



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – FINAL

Hillside Building Committee

Wednesday, August 13, 2025

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

Chair Jarson called the meeting to order at 8:04 AM.

Present 4 – Chair Scott Jarson
Member Sue-Meng Lau
Member Pamela Georgelos
Member James Rose

Absent 2 – Member Tim Dickman
Member Blair Portigal

STAFF MEMBERS PRESENT

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

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

A. 25-173 Solar Combined Review for new rooftop solar panels at 4622 E Foothill Drive (APN 169-11-140)

Mr. Mendez explained that the property was zoned R-43 hillside and previously had a permitted solar installation in 2010 with approximately 128 panels. The new proposal called for 288 panels across three sections. He described the home's elevation, which made the panels unviewable from adjacent properties, and detailed the design elements, including low pitch, black framing, and setback from roof edges. He confirmed utility boxes would also be screened from view.

Rachel Vallejos, representing Our World Energy, added that the old system had been removed and the roof was now clear for the new installation.

Chair Jarson asked about potential screening concerns.

Mr. Mendez stated that none were needed because the design matched the hillside code's intent.

Chair Jarson agreed, noting that the panels and equipment would not be visible from the street.

Mika Ghanooni, representing the homeowner and Our World Energy, clarified that the battery system would be built into a container camouflaged to match the house.

David Bradford, who has been working with the homeowner, described the container's location along the tree-lined driveway. He explained it would be painted and stuccoed to blend with the home and not be visible to visitors or neighbors.

Member Georgelos asked whether there were limitations on the rooftop area for solar coverage, noting the significant expansion.

Mr. Mendez explained that there was no limitation and only screening and architectural integration applied.

Member Georgelos inquired about environmental standards for the battery system.

Mr. Mendez confirmed the applicant had provided equipment specs.

Mr. Bradford clarified that the home did have parapet walls in some areas, though they were minor and inconsistent.

Member Georgelos questioned the parapet height relative to panel elevation.

Mr. Mendez showed photos and reiterated that even previous installations extended above the parapet, but the height difference with neighboring homes ensured compliance with the code's intent.

Member Georgelos acknowledged the clarification, agreed that staff had explained compliance well, and thanked them for the information.

A motion was made by Chair Jarson, seconded by Member Rose, to approve item 25-173 with stipulations. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Lau, Member Georgelos, Member Rose

Absent: 2 – Member Portigal, Member Dickman

B. 25-172 Solar Combined Review for new rooftop solar panels at 6010 E Hummingbird Lane (APN 169-49-060).

Mr. Mendez explained that the property was zoned R-43 hillside, with a one-acre lot and a 6,096 square foot home. The proposal called for 42 solar panels to be added to the flat roof above the garage, screened by a 12-inch parapet. Utility equipment would be placed behind a wall at the back of the property, not visible from the right-of-way. He confirmed the panels would have black frames, the racking would be black, and no additional disturbances were being made.

Chair Jarson asked if there had been a previous approval since the photos showed clips on the foam roof. He also asked about the color of the equipment boxes.

Mr. Mendez said he was unsure but explained the property had undergone reviews for other improvements, including garages and enclosures. He confirmed that equipment boxes were

typically required to match the home.

Chair Jarson raised the possibility of stipulating that the panel height would not exceed 8 inches to minimize visibility to neighbors above.

Mr. Mendez agreed that this could be stipulated.

Member Georgelos expressed the same concern and supported the idea of lowering the percentage of tilt to reduce visibility.

Member Lau asked for the sightline analysis from Hummingbird Lane looking west, since neighbors to the west and northwest might be affected.

Mr. Mendez explained that the home was lower than the road, screened from street view. At the same time, some homes above might see the panels, but the hillside code required screening only for homes at the same elevation or below.

Chair Jarson added that the house sat slightly lower than the road so motorists might catch glimpse of the panels, but overall, the location was not visible.

Member Rose asked whether neighbors above had been notified.

Mr. Mendez confirmed that three homes could potentially see the panels, but no inquiries or comments had been received.

Member Georgelos asked about the roof clips and whether they indicated prior installations.

Mr. Mendez responded that the owner had considered solar during past remodels but had not proceeded until now.

Chair Jarson concluded that it was a straightforward application but recommended adding a stipulation that the panel height not exceed 10 inches. He drafted language for the stipulation, and committee members indicated agreement.

A motion was made by Chair Jarson, seconded by Member Rose, to approve item 25-172 with stipulations, including an additional stipulation that the placement of the panels shall not exceed 10 inches in overall installed height. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Lau, Member Georgelos, Member Rose

Absent: 2 – Member Portugal, Member Dickman

4. STAFF REPORTS

Mr. Mendez confirmed there were no reports, noting that the application queue looked good with about five or six projects coming up.

5. COMMITTEE REPORTS

Chair Jarson suggested holding a meeting in the coming months with citizen members and planning commissioners to review hillside development regulations and procedures. He explained that such a meeting would provide clarity, especially for newer members, and could be done in about an hour. He invited feedback from staff and committee members.

Mr. Mendez agreed a meeting would be helpful, noting that some sections of the code could be confusing or contradictory. He added that past public meetings and pamphlets had been useful for addressing common questions.

Chair Jarson emphasized the value of such a session for both personal understanding and community engagement and asked for further comments.

Mr. Weaver supported the idea, suggesting that members could submit topics of interest in advance to guide the agenda. He noted scheduling could be tricky, but said staff would work to coordinate.

Commissioner Rose expressed support for the idea.

Member Georgelos also supported the proposal, highlighting the value of gaining greater expertise and suggesting participation by planning commission members as well. She mentioned that allowing Zoom participation would help ensure broad attendance.

Chair Jarson thanked everyone for the feedback, said he would draft an outline for the meeting, and encouraged others to contribute ideas. He suggested the meeting take place later in the year.

6. NEXT MEETING DATE

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, September 17, 2025, at 8:00 AM and Wednesday, October 15, 2025, at 8:00 AM.

Chair Jarson noted a potential conflict for September 17th, as he would be out of town, but said quorum should not be an issue.

Mr. Mendez initially thought the meeting was on September 10th.

Mr. Weaver clarified that it had been moved to the 17th to avoid conflicts with the planning commission schedule.

Chair Jarson said he would be unavailable both the 10th and 17th, so the 24th would work better for him, though quorum would be maintained regardless.

Mr. Weaver suggested leaving the schedule as posted.

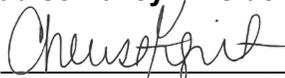
7. ADJOURNMENT

A motion was made by Chair Jarson, seconded by Member Rose, to adjourn the meeting at 8:47 AM. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Lau, Member Georgelos, Member Rose

Absent: 2 – Member Portigal, Member Dickman

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary