

TOWN
Of
PARADISE VALLEY



STAFF REPORT

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: March 11, 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 **approve** Case #HILL-26-06, 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 home hidden from view.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)
The proposed project will add new solar panels to the existing single-family residence. There are 23 total solar panels proposed to be mounted on the flat area of the roof.

| Lot Data | |
|---------------------|---------------------------------|
| 1. Area of Lot | 1.44 ac or 62,706 SF |
| 2. Footprint | Approximately 9,801 SF |
| 3. Floor Area Ratio | Approximately 9,801 SF (15.63%) |

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 approximately 1' 6".

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 south east side of the home. Photovoltaic 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.

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