



Action Report

File #: 21-145

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: April 14th, 2021

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

Narrative: The proposed project will add solar panels to residence constructed in 1972. The new project has an application date of January 15th, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.342 ac or 58,466 ft ²
2.	Hillside Assurance	\$0

Background

The property contains a 5,200 ft² residential property built in 1972. The committee voted to continue the application on March 10th, 2021. The applicant was asked to return with additional documentation on the efficiency of the installation.

Variance

The applicant acquired a variance on January 6th, 2021 for the installation of unscreened solar on pitched roofs and therefore the solar installation will be fully exposed.

Solar

The proposed project will add thirty-six (36) solar panels to the residence. The solar panels will be mounted flush at a 20° pitch and will not be hidden below the building’s parapets. All site disturbances shall remain the same as before. The applicant has provided an additional Solmetric report, as requested by the committee, to provide an efficiency evaluation. The report states that moving the unobstructed array on the higher roof to another appoint on the lower roof would result in up to a 15% reduction in solar efficiency annually.

Hillside Safety Improvement Plan

The applicant is not required to submit a Hillside Safety Improvement Plan based on the scope of work.

Solar Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement

Measures and Process Manual for review and approval prior to being issued a building permit.

3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.

4. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.

5. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.

6. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.