



PARADISE VALLEY
SPECIAL HILLSIDE BUILDING COMMITTEE MINUTES
October 11, 2017

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, October 11, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Planning Commissioners Tom Campbell and Richard Mahrle. Staff present: Planner George Burton, and Executive Assistant/Deputy Town Clerk Timothy Gomez, and Town Attorney Andrew Miller. Chair Jarson called the meeting to order at 8:02 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. Concept review for new single-family residence located at 5416 E Desert Jewel Drive. (APN: 168-75-029)

Brent Kendle, Architect
Nick Prodanov, Engineer
Richard Van Horne, Architect

George Burton said that this is a concept review of an application to construct a new home on a vacant lot at 5416 East Desert Jewel Drive. He said that this a concept review for a new single family residence and it will be coming back once more for a formal review. He said that preliminary data show that everything is compliant with the code and the applicant is here to discuss the project and detail.

Mr. Kendle stated that it is a new development because of the large rock that is on the property. He acknowledged that the house below this property has very large foliage. Mr. Kendle said that when the house is complete, it will be almost unchanged from the street view because of the rock out cropping.

Mr. Kendle acknowledged that they are using dark earth tones to blend in with background. Earth toned split face tone and retaining walls will disappear into the site.

Chair Jarson asked Mr. Kendle if he anticipates he will need any variances. Mr. Kendle confirmed that they do not anticipate any variances.

Chair Jarson asked Mr. Kendle if the client has any consideration for adding solar electricity. Mr. Kendle confirmed that the client has not made any requests for solar.

Chair Jarson asked if the synthetic lawn area displayed was for retention. Mr. Kendle confirmed that it was for dogs.

Mr. Tom Campbell asked what the function below the pool was for. Mr. Kendle confirmed there is not occupied space under it. Mr. Campbell said that it was a big face for the pool for the 20ft high wall. Mr. Kendle said there does not appear to be an obstruction of view for the downhill neighbor.

Mr. Tom Campbell said that the design was great, and only concern is that pool is so tall and so close to the rear property line. The committee agreed that Mr. Kendle should stake the area of the pool for formal review.

Mr. Scott Tonn asked Mr. Kendle if he is jumping the color off of the chimney instead of the base color of the house. Mr. Kendle confirmed this and said it will increase the visual mass of the house.

Chair Jarson asked Mr. Kendle to bring in actual samples of the palette. Chair Jarson said he approved of the dark color roof.

Chair Jarson said to be careful of the lighting placement in regards to the vertical surface.

Citizen Mr. David McClaughlin asked how big the driveway was going to be and had inquiries on the driveway ingress/egress.

Chair Jarson thanked the applicants for the concept review.

Chair Jarson motioned that the Committee move into Executive Session with the purposes of consulting with council. Mr. Richard Mahrle seconded. The motion was passed unanimously, 4-0.

**B. Combined review for landscape improvements located at 4134 E
Keim Drive (APN: 169-22-133)**

Paul Gilbert, Attorney

Jeff Blilie, Attorney

Russ Greey, Landscape Architect