



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – FINAL

### Hillside Building Committee

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Wednesday, November 13, 2024

8:00 AM

Town Hall Boardroom

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#### Committee Members

##### 1. CALL TO ORDER

Chair Jarson called the meeting to order at 8:03 AM.

**Present 5** – Chair Scott Jarson  
Member Blair Portigal  
Member Pamela Georgelos  
Member William Nassikas  
Member James Rose

##### **STAFF MEMBERS PRESENT**

Town Attorney Mike Goodman  
Community Development Director Chad Weaver  
Town Engineer Shar Johnson  
Hillside Associate Engineer Juan Gonzalez  
Hillside Development Planner Jose Mendez  
Lead Management Specialist Cherise Fullbright

##### 2. EXECUTIVE SESSION

##### 3. APPLICATION REVIEW

##### **A. 24-307 Combined Continuation of a Combined Review for landscape design Modifications at 8020 N Mummy Mountain Road (APN: 168-77-008).**

Mr. Mendez provided an overview of the item, focusing on revisions to the landscaping plan. He mentioned that while changes to the driveway, auto court layout, and additional water features were previously approved, the landscaping plan required revisions. The applicant updated the plan but did not address two key points: an incorrect count of 335 dwarf olive trees (originally approved for 60) and a change from native desert plants to seasonal flowers in a revegetation area. He clarified that the flowers would only occupy a small perimeter area and noted that the rest of the plants were consistent with native desert vegetation.

Chair Jarson inquired about potential revisions to landscape lighting.

Mr. Mendez confirmed that the lighting count remained the same and well within allowable limits.

Chair Jarson expressed approval of the native plants introduced in the revised plan but raised concerns about the high count of dwarf olives and the deviation from earlier expectations for native seed mixes. He highlighted the importance of maintaining a naturalized desert landscape that aligns with Hillside conditions, particularly since this lot had been previously damaged without permits.

Member Portigal questioned the increase in dwarf olives without addressing prior discussions, deeming it arbitrary.

Chair Jarson noted that the original approval only included 60 dwarf olives, and it was up to the Committee to decide on acceptable modifications. He explained that the Hillside regulations aim to preserve natural desert conditions and avoid over-planting, particularly with species like olives that do not integrate well with the native landscape.

Member Georgelos shared concerns about the excessive count of olive trees and suggested exploring alternative native trees that could provide a similar aesthetic while harmonizing with the mountain environment. She emphasized the importance of balancing the applicant's desires with hillside preservation.

Chair Jarson acknowledged Member Georgelos's observations and reiterated that while the dwarf olives are shrub-like and less visually intrusive than full-sized trees, their placement and count still conflict with the Hillside guidelines. He encouraged consideration of alternatives that would provide the desired appearance without detracting from the surrounding desert landscape. He suggested native plants like jojoba as potential options and explained that some non-native choices disrupt the natural visual continuity of the mountain, which the Hillside guidelines aim to maintain.

Member Georgelos expressed disappointment that the applicant was not present, emphasizing the difficulty of making decisions without their input. She highlighted the value of having a collaborative discussion to find creative solutions that balance the interests of the applicant and the mountain environment.

Chair Jarson agreed, noting that the Committee aims to find solutions that work for both the Hillside community and the applicant rather than dictating terms. He suggested that the absence of the applicant leaves the Committee with the option of sending the matter back for further revisions.

Member Georgelos reiterated the need for a creative solution that aligns with the natural mountain landscape while also meeting the applicant's goals. She questioned whether the Committee was premature in making a decision given the apparent disconnect in understanding between the applicant and the landscaping history.

Chair Jarson responded that he believed the discrepancies were likely an oversight rather than ill intent, as the applicant might have misunderstood the previously approved numbers. He asked the Committee for their input on whether they should proceed with a decision or request further revisions.

Member Portigal proposed approving the landscaping plan with a stipulated reduction in the number of dwarf olives to an acceptable level, allowing the applicant to resubmit a revised plan. He suggested this approach to maintain progress.

Chair Jarson agreed, suggesting that stipulations could be reviewed and finalized at the staff and chair level.

Member Rose expressed a preference for hearing directly from the applicant or their representative, acknowledging the difficulty of making decisions without their input.

Member Georgelos and Chair Jarson discussed the annual flowers in the landscaping plan.

Chair Jarson noted that while the flowers were not the ideal choice for a desert landscape, he found them acceptable as they added color in less visible areas. He suggested that a native wildflower mix could be a more suitable alternative. Chair Jarson proposed tabling the discussion until the end of the meeting to provide the applicant or their representative with an opportunity to attend.

Discussion was reopened on item 24-307 with the applicant present.

Mr. Mendez reiterated the staff's primary concern regarding the high count of dwarf olive trees in the landscaping plan.

Ryan Patten, the applicant representative with Arcadia Builders, apologized for missing the earlier discussion and explained the rationale for the proposed number of dwarf olives, emphasizing their placement around the house for a manicured appearance. He acknowledged the Committee's concerns and expressed willingness to reduce the number but sought clarity on a target amount.

Chair Jarson provided context for the concerns, explaining the importance of preserving the natural desert aesthetic of the Hillside and avoiding the introduction of large numbers of plants that visually clash with the environment. He emphasized that while dwarf olives are compliant plants, their deep green color and manicured appearance are incongruous with the surrounding natural landscape.

Mr. Mendez noted that an updated plan had already reduced the count of dwarf olives from 335 to 149, with placements concentrated near the house. He detailed specific areas where the olives were proposed, including sections around the lawn, pool, and perimeter.

Member Portigal commented on the versatility of dwarf olives for shaded areas and suggested considering alternative plants like sage or ironwood to maintain a natural look.

Mr. Patton and his team explained that limited light in certain areas made finding alternatives challenging, but they expressed openness to incorporating different species.

Member Rose questioned the visibility of the planting areas from neighboring properties.

Mr. Gonzalez confirmed that the site's secluded location made the plants largely invisible to others.

Chair Jarson proposed limiting the count of dwarf olives to 120 and requiring the substitution of remaining plants with more desert-appropriate species. He stressed the importance of maintaining a natural hillside environment, even in less visible areas, to uphold the Hillside standards.

The Committee agreed to approve the landscape plan with a cap of 120 dwarf olives and a stipulation for staff and chair review of substitute plants for the remaining areas.

No public comment was received.

**A motion was made by Chair Jarson, seconded by Member Nassikas, to approve item 24-307**

**subject to stipulations. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Portigal, Member Georgelos, Member Nassikas, Member Rose

**B. 24-309 Combined Review for new fencing at 5816 N Dragoon Lane (APN: 172-02-006).**

Mr. Mendez introduced the application for installing view fencing at 5816 North Dragoon Lane. He provided historical context, explaining that the property received approvals in 2011 and 2014 for a pool barrier and a variance, allowing a portion of the barrier to be a metal woven fence. He noted that adjacent development had removed nonconforming fencing as part of its stipulations. The applicant now seeks to connect existing fencing with new fencing for added security and privacy, particularly near bedrooms and an outdoor shower. Staff recommended reducing the proposed fencing to maintain the Hillside standards.

Chair Jarson welcomed the applicant and disclosed his prior connection to the sale of the property, clarifying that it would not affect his impartiality. He noted that the proposed view fencing aligns with existing fencing and would be minimally visible. He emphasized that while the Hillside guidelines discourage perimeter fencing, extending the pool safety envelope with well-placed fencing, such as in an arroyo or wash, is sometimes appropriate. He praised the proposed rusty metal fencing for blending into the desert environment.

Michele Shelor, the project's original landscape architect, explained the intent to connect existing fencing for security and privacy near the primary and children's bedrooms. She highlighted that the fencing would not be visible from the street or neighboring properties and would be complemented by additional vegetation to enhance the landscape.

Chair Jarson confirmed that the plan did not include dwarf olive plants and deemed the proposal a logical replacement for previously existing fencing. He opened the discussion to committee members.

Member Portigal agreed with Chair Jarson's assessment and inquired about the landscaping on the adjacent property.

Mr. Mendez confirmed that only landscaping was approved for the neighboring lot.

Ms. Shelor provided photographs and plans to illustrate the existing and proposed fencing, clarifying that the new fencing would be tied to the existing rebar fence for security.

Member Georgelos acknowledged the existing condition and noted that the new fencing would provide a security deterrent while maintaining a minimal visual impact.

Ms. Shelor confirmed that the view fence prioritizes security rather than privacy.

Chair Jarson and the committee members discussed the appropriateness of the proposed fencing, agreeing that it met the hillside standards while addressing the applicant's security concerns.

The Committee appreciated the effort to integrate the fencing seamlessly into the existing environment.

Ms. Shelor elaborated on the proposed fencing, emphasizing its purpose for security and privacy. She explained that the new fence would be tied into the existing fencing installed in

2011 and would provide coverage for areas near the outdoor shower and glass-walled primary bathroom. She noted that the fencing would be placed in a wash area, making it less visible from neighboring properties.

Member Georgelos inquired about the outdoor shower's location.

Ms. Shelor clarified its position relative to the existing fencing and the neighboring garage. She highlighted that the fence would sit lower in the wash, reducing visibility while providing security.

Member Nassikas asked whether the placement of the fence in the wash could lead to issues with footing stability during water flow.

Ms. Shelor responded that the wash in question does not convey water, and the proposed fence would be positioned securely along the property line, like the existing east-side fence that handles minor water flow.

Chair Jarson clarified the fence's placement, describing it as a minimally visible addition in a swale-like area. He commended the design for maintaining the aesthetic integrity of the Hillside while meeting security needs. He acknowledged the proposed fence spacing, which adheres to pool barrier requirements, and affirmed that the placement would not disrupt water flow or cause debris accumulation.

Member Nassikas concluded that if the property owner had no concerns about the wash's potential activity, there were no further issues from the Committee's perspective.

Chair Jarson confirmed there were no members of the community present to comment. While he acknowledged the staff's recommendation to reduce the fence's scope, he expressed support for approving the proposal as submitted. He reasoned that reducing the scope could elevate the fence's visibility and diminish its functional purpose.

Mr. Mendez noted that the proposed fencing, at approximately 300 linear feet, is within the allowable limit for the Hillside properties.

Chair Jarson reiterated his support for the proposal, finding it appropriate for the location and consistent with the Hillside guidelines.

No public comment was received.

**A motion was made by Member Nassikas, seconded by Member Georgelos, to approve item 24-309 subject to stipulations. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Portigal, Member Georgelos, Member Nassikas, Member Rose

**C. 24-310 Combined Review for a remodel with updated G&D at 7401 N Las Brisas Lane (APN: 169-06-112).**

Mr. Mendez outlined the project, which includes remodeling the garage, new glazing, updated lighting, and significant improvements to grading and drainage. He explained that the property underwent a major interior remodel exceeding the \$500,000 threshold, requiring grading and drainage updates. The project also involves a reduction in disturbed area by approximately 1,000 square feet, credited to the revegetation of a swale. He detailed the lighting plan, confirming that all proposed lighting remains well below allowable limits, and highlighted the stormwater management measures included in the updated grading plan.

Stratton Andrews, representing the applicant, explained the scope of the project, which involved addressing the garage, grading, and drainage while complementing the architecture of the existing home. He noted that the project aimed to resolve issues stemming from previous construction and ensure compliance with the Hillside guidelines.

Chair Jarson asked for clarification on the compliance of flat roof materials, suggesting a stipulation to ensure the foam roof color adheres to the Hillside standards.

Mr. Andrews agreed to include this in the proposal.

Chair Jarson also inquired about the lighting design near the dining room addition.

Mr. Andrews clarified that the lighting integrates with existing beams, matching prior lighting conditions and accenting the ceiling without washing exterior architectural surfaces.

Mr. Mendez confirmed that the lighting placement was consistent with the Hillside guidelines.

Member Georgelos asked about the roofline additions and whether the height complies with the finished elevation requirements.

Mr. Andrews assured the Committee that the height would remain well below the 24-foot limit, following the natural slope of the Hillside. He also confirmed that all lighting complies with regulations and avoids washing stone surfaces.

Chair Jarson concluded by confirming with staff that all aspects of the application met compliance requirements.

No public comment was received.

**A motion was made by Chair Jarson, seconded by Member Georgelos, to approve item 24-310 with the standard stipulations and adding an additional that the flat roof surfaces be painted an LRV compliant color subject to approval by staff and Chair. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Portugal, Member Georgelos, Member Nassikas, Member Rose

**D. 24-312 Formal Review for a New Single-Family Residence at 7404 N Las Brisas Lane (APN 169-06-090)**

Mr. Gonzalez outlined the project, which involves constructing a multilevel, 16,382-square-foot home with two multi-car garages. The proposed floor area ratio of 22.5% is below the maximum 25% threshold, and the disturbance area of 30,235 square feet remains below the allowable 38,000 square feet. He described the grading and drainage plan, which includes on-site stormwater retention using drainage channels, retention tanks, catch basins, and drainpipes. A stormwater pollution prevention plan was also provided to manage runoff during construction. He reviewed the site plan, which includes two driveways providing access to the property. He highlighted the cut-and-fill strategy, ensuring the home adheres to the maximum height limit of 40 feet and the 24-foot natural grade offset. Renderings and elevations confirmed compliance with height restrictions and provided details on the home's design, including its stucco exterior in a compliant LRV (light reflectance value) and stone veneer accents. He then described the lighting plan, which includes recessed ceiling lights, step lights, and linear LED strips. While most fixtures are within the allowable lumen and wattage limits, staff requested revisions for the linear LED strip lighting and fire lanterns to comply with the 3.6 watts per linear foot and maximum of 750 lumens, respectively. Handrail lighting is proposed for easier navigation of the

multi-level property. The landscaping plan consists entirely of native desert plants, and the landscape lighting includes up lights, path lights, and wall lights, all positioned to complement the natural environment. Synthetic turf, patio stone, and colored concrete are part of the landscape material palette. Mr. Gonzalez concluded by noting that the applicant had submitted a safety improvement plan, and no public comments were received during the 45-day review period. He invited the applicant to provide additional details or answer questions.

CP Drewett, the applicant, expressed confidence in the project's compliance and its alignment with Hillside architectural and environmental guidelines. They highlighted the use of a hip roof design to follow the natural topography and reduce the visual impact of the structure.

Chair Jarson raised concerns about ensuring the home's height remains compliant during construction.

Mr. Gonzalez explained that the finished floor certification process would verify compliance. He also addressed the applicant's cut-and-fill approach, emphasizing that it would not negatively impact the stability of the Hillside.

Member Georgelos voiced concerns about the home's scale and massing against the mountain, questioning its visual impact on the natural landscape.

Mr. Drewett responded by explaining that the design incorporates deep patio recesses and shadowing to soften the appearance of the home. They noted that the perceived massing was reduced by these architectural elements and would be further mitigated by mature desert landscaping.

Chair Jarson raised issues with the proposed use of trees, specifically Fremont cottonwoods, Arizona sycamores, and live oaks in the landscape plan, citing their potential to obstruct hillside views as they mature. The applicant's landscape architect,

Clayton Miller with Greey Pickett acknowledged the concern and suggested replacing these trees with smaller, more appropriate native species, such as mesquites or ironwoods.

Member Nassikas inquired whether the proposed landscaping would help mitigate the home's perceived mass over time.

Mr. Drewett confirmed that mature desert vegetation would provide a visual buffer, particularly from street-level views while maintaining the homeowner's privacy.

Member Georgelos asked about specific grading and drainage challenges.

Mr. Drewett described using a sequence of check dams and a subterranean piping system to slow and manage water flow aesthetically.

Mr. Gonzalez added that all retention calculations had been verified during the safety improvement plan process.

Chair Jarson commended the project's thoughtful approach and invited further comments.

No public comment was received.

**A motion was made by Chair Jarson, seconded by Member Rose, to approve item 24-312 with stipulations and 3 additional stipulations. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Portigal, Member Georgelos, Member Nassikas, Member Rose

**4. STAFF REPORTS**

**5. COMMITTEE REPORTS**

**6. NEXT MEETING DATE**

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, December 11, 2024, at 8:00 AM and Wednesday, January 8, 2025, at 8:00 AM.

**7. ADJOURNMENT**

**A motion was made by Chair Jarson, seconded by Member Georgelos, to adjourn the meeting at 9:56 AM. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Portigal, Member Georgelos, Member Nassikas, Member Rose

**Paradise Valley Hillside Building Committee**

By:   
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Cherise Fullbright, Secretary