBERS PRESENT:

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

ABSENT:

Commissioner Phil Corso

STAFF PRESENT VIA ZOOM:

Planning Director, Stacey Bridge-Denzak; Economic Development Director, Steve Prokopek;
Town Clerk, Kandace French-Contreras, Communications Coordinator, Erica Schumaker.

CALL TO ORDER

Chairperson Cross called the meeting to order at 5:45 p.m.

*Members of the Board may have participated by technological means or methods pursuant to
A.R.S. §38-431(4).*

Board Member Davee recused himself.

ITEM #1 APPROVAL of DEVELOPMENT REVIEW BOARD MEETING MINUTES
dated MAY 10, 2021.

Board Member **MOVED TO APPROVE** the Development Review Board meeting minutes dated May 10, 2021. **SECONDED** by Board Member Ferro. **CARRIED** unanimously.

ITEM #2 **DISCUSSION AND POSSIBLE ACTION** on a request for approval of a proposed **MOUNTAINSIDE DEVELOPMENT**. Public comments will be taken.

CASE #: 20-16-MS

APPLICANT: Applicant
Mr. Eric Spry
Spry Architecture
3420 East Shea Boulevard
Phoenix, AZ

CASE LOCATION: 7243 East Valley View Circle
Carefree, AZ
APN: 216-21-061

ZONING: R1-35 Single Family Residential
35,000 square feet minimum lot size

REQUEST: **APPROVAL** of a development plan for a single-family residence in the Mountainside Zoning District Overlay

Planning Director Stacey Bridge-Denzak presented via PowerPoint details of the Mountainside application. Explaining, what necessitated the mountainside process for this particular property, is there are environmentally sensitive features on the site including steep slopes, protected plant species, various ridgelines and a wash. Ms. Bridge -Denzak displayed a map depicting the location of the site, and a slope analysis highlighting drainage channels and minor ridgelines within the lot. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive areas of a site; and (2) the proposed development is strategically integrated into the hillside. Noting, this project has been designed with regard to the Town's high development standards and the intent is to create a home that enhances the values of Carefree; this is evident by the low, linear profile of the home and the multi-level approach.

Ms. Bridge-Denzak outlined the development standards pertaining to the subject parcel.

- The parcel is zoned R1-35
- 6.8 % lot coverage, (maximum 20% allowed)
- 24.6% disturbed area (maximum 60% allowed)
- The setbacks 40' front/rear, 20' sides comply, including retaining walls
- 31'6" cumulative height (40' ft. allowed); 24' building height at natural and finished grade (maximum 24' height allowed); No greater than 12' above ridgeline

- Cut: Fill ratio requirement met
- Utilities
 - Cave Creek Water Company for water service
 - Private septic system for wastewater

Furthermore, proposed retaining walls accommodate approximately 16 feet of grade difference; each does not exceed the allowable maximum height of 7 feet. Additionally, the applicant was able to meet the cut/fill ratio and terraced the retaining walls per the Town of Carefree Zoning Ordinance.

Displaying the landscape plan for the proposed project, Ms. Bridge-Denzak presented a slide showing the driveway, the location of the proposed home as well as the plan for revegetation. Director Bridge-Denzak explained, landscaping is important in Mountainside properties, in particular, to salvage protected plants, revegetate disturbed areas, screen terraced retaining walls, and transition the development from the interior “oasis” near the home to a more natural desert areas further from the residence. In addition, Ms. Bridge-Denzak displayed 3-D renderings of the home, which provided the Board with a good idea of what the completed home will look like and how the terraced walls will function.

Director Bridge-Denzak stated that all the Citizen Participation requirements have been met. The Crossings at Carefree 4 HOA has reviewed and conditionally approved the project. No other comments were received by staff.

Applicant, Eric Spry responded to questions from the Board regarding the construction schedule as well as light reflective value and color approved by the homeowner’s association.

Peter Gates, Vice President of the Crossings at Carefree 4 HOA explained the CCR’s state, for one year to complete the project. Mr. Gates expressed concern regarding the timeframe for completion as the pool requires a separate permit and presented an issue with completion for a neighboring project. Mr. Gates hopes that this won’t hinder the completion of this proposed home. Concluding, the paint color comments per the HOA conditional approval, state that they should be harmonious with the land.

Board Member Ferro **MOVED TO APPROVE** the proposed MOUNTAINSIDE DEVELOPMENT with the following conditions:

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 March 14, 2022.
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 configuration of the septic system in the final permit plans shall be consistent with the configuration exhibited on the Grading and Drainage Plan submitted with this application and attached to this report.
4. Disturbed areas for the septic system installation shall be restored to existing grade and revegetated in a manner that is consistent with the plant type and density of the surrounding natural environment and as noted on the landscape plans. A final landscape plan which

includes the associated revegetation plan shall be submitted and approved by the Town of Carefree prior to issuance of a building permit.

5. 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.
6. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 Site Disturbance and Driveways of the Carefree Zoning Ordinance.
7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
8. Landscaping shall meet all provisions of Article IX, Section 9.13.

SECONDED by Chairperson Cross. **CARRIED**, unanimously.

ITEM #3 ANNOUNCEMENTS

There were no announcements.

ITEM #4 ADJOURNMENT

Chairperson Cross **MOVED TO ADJOURN.** **SECONDED** by Board Member Ferro. **CARRIED** unanimously.

The meeting was adjourned at 6:10 p.m.

DATED this 14th day of March, 2022.

TOWN OF CAREFREE

Samantha J. Gesell

Planning Clerk, Samantha Gesell

Tom Cross

Chairperson, Tom Cross