



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Final

Hillside Building Committee

Wednesday, April 10, 2024

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

Chair Jarson called the meeting to order at 8:03 AM.

- Present 4 –** Chair Scott Jarson
Member Blair Portigal
Member Pamela Georgelos
Member Karen Liepmann
- Absent 1 –** Member Dickman

STAFF MEMBERS PRESENT

Community Development Director Chad Weaver
Town Attorney Michael Goodman
Town Engineer Shar Johnson
Hillside Development Planner Jose Mendez
Hillside Associate Engineer Juan Gonzalez, Jr.
Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

- A. 24-134 Solar Combined Review for new rooftop solar panels
(incorrect noticing in previous meeting).
5820 E Glenn Drive (APN 169-55-933).**

Hillside Development Planner Jose Mendez presented the item, noting that the project had been previously approved but was being brought back to the Committee due to a noticing error. He addressed height, materials, and the paver & gravel driveway. He displayed renderings and photos of the walls as built. He noted that no other modifications were being proposed.

Bobby Burnett with Sun Valley Solar Solutions discussed materials with the Committee.

Chair Jarson confirmed that nothing about the design has changed.

Member Liepmann asked if the item was approved with any stipulations the last time it came before the Committee.

Mr. Mendez shared that the item had been approved with the standard stipulations.

No public comment was received.

A motion was made by Member Liepmann, seconded by Member Portigal, to approve item 24-134 subject to the stipulations in the staff report. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Portigal, Member Liepmann, Member Georgelos.

Absent: 1 – Member Dickman

B. 24-104 Combined Review for a new guest house at 5705 E Glen Drive (APN: 169-55-037K).

Mr. Mendez presented the item proposing a new, attached 1,300 sq ft guest house extension with a covered patio. He shared details of the project related to disturbance, the existing home, and building height. He presented renderings of the extension, noting that materials for the guest house would match the existing home. Mr. Mendez elaborated on proposed materials which were Light Reflective Value (LRV) compliant and addressed a tile which did not comply with LRV allowances. Mr. Mendez discussed lighting, which would need to be corrected in areas where non-compliant fixtures had been installed. Further, he noted that there would be no landscaping improvements and a grading and drainage plan would be required.

Edmir Dzudza, architect on the project, addressed the Committee. He noted that the project aimed not to increase disturbance by matching the original design.

Chair Jarson touched on the lighting plan which would be lighting into compliance. He provided the travertine warning but did not believe it would be an issue given it was being used in a smaller covered area. He discussed drainage with Mr. Dzudza.

Member Portigal asked questions about the proposed disturbance.

A neighbor in the area, Dr. Steve Schaffner, asked about the building pad for the project. He specifically wanted to know if it existed or would need to be created.

Mr. Mendez displayed an aerial to show what currently existed on the site. He explained that the casita would be extended into a location which was already disturbed, and no additional fill or cut was needed. He briefly addressed stipulations and drainage improvements.

A motion was made by Chair Jarson, seconded by Member Portigal, to approve item 24-104 subject to stipulations. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Portigal, Member Liepmann, Member Georgelos.

Absent: 1 – Member Dickman

C. 24-115 Formal Review for a Single-Family Residence 6019 E Foothill Drive N (APN: 169-03-056).

Hillside Associate Engineer Juan Gonzalez presented the item. He displayed aerials and rendering while discussing the location and site conditions of the undeveloped lot. Mr. Gonzalez talked about access to the property from Foothills Drive, there being 0 sq ft of disturbance, and details related to grading and drainage. He noted that public sewer access

was not available, so a new septic system was proposed. Mr. Gonzalez presented a visual while discussing elevations and overall building height. He shared that building materials consisting of stucco, a ballast roof, and other materials within the Light Reflection Value (LRV) allowances. Hardscape materials were also within the Light Reflection Value (LRV) allowance. Mr. Gonzalez talked about lighting which would include strip lighting and landscape lighting which would consist of path and spotlights. Finally, he noted that no public comment had been received.

Chair Jarson noted that his relationship with Mr. Petrucci would not impose on his review of the application.

Mr. Petrucci explained the idea for this project; that the home was like a ribbon up the hill. He shared that lighting would be minimal, dark colors would be used, and landscaping would include revegetation. He elaborated on details of the low voltage, LED strip lighting at the request of Chair Jarson. He shared that the strip would follow the architecture and tuck into the soffit to create an ambient light for the patio areas.

Chair Jarson pointed out an outer edge of the soffit which appeared to be wood. He reminded the application that the material would need to be Light Reflection Value (LRV) compliant. He complimented the material palette and thanked the applicant for using a ballasted roof. Chair Jarson brought up grading and drainage since the lot was undeveloped.

Nick Prodanov, civil engineer on the project, spoke on grading drainage. He explained that the project had started in 2017 and he had been working on other homes in the area, making it easy to piggyback this project on top of those. Mr. Prodanov shared that the goal was to add sediment basins to prevent silt and debris from leaving the property into the street, which was a concern from a neighbor below this property. He noted that a landscape berm would also help mitigate flows into the street. Mr. Prodanov added that there is a possibility to extend the sewer versus using a septic system.

Member Liepmann asked about the up lights and was informed there were two on the trees, both in compliance. She then asked about solar.

Mr. Petrucci noted that solar had not been considered, but it would be submitted as a separate request once approved by the client.

Judy Opatrny, a resident in the area, shared her desire for an assurance on proper water mitigation with volume direction and speed of flow. She stated that she had spoken with Mr. Prodanov and would like this property to be in concert with other properties in the area. She showed support for installation of a silt catch as that is a problem in the area.

Ken Phelps, a citizen of Paradise Valley, expressed concerns with runoff and wondered if the driveway would be rerouted, but realized he was speaking about another property. He asked if this project would create a lot of disturbance to the hillside, such as blasting, because of the granite field present.

Mr. Petrucci stated he did not know the contractors plans for excavating the lot, but they will be able to determine the best way to do it based on the soil on the lot.

A motion was made by Member Liepmann, seconded by Member Portigal, to approve item 24-115 as presented. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Portigal, Member Liepmann, Member Georgelos.

Absent: 1 – Member Dickman

**D. 24-122 Combined Review for on-site stability upgrades and revegetation
5405 E San Miguel Avenue (APN: 172-47-041).**

Mr. Gonzalez presented the item and gave a brief history of the lot, which had been previously approved for a two story, single-family residence. He shared details of the site and architectural plans, then addressed the floor area ratio, elevations, building height, materials, and lighting. Mr. Gonzalez explained that site stability issues were created because of unapproved over-excavation completed by the previous contractor.

Mr. Mendez spoke about disturbance increases in the back rock crop area and the driveway as a result of the excavation work, which was not presented to staff. He shared that the previous approval allowed the applicant to maintain the gross disturbance on site, but there was some allowance to change bounds and the applicant made minor changes. Mr. Mendez explained that because of the unstable slope, stabilization was needed to secure area. He noted that a full Safety Improvement Plan (SIP) has not been resubmitted yet.

Mr. Gonzalez talked about site stability and plans to revegetate the disturbed rock outcrop area which had collapsed during excavation of the lot. He noted that the collapse led to the rockery wall being built at the back of the home, and a geo-woven textile mesh material was also being used to help with slope stability. He briefly addressed landscaping, lighting, fencing, plantings, plans for the front of the property, the rear of the property, and grading and drainage.

Mike Murphy, general contractor, spoke about being brought on to the project after another contractor. He shared that when studying the site, he knew there was something unsafe about the rock outcrop area. Mr. Murphy explained that after working with engineers, a report was received noting that the site conditions were unsafe. He discussed ways that the south slope issues have been mitigated and reasons for the driveway rockery wall.

Mr. Gonzales believed that grading and drainage would be improved once the rock outcrop is restored, as this would better dissipate flows into the 3 retention basins on site.

Chair Jarson asked questions about grading and drainage. He also asked if there was a stipulation to eonite the surface. Chair Jarson addressed the few items to be reviewed at Chair level.

Agnes Jastrzebska, architect on the project, talked about the back wall which used to be masonry but is now framed stucco. She briefly addressed minor changes.

Member Portigal asked how the outcrop would be rectified.

Scott Morgan with Vann Engineering stated that the rock outcropping will be rebuilt with large particle sizes on site. He added the outcrop would be stacked up and utilized to divert drainage.

Chair Jarson confirmed that existing material would be put back in place to naturalize the site.

Member Portigal wondered if the water flow would be impacted, and staff stated that the outcropping would help the flow.

Robert Goodpasture, a neighbor in the area, raised concerns with drainage and requested

to see the new drainage plans. He addressed next steps and the cross section down the property line which bordered his property. He also asked what the material and height would be of the retaining walls.

Mr. Gonzalez shared that the wall would be no higher than 4 feet, and it would be masonry with a stucco finish.

Mr. Goodpasture, Mr. Murphy, and staff discussed the retaining wall, drainage, and outcrop area.

Jeffrey Scoon, a neighbor, addressed concerns with the finished floor elevation and was informed that there were no changes. He asked questions about drainage, how it worked, and where the flow would go. He spoke about the current silt conditions.

Nick Prodanov, civil engineer on the project, stated that the design scheme was not being changed, so historical flows will remain the same. He explained that by adding the stacked boulders, the flow would hit these, move downward, and any silt would be detained behind the check dam.

Scott Tonn, a neighbor at the Northeast corner, addressed the cut on the property. He asked to leave his number with the builders as there has been damage to his property and there are major plans to fix in.

Mr. Mendez mentioned that the standard stipulations and four additional are being applied to the project.

A motion was made by Chair Jarson, seconded by Member Portigal, to approve item 24-122 with the stipulations. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Portigal, Member Liepmann, Member Georgelos.

Absent: 1 – Member Dickman

Recess 9:52 AM

Reconvened 9:58 AM.

**E. 24-116 Concept Review for a Home Remodel with Property Improvements
6024 N 42nd Street (APN: 169-22-041)**

Mr. Gonzalez presented the item. He provided a brief background of the property which had unpermitted changes from what had been previously approved. He noted that the changes included extending the patio and adding retaining walls. Mr. Gonzalez shared that the applicant would be restoring grades back to historical in certain sections, fixing nonconformities, and providing data that the wall heights comply with code. Mr. Gonzalez briefly spoke about grading and drainage, building materials, lighting. He read comments submitted by a concerned neighbor.

Jordan Rose, attorney for the applicant, stated that the comments received from staff have been implemented. She thanked staff.

Chair Jarson addressed comments from the neighbor and asked if grading and drainage had already been approved.

Mr. Gonzalez confirmed. He said he did not see the need for an additional grading and

drainage plan.

Mr. Mendez commented on the need for additional restoration and noted that the updated data supported the historic slope which differed from the original data. He believed the grading and drainage would not change much, but a revised plan disclosing any additional fill to naturalize the site may be required.

Mr. Mendez presented a letter of support from the neighbor to the West where the wall is most visible and additional fill will be taking place.

Member Liepmann asked how concerns from the neighbor would be addressed.

Mr. Hatten presented a visual showing where additional planting would take place.

Nick Prodanov, civil engineer on the project, talked about drainage as well. He noted he was not the original engineer for the project and had not heard anything about concerns with flow to the east until today, but he would be happy to meet with the neighbor and address the concerns.

Mr. Gonzalez confirmed that Mr. Prodanov had the updated plan which would include the historic grade they intend to fill to naturalize and restore the front section of the property.

A motion was made by Chair Jarson, seconded by Member Liepmann, to approve item 24-101 with the stipulations as stated on the record. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Portigal, Member Liepmann, Member Georgelos.

Absent: 1 – Member Dickman

4. STAFF REPORTS

5. COMMITTEE REPORTS

6. NEXT MEETING DATE

Mr. Mendez noted that next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, May 15, 2024 at 8:00 AM and Wednesday, June 12, 2024, at 8:00 AM.

7. ADJOURNMENT

Chair Jarson thanked Member Portigal for his service on the Committee.

A motion was made by Chair Jarson, seconded by Member Liepmann, to adjourn the meeting at 10:19 AM. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Portigal, Member Liepmann, Member Georgelos.

Absent: 1 – Member Dickman

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary