



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – FINAL

Hillside Building Committee

Wednesday, April 14, 2021

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

Chair Jarson called the meeting to order at 8:00 AM.

Present 3 – Chair Scott Jarson
Member Thomas Campbell
Member James Rose

Absent 2 – Member Scott Tonn

STAFF MEMBERS PRESENT

Community Development Director Lisa Collins
Planning Manager Paul Michaud
Hillside Development Administrator Hugo Vasquez
Hillside Development Planner Jose Mendez

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

A. 21-145 Solar Combined Review for the residence at 6204 N Hogahn Circle (APN 169-22-080C). (continued)

Mr. Vasquez provided an overview of the item. He noted that this item was a continuance from a previous meeting when the applicant presented a solar application to install solar on two sets of roofs - the main roof and the taller roof. Mr. Vasquez explained that the Committee had requested additional documentation regarding the applicant's solar installation request at a previous meeting. The applicant returned with a report indicating that certain locations would decrease efficiency by 15%. Mr. Vasquez also noted that the applicant had acquired a variance to install unscreened solar in January 2021 and is proposing to install 36 solar panels on the property.

Chair Jarson thanked Mr. Borowski for returning and asked about the efficiency reductions panel locations.

Mark Borowski, a solar engineer representing the applicant, clarified that it was for individual panel locations, not the whole array.

Member Campbell asked for clarification on the impact on the system's overall efficiency if the panels were moved, which Mr. Borowski did not have readily available. Member Campbell discussed the number of panels and the inconsequential overall impact of the 15% drop on two panels.

The Town Attorney suggested going into the executive session for legal advice.

A motion was made by Chair Jarson, seconded by Member Campbell, to move the meeting to an executive session at 8:10 AM. There were no objections and the motion passed unanimously.

Chair Jarson called the meeting back into regular session.

Mr. Vasquez reminded the Committee that they were asking Mr. Borowski to provide details about the drop in efficiency of the system overall.

Mr. Borowski responded that the efficiency drop was a little over 1% and equated to about \$1,870 over the 25-year life of the system.

Member Campbell stated that the impact was insignificant. However, it was highly significant visually, and the solar panels would be visible from the highest roof in the neighborhood.

Mr. Borowski explained that green energy was widely acceptable and solar panels were accepted in most homes in Arizona.

Chair Jarson clarified that they were a regulatory committee and were responsible for the placement of solar panels for the benefit of the view corridor of the others in the Town. The Committee suggested the best aesthetic placement of a solar array. He stated that they were not out of line and that their request was not unique to the process within the community.

Wen Tan, the applicant, stated that they made an agreement with the variance team to keep all vegetation on top of Hogahn Drive to cover their roof line. Ms. Tan and her husband could not see the roof even when driving down their private driveway.

Member Campbell disagreed.

Ms. Tan mentioned that the solar panels only provide 50% coverage, but they are hoping to save on energy costs for their growing family.

Member Campbell suggested placing solar panels on a lower roof to reduce the impact of the project and save only \$5 a month in energy generation.

Mr. Borowski argued that the suggested area was not suitable for the panels due to the presence of vents and a skylight.

Chair Jarson clarified that the Committee was not against solar energy but was looking for the best placement of the panels for the benefit of the community and to fit within the hillside regulations.

The Committee suggested a creative approach to meet the efficiency needs and mentioned a similar application that moved the solar panels to a ground mount rack system.

Mr. Borowski argued that most people felt ground mounts were more of an eyesore. Chair Jarson pushed back on making broad statements and reminded Mr. Borowski that they were dealing with a particular application in a particular community.

Member Campbell reiterated his suggestion to reduce the impact of solar panels on the community and neighbors by placing them on a lower roof, which would only result in a \$5 decrease in energy generation per month.

Member Rose agreed with this suggestion.

Chair Jarson clarified that the Committee is looking for the best placement of the panels to benefit the community and meet regulations.

Mr. Borowski argued against placing the panels in the suggested area due to vents and a skylight, while Ms. Tan mentioned that lowering the panels would require cutting down trees.

Member Campbell questioned whether the analysis considered the drop in efficiency caused by the trees, to which Mr. Borowski replied that it had already been considered.

Chair Jarson asked the applicant if they would be willing to relocate the panels voluntarily.

Mr. Borowski expressed concerns about getting a permit with the vents in the way.

Chair Jarson stated that the current solar panel application did not meet Hillside regulations and was not the best option for the community, despite the variance being granted. He suggested that future applications should be more closely scrutinized to ensure compliance with the rules. He also advised the solar engineer to work with staff to better understand Hillside regulations in future applications.

A motion was made by Chair Jarson, seconded by Member Rose, to approve the application with stipulations as set forth by staff. The motion carried with the following vote:

Aye: 2 – Chair Jarson, Member Rose.

Nay: 1 – Member Campbell.

Absent: 2 – Member Tonn.

B. 21-146 Formal review for a new single-family residence at 4502 E Moonlight Way (APN 169-11-003D and 169-11-003E). (continued)

Mr. Vasquez provided an overview of the item. He noted that this was a request to review the landscape plan due to the presence of non-native vegetation and to maintain the existing rock cuts on the property. The applicant proposed a new single-family residence with a pool on this lot which had previously acquired a variance for various construction and buildings on the Paradise Valley parcel while intending to combine it with the other lots. The proposed home would be 11,000 sq ft in size, with a reduction in the existing growth disturbance of about 50%. The applicant updated elevations, eliminated the stone contrast, changed the roofing and window colors, and requested to keep existing pine trees while replacing any dead ones with native mystique plants. The applicant was asked to introduce themselves, and the Committee asked questions.

Scott Carson, an architect representing the applicant, discussed three major points regarding the house's contrast, which have been addressed by selecting materials that meet the LRV with very little contrast. Actual samples were provided for the Committee for review. He noted the property was developed before the Ridgeline ordinance, and efforts have been made to minimize and blend with the desert to fit within the ordinance.

Chair Jarson thanked Mr. Carson and appreciated his admirable job of listening to the

Committee and delivering responses based on the suggestions made. He discussed the existing trees and how the solution was creative and an excellent approach to leaving something that's a benefit for screening in place but looking ahead to make it compliant in the future. They also discussed the material palette and how it was much more harmonious.

Jeff Berghoff, the landscape architect, went over the plant palette. They changed the density and worked in more of the native plantings to allow for a more cohesive mountain blending of the native landscape. The lighting complied.

Chair Jarson asked Mr. Carson to clarify where the contrasting stone trim would be on the building's elevation.

Mr. Carson explained that most of the archways were a one-inch recess in the stucco, and there was very little contrast from the stone samples seen. The fascia would match the stone color, and the chimney cap would have a small band of contrasting stone.

Member Campbell asked about the lighting scheme and whether it would affect critical surfaces.

The Committee agreed that the revised palette on the contrasting material helped with the landscape issue. They also discussed the stone treatment on the Hillside.

Mr. Berghoff explained that it was a two-part process meant to match the mountain.

Mr. Vasquez stated that they typically approved materials in the field if they matched the rock outcroppings, but they could approve a sample on-site if needed.

Chair Jarson was familiar with the material and thought the expectations had been set.

Mr. Vasquez stated that he would be comfortable with it if Chair Jarson was.

No public comment was provided.

A motion was made by Chair Jarson, seconded by Member Campbell, to approve the application with 14 stipulations. The motion carried with the following vote:

Aye: 3 – Chair Jarson, Member Campbell, Member Rose.

Absent: 2 – Member Tonn.

C. 21-147 Solar Concept Review for a new single-family residence at 5455 E Desert Jewel Drive (APN 169-06-068).

Mr. Vasquez provided an overview of the item. This was an application for a single-family residence with a pool that had been submitted under the current ordinance. The existing residence, which had been built for the county in 1990, would be demolished to make way for a new 7,800 sq ft home. The gross disturbance would be reduced to meet the code at 27%. A retention basin was proposed to capture stormwater, and a public sewer connection was available for use. The pool's location required consideration for backwashing the pool water into the sewer system. The applicant was given the opportunity to speak.

CP Drewett, an architect representing the applicant, showed a video rendering of the project. He suggested a mid-century approach to the building design that would fit the topography of the Hillside. He proposed using aluminum composite panels, dark bronze window systems,

and a darker-tone quartz site. The pool and water features would be separate, and cautionary measures would need to be taken with the lighting. The roof area could have a glass rail or a rock chip covering to give it a natural look. He mentioned the possibility of a solar array in the future, with the garage's parapet wall offering a good opportunity for hiding the panels.

Chair Jarson reminded the group to consider native plants and desert-appropriate landscaping and to avoid using palms.

Member Campbell asked if the applicant could discuss their exterior lighting concepts, and Chair Jarson agreed that it would be appropriate.

Mr. Drewett stated that they were focused on the overall Hillside ordinance and would mostly use recessed can lights for exterior lighting, but they would also consider appropriate landscape lighting.

Member Campbell suggested looking into LED strip lighting for the soffits and avoiding architectural lighting.

Chair Jarson recommended positioning cans away from the glass to avoid lighting up the surface at night.

The Committee discussed grading and drainage, and Mr. Vasquez stated that they could bring in many native plants seed mixes to enhance the street side.

Member Campbell complimented the applicant on their restoration efforts, and Chair Jarson thanked them for their sensitivity towards the site.

Chair Jarson opened the public comment.

Kyle Levine, a resident, expressed his delight in seeing a beautiful custom home being built in the area. He raised a question about the height of the raised patio features on the southwest point and how it would impact the neighborhood's view corridor to the north. He acknowledged that his concern might be premature, but he was curious to know the Committee's thoughts on the matter.

Chair Jarson thanked everyone for their input and said it was a good time to have conversations about the plan.

Mr. Vasquez answered a question about the height requirements for the structures and assured the Committee that they typically did not have issues with the height requirements.

Mr. Levine thanked everyone for the feedback and said they would keep an eye on publicly filed information.

Mr. Vasquez said they would receive two additional notices on the property, and Mr. Drewett offered to give them a view corridor from their house.

Chair Jarson gave the applicant direction and thanked them for their time and efforts.

A motion was made by Chair Jarson, seconded by Member Covington, to approve the application with stipulations 1-6. The motion carried with the following vote:

Aye: 3 – Chair Jarson, Member Campbell, Member Rose.

Absent: 2 – Member Tonn.

4. STAFF REPORTS

Mr. Vasquez informed the Committee that there were no reports.

Member Campbell suggested that the standing members should be informed of all Board of Adjustment items that affect Hillside and that the plans approved should be more descriptive.

Chair Jarson agreed and added that notification would be helpful.

Ms. Collins assured the Committee that they would be involved in the process. She explained that the Board of Adjustment could only make variances on specific ordinance requirements, and involving the Committee would prevent surprises. They agreed that they needed to address this issue comprehensively to avoid the same situation in the future.

Chair Jarson asked if it would be a burden to add a level of notification on Hillside items that would come to the Board of Adjustment.

Ms. Collins confirmed that it was not a burden and that they would do that.

Commissioner Rose commented on solar and wished they had voted differently, but Chair Jarson believed they could do better on the next one.

5. COMMITTEE REPORTS

6. NEXT MEETING DATE

The next Hillside Building Committee meeting dates were tentatively scheduled for Wednesday, May 12, 2021, at 8:00 AM and Wednesday, June 9, 2021, at 8:00 AM.

7. ADJOURNMENT

A motion was made by Member Campbell, seconded by Chair Jarson, to adjourn the meeting at 9: 21 AM. The motion carried with the following vote:

Aye: 3 – Chair Jarson, Member Campbell, Member Rose.

Absent: 2 – Member Tonn.

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary
for Hugo Vasquez