

**TOWN**  
*Of*  
**PARADISE VALLEY**



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**STAFF REPORT**

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**TO:** Hillside Building Committee

**FROM:** Chad Weaver, Community Development Director  
Shar Johnson, Town Engineer  
Paul Michaud, Planning Manager  
Jose Mendez, Hillside Development Planner  
Juan Gonzalez Jr., Hillside Associate Engineer

**DATE:** April 15, 2026

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

**AGENDA TITLE:**  
**Solar Combined Review - New Solar**  
Tesla Solar  
7150 N 64th Place (APN 174-52-010)  
#HILL-26-06

**RECOMMENDATION:**  
Staff recommends the Hillside Building Committee to review and **approve** Case #HILL-26-06, a *continuation* from the March 11, 2026 meeting for a request by applicant Tim Willsey, on behalf of the property owners at 7150 N 64th Place, for new solar panels on a flat roof portion of the existing Single Family Residence to be hidden from view.

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**BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)**

At the March 11, 2026 meeting the Hillside Building Committee reviewed the proposed project to add new solar panels to the existing single-family residence. A total of 23 new solar panels were proposed to be mounted on a flat portion of the roof. That section of the roof is non-conforming in terms color and Light Reflection Value. The owner was not in attendance to answer questions and the committee discussed non-conformity and compliance with the code. In further conversation with the Building Official and Community Development Director, the flat roof area is affected by the panels in broader scope than just the supports that puncture the roof. Hence, the portion of the roof where the panels are proposed should be brought into compliance with the current Hillside Development Regulations.

Lot Data	
1. Area of Lot	1.44 ac or 62,706 SF
2. Footprint	Approximately 9,801 SF

### Single Family Residence

The existing single-family residence is approximately 9,801 SF built in 2007.

### Solar

The proposal is for a solar power installation of approximately 23 solar panels mounted on the flat area of the roof. The solar panels will be placed at a height no taller than 1' 6" inches. There are parapets that will help screen the panels are at a height of 1' 6" approximately.

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 sought east side of the home. Photo-voltaic meter and equipment on exterior wall will 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.
3. Provide an updated finish/color for the portion of the roof where the panels will be installed. The material or color used shall not have a LRV (Light Reflective Value) greater than 38%.

### **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