



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Hillside Building Committee

Wednesday, May 17, 2023

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

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

Present 5 – Chair Scott Jarson
Member Scott Tonn
Member Pamela Georgelos
Member Timothy Dickman
Member Kristina Locke

STAFF MEMBERS PRESENT

Hillside Development Planner Jose Mendez
Community Development Director Lisa Collins
Town Attorney Mike Goodman
Administrative Assistant Cherise Fullbright

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

A. 23-173 **Solar Combined Review for new solar panels 5936 E Quartz Mountain Road (APN 169-48-008).**

Mr. Mendez provided an overview of the item. The home has a flat roof with a small parapet surrounding it. The solar installation is planned for three different roofs of varying heights, but the design will be consistent. Photos of the home and parapets were provided, showing the different views and heights. According to the Hillside code, solar applications on flat roofs are allowed as long as there is screening around the roof area, which this proposal complies with. The solar installation itself will be black, along with the support structures, and the additional conduits and equipment will be painted to match the home's exterior color. The existing roof color is noncompliant, but since the proposed solar system does not require modifications or puncturing the roof, it will be kept as is. Most of the installation will cover the existing roof.

Leah, the operations manager at Mr. Sunshine Solar LLC, confirmed their intention to comply with the code and mentioned that they would paint the boxes and racks black, as requested.

Chair Jarson inquired about the height and angle of the installation. Leah explained that the maximum height would be 11 feet 5 inches, and the parapet walls ranged from 21 to 24 inches.

Chair Jarson expressed concerns about glare for neighbors living above the installation and suggested a lower angle to reduce reflectivity. Leah assured them that the panels they were using, specifically Q cells, had minimal reflectivity and glare.

Member Tonn agreed with Leah, noting that the Q cells had a matte appearance compared to the shiny blue panels.

Steve Pavich, the applicant, introduced himself as a solar advocate and shared his motivation for installing the solar system. He emphasized his desire to comply with regulations, not offend his neighbors, and achieve zero bills. He mentioned the presence of 4 to 5-foot walls surrounding the roof and reassured that the panels were designed to absorb sunlight rather than reflect it.

Chair Jarson thanked Mr. Pavich and expressed appreciation for his support of solar energy. They also sought confirmation from Leah regarding the non-reflective nature of the panels, and she provided assurance based on her professional experience.

The Committee discussed visibility and potential reflections, with Mr. Mendez mentioning that the parapet walls were curved and varied in height. He confirmed that the lowest parapet height was 21 inches, meeting the code requirements.

Chair Jarson shared his experience with agriculture and discussed the Committee's satisfaction with the answers provided.

Member Locke inquired about the visibility of mechanical equipment associated with the solar panels.

Mr. Mendez explained that the panels would not be visible from the street, and the existing electrical boxes were already not visible.

Chair Jarson suggested that if the budget and time allowed, it might be a good idea to paint the elastomeric roof coat before the solar installation to ensure compliance with LRV regulations. He mentioned that it would be challenging to access the roof once the panels were installed. Chair Jarson clarified that this was just a suggestion and not a requirement.

Mr. Pavich responded, expressing his understanding, and mentioning that he had already considered the issue of roof reflectiveness. He explained that a professional contractor had redone the roof using paint that complied with code regulations for heat and energy absorption. He emphasized his intention to follow all the rules and wanted to install the solar system and benefit from the energy savings.

No public comment was provided.

A motion was made by Member Tonn, seconded by Member Dickman, to approve the combined review as presented subject to two stipulations provided by staff. The motion carried with the following vote:

Aye: 5 – Chair Jarson, Member Tonn, Member Georgelos, Member Dickman, Member Locke.

**B. 23-174 Concept Review for a New Single Family Residence
5333 E Palo Verde Drive**

Mr. Mendez provided an overview of the item. The property is 49,969 sq ft in size, and the proposed home would cover 11,400 square feet with a floor ratio of 19.93%. The building slope is 10.91%, indicating a relatively flat lot in a Hillside area. The maximum disturbance allowed is approximately 54%, but the applicant is proposing to disturb only 38,000 square feet, which is 80% of the maximum. The plans provided include floor plans, site plans, and a pool area. Mr. Mendez discussed the challenges regarding the placement of retaining walls in the front yard, as they need to comply with both regular setback parameters and Hillside regulations. He presented visuals of the proposed driveway, four-car garage, pool area, deck, mechanical yard, and additional retaining walls. The facade of the home was also shown, giving an idea of the overall design. Mr. Mendez mentioned the need for more information to confirm compliance with the maximum height of 24 feet.

CP Drewett, an architect representing the applicant, provided additional details on the design of the home. He mentioned that the walls visible from the street side would be limited to a height of three feet, and planters would be incorporated to mitigate the additional height required for fall protection. The color palette will be harmonious and mindful of the location, considering the red rock backdrop. He discussed the materials to be used, including cast-in-place concrete, muted burnished plaster, zinc fascia, and an ana bronze window system. They also mentioned the importance of compliance with LRV (Light Reflectance Value) for the underside of exterior soffit and the preference for top coating the roof with a granular or lightweight chip. The lighting design should avoid illuminating vertical surfaces and utilize soft placement to minimize wall wash and glass reflectivity.

The Committee emphasized the importance of native landscaping and Member Tonn expressed concern for water grading and drainage.

Nick Prodanov, from the Land Development Group, discussed the drainage analysis and explained the sediment basins and underground pipes for retention would be implemented to mitigate water impact and ensure compliance. He also mentioned an intention to create a natural wash line and a landscape that blends with the desert surroundings.

The Committee expressed their appreciation for the efforts made to address water flow and erosion concerns.

Member Tonn expressed concerns about washing vertical walls with lighting from the soffits, emphasizing that it should be avoided in the final submittal. He commended the design of the water drainage system, particularly addressing the issues caused by the west flows. He suggested communication with the neighbor to the south regarding modifications made to their property, which have affected water flow. Member Tonn also inquired about the reason for the lifted terrace in the front.

CP Drewett explained that it was primarily for design purposes, creating a hovering effect above the natural desert floor.

The Committee echoed the Chair's comments on rooftop materials and suggested considering future solar installations for the project.

No public comment was provided.

4. STAFF REPORTS

Mr. Mendez stated that the next hearing would have approximately three to four items on the agenda. He informed the Committee that Hugo Vasquez was no longer with the Town. George Burton will be assisting in presenting one of the items in the upcoming meeting.

5. COMMITTEE REPORTS

Chair Jarson expressed the need for the Committee to have ongoing discussions regarding the Hillside code. He mentioned that there had been some instances where the code changes from 2018 have been observed in action and might require further conversation. He suggested that committee members start generating ideas and thoughts to facilitate a future meeting with the Planning Commission, where they can propose revisions for consideration. The goal is to continue the conversation and prepare for a potential revision of the code in the future.

Alan Christensen, the design review architect for La Place de Sommet, expressed concerns about a property in relation to flooding issues and incomplete construction. He mentioned ongoing problems with water retention and runoff, as well as the potential danger posed by boulders on his land.

The Committee clarified that an application for the property was not on the agenda, but they acknowledged the concerns raised by Christensen and another resident, Dr. Zang. The Committee advised that their input would be welcome when the application becomes an agenda item in the future. They also mentioned the possibility of setting up a meeting with Town staff to discuss the matter further. It was clarified that the Committee's purview is limited to the items on the agenda, and they cannot address general concerns or provide legal advice. The Committee suggested reaching out to the Community Development Department and Town Attorney for guidance on the matter.

6. NEXT MEETING DATE

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, June 14, at 8:00 AM and Wednesday, July 12, at 8:00 AM.

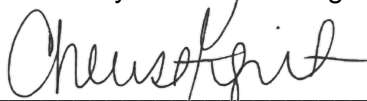
7. ADJOURNMENT

Motion for Adjournment was made at 9:19 AM.

A motion was made by Chair Jarson, seconded by Member Tonn, to adjourn the meeting. The motion carried with the following vote:

Aye: 5 – Chair Jarson, Member Tonn, Member Georgelos, Member Dickman, Member Locke.

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary