

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
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Juan Gonzalez Jr., Hillside Associate Engineer

DATE: March 11, 2026

DEPARTMENT: Community Development Department
Jose Mendez, (480)348-3519

AGENDA TITLE:
Solar Combined Review - New Solar
Tesla Solar
7026 N 66th Street (APN 174-52-008)
#HILL-26-07

RECOMMENDATION:
Staff recommends the Hillside Building Committee to review and **approve** Case #HILL-26-07, a request by applicant Tim Willsey, on behalf of the property owners at 7026 N 66th Street, for new solar panels on a flat roof portion of the home hidden from view.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposed project will add new solar panels to the existing single-family residence. A total of 16 new solar panels are proposed to be mounted on the roof.

Lot Data	
1. Area of Lot	1.097 ac or 47,820 SF
2. Footprint	Approximately 6,097 SF
3. Floor Area Ratio	Approximately 6,097 SF (12.75%)

Single Family Residence

The existing single-family residence is approximately 6,097 (SF) of livable area and was built in 1984. No other modifications to the existing residence are proposed.

Solar

The proposal is for a solar power installation of approximately 16 solar panels mounted on a flat roof. The solar panels will be pitched at height of approximately no taller than 1' 2" inches. There are existing parapets that will help screen the panels along the front and

sides of the home at varying heights between 1' 2" and 1' 9".

Per code solar panels must be hidden from view when viewed from the same elevation or lower. Per *Article XXII of the Hillside Development Regulations, II. ARCHITECTURAL STANDARDS. E.: Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee by a Combined Review. Solar panels may be allowed on pitched roofs when screened from the same or a lower elevation by the adjoining hillside or hillside Cut and approved by the Hillside Building Committee by a Combined Review.*

The solar panels will have black frames and the racking system will be black. The solar utility equipment, inverters and electrical disconnects will be located toward the rear (southwest) side of the home to be painted to match the home. All site disturbances will remain the same.

ANALYSIS:

The proposed new roof mounted solar panel arrays on the existing single-family residence meet the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1. All improvements shall comply with the enclosed Standard Approval Information.
2. Solar panels shall be placed at the same or lower height than the existing parapet height (max.1' 2").

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application complies with Article XXII - Hillside Development Regulations.

The Hillside Building Committee may take the following actions:

1. Approve the application request, subject to the stipulations noted by staff and/or the Hillside Building Committee.
2. Continue the application for further review.
3. Deny the application request if not compliant with Article XXII.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:

If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall comply with the plans, stipulations, and approval by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report

- B. Hillside & Vicinity Maps
- C. Application
- D. Plans & Photos
- E. Notification Materials
- F. Standard Approval Information