



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
FEBRUARY 8, 2017**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, February 8, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present included Chair Scott Jarson, Scott McPherson and Planning Commissioners Jonathan Wainwright and Daran Wastchak. Absent: Planning Commissioner Rick Mahrle. Staff present: Planner George Burton and Executive Assistant/ Deputy Town Clerk Natalie Montenegro. Chair Jarson called the meeting to order at 8:03 a.m.

2. EXECUTIVE SESSION

Chair Jarson stated the Hillside Building Review Committee may convene to an executive session at any time during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda, as authorized by A.R.S. §38-431.03.A.3.

3. APPLICATION REVIEW

**A. Combined Review for Varty Residence - 5332 E. Solano Drive (APN: 172-47-023).
Application for roof mounted solar panels.**

Mike Riley, Applicant

Planner George Burton presented the application to install roof mounted solar panels at 5332 East Solano Drive. The home has a mixture of pitched and flat roofs and the applicant is proposing to add 4 solar arrays on top of the roof. The panels are rectilinear and will be mounted on the flat portions of the roof. The new solar panels have a black frame and will be screened by the existing parapets and portions of the pitched roof. The inverter will be located in the garage and the electrical equipment will be painted a dark beige color to match the house. The new solar panels do not increase the height or setback of the house, or the amount of disturbance on site.

Mike Riley described the solar arrays that will be installed. He said there will be utility access and the inverter will be housed in the garage. He showed the Committee a sample of the solar panel.

Commissioner Wastchak asked if the flat installation of the solar panels will affect the performance. Mr. Riley said the annual production loss is minimal.

Commissioner Wainwright asked what portion will be in full shade. Mr. Riley said the back portion will have some shade during the day but they have guaranteed 100% offset to the client production wise.

Mr. McPherson asked the number of panels. Mr. Riley said there will be 4 arrays with five panels each.

Chair Jarson asked about the paint color. The inverter and electrical equipment will be painted a dark beige color to match the house.

Commissioner Wainwright asked Mr. Burton if the Town enforces the angle of the mount and what if the applicant changes it. Mr. Burton said there is latitude for adjustment but the panels still have to be hidden (not extend above the existing parapet or portion of roof).

Chair Jarson asked if the panels can be adjusted. Mr. Riley said these panels are on racks in a fixed position so that the performance quoted to the client remains constant. If there is a need for adjustment, the client can add more panels.

Commissioner Wastchak asked Mr. Burton to email the section of the code that pertains to solar panel installations. Mr. Burton said he would do so.

Chair Jarson opened the discussion to the neighbors and there were none present.

Mr. McPherson moved approval subject to stipulations in the staff report and added Stipulation #4.

Stipulation: Panels on the north side of the house will be flat mounted with a non-adjustable racking system as submitted.

Commissioner Wainwright asked if 10 years from now the panels and/or racking system need to be replaced, will the application come back before the Hillside Committee? Mr. Burton said that the replacement of materials can be approved by staff and the Chair of the Hillside Building Committee.

Commissioner Wastchak seconded the motion which carried unanimously, 4-0.

**B. Combined Review for Savi Residence - 6113 N. 42nd Street (APN: 169-22-019).
Application for a remodel and addition.**

Doug Rusk, Architect

Planner George Burton presented the application for a remodel and addition at 6113 North 42nd Street. This project consists of raising the height of the roof, connecting the existing detached garage to the house, and replacing the asphalt driveway with pavers.

Approximately half of the existing home encroaches into the 40 foot rear yard setback. Due to the setback encroachment, the applicant requested a variance to maintain the non-conforming setback, modify the nonconforming portions of the house, raise the height of the home, and attach the garage to the house. The Board of Adjustment reviewed and approved the variance on November 2, 2016.

The remodel will update the design of the house. The height of the roof will be raised to accommodate a chase for ductwork, insulation, and a fire sprinkler system. The roof over the existing bedrooms will be raised and converted from a flat roof to a pitched roof. The north patio will be enclosed and converted to an office. The detached garage will be connected to the main house with a foyer, bedroom, and bathroom addition.

The remodeled home will be a single story with an overall height of approximately 14 feet, meeting the 24 foot hillside height allowance. The materials for the exterior of the house will be vertical siding painted a grayish brown, beige colored slump block, dark gray colored fascia, a bronze metal seamed roof, gray colored stone veneer accents, and a yellowish brown front door and header. The garage door will also be painted a chocolate brown to match the new roof. All materials are at or below the allowable LRV of 38%. Eleven wall sconces will be placed on the house. The applicant will resurface the existing asphalt driveway with brown colored permeable pavers.

Since portions of the existing pool area are not compliant with the barrier requirements, a black wrought iron fence will be added to several areas around the pool to bring the barrier into compliance. The new portions of pool barrier will have a minimum openness of 80%. A 42 inch guard rail will be placed next to the front patio area. The guard rail consists of black posts, stainless steel cables that have a matte finish, and a minimum openness of 80%. No new landscaping or landscape lighting is proposed with these improvements. A drainage berm of Apache brown rock will be placed behind the house to reinforce the existing drainage patterns.

Commissioner Wastchak stated that they will not be removed the driveway, just removing the asphalt and replacing it with permeable pavers. Mr. Burton said that is correct.

Doug Rusk, the architect for the project, said the owner intends to update the interior and bring the exterior up-to-date to have a more modern appearance.

Chair Jarson asked if the variance was approved. Mr. Burton said it was approved at the November 2, 2016 Board of Adjustment meeting.

Mr. McPherson commented on the lighting. Mr. Rusk said the wall sconces are all down lights, mainly at the entry points.

Commissioner Wainwright asked about the assurance bond since there will be no landscaping. Mr. Burton said there is a \$300 assurance fee that can be paid in cash so they don't have to go through the assurance process.

Chair Jarson said he hopes the berm gets naturalized over time. Mr. Rusk showed the Committee a sample of the rock that will be spread in the berm.

Chair Jarson opened the discussion to the public. Jim Lyons, a neighbor to the east, said that he supports the project and is pleased to see the improvements. He said that the house to the west of this property is gutted, abandoned, with open doors all the time.

Commissioner Wastchak moved approval of the application as submitted. Commissioner Wainwright seconded the motion which carried unanimously, 4-0.

**A. Combined Review for Lodato Residence - 7903 N. 54th Place (APN: 169-06-071).
Application for roof mounted solar panels**

Rachel Anderson, Designer

Planner George Burton presented the application to install 13 solar arrays on the flat foam roof of the house located at 7903 North 54th Place. The new solar panels have black frames, black racking supports, and will be screened by the existing parapets to the north, west and south. However, there is not a sufficient amount of parapet along the east side to screen the solar panels. The applicant has indicated that the hillside to the east will screen the solar panels. The applicant will also be installing black metal skirts around all the panels to help conceal any solar panel that may not be sufficiently screened.

Staff has several concerns. There is a discrepancy between the narrative and the plans. The narrative identifies that the parapets range in height from 1 foot to 6 feet and the cross section (on Sheet PV 2 and PV2.2) shows the solar panels and parapets at a height of 2 feet. The applicant verbally clarified that the parapets are not lower than 2 feet; but due the discrepancy, a stipulation has been added requiring that no solar panel shall exceed the height of the adjoining parapet. There is concern that the hillside or skirts will not sufficiently screen the solar panels along the east side of the house. There is also concern that any skirting which is visible will stand out since it does not match the color of the house.

The inverters will be located on the east side between the house and the cut of the mountain. A 6 foot metal screen will be placed in front of the inverters and painted to match the house. The new solar panels do not increase the height or setback of the house or the amount of disturbance on site.

Mr. McPherson asked if there were neighbors behind the subject property. Mr. Burton said there are no neighbors.

Commissioner Wainwright commented on the legal non-conforming white color of the existing roof. Chair Jarson stated it may be a good time to spray colored foam on it. Mr. Lodato, the owner, said that none of his neighbors see his roof.

Chair Jarson asked the height of the parapet at the back wall and that it is low for roof drainage purposes. Ms. Anderson explained the orientation of the solar panels and stated that they will face south at the tennis court. She said that a black mesh screen will be at the south facing open areas.

Commissioner Wainwright asked if she brought a sample of the mesh. Ms. Anderson said she does not have a sample but the mesh is similar to sun screen material. She said she usually uses the parapets to screen the panels but this is a special circumstance where the back wall parapet is very low. She said that the tilt of the panels can be lowered if need be.

Mr. McPherson said that other than the back section, all the other panel locations are in compliance with the hillside code. Mr. Burton said yes.

Commissioner Wastchak asked about the circular items on the roof. Ms. Anderson said they are skylights.

Ms. Anderson said the screen for the equipment below will be a metal skirt painted to match the house. She said she prefers parapets because metal screens rust over time and mesh gets old and tattered by birds.

Chair Jarson asked if the inverters can be painted. Ms. Anderson said they cannot be painted as painting them will void the warranty. They will be screened.

Chair Jarson said he does not like the mesh and would rather see a metal screen.

Commissioner Wastchak asked if they have considered building a parapet. Mr. Lodato said no. He said he most concerned about the roof stability for the next 20 years. Commissioner Wastchak said a metal screen will be more stable than a mesh screen and it only a small portion of the roof that will need to be screened.

Ms. Anderson said that the metal screen would only on the 4 arrays at the back wall. They can lower the tilt to flat but she would have to check on the production.

Chair Jarson asked the material of the brackets. Ms. Anderson said they are made of an aluminum alloy. She asked if the metal screen would have to be approved by the Committee. Mr. Burton said the metal screen can be approved by staff and Chair of the Hillside Committee.

Commissioner Wastchak said that a metal parapet screen would look better. He suggested that the equipment screen on the ground is not needed so it would offset the cost of installing a metal screen on the roof.

Commissioner Wainwright moved approval of the applications with an additional stipulation.

Stipulation: A permanent screen will be installed at the east side of the roof, painted to match the wall, and the screen for the inverter and equipment can be removed.

Commissioner Wastchak seconded the motion which carried unanimously, 4-0.

4. STAFF REPORTS

There were no staff reports.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting was scheduled for Wednesday, March 8, 2017 at 8:00 a.m. and the April meeting was set for April 12 also at 8:00 a.m.

7. ADJOURNMENT

Chair Jarson moved to adjourn. The motion was seconded by Commissioner Wastchak which carried unanimously 4-0. The meeting adjourned at 9:00 a.m.