



PARADISE VALLEY
SPECIAL HILLSIDE BUILDING COMMITTEE MINUTES
October 11, 2017

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, October 11, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Planning Commissioners Tom Campbell and Richard Mahrle. Staff present: Planner George Burton, and Executive Assistant/Deputy Town Clerk Timothy Gomez, and Town Attorney Andrew Miller. Chair Jarson called the meeting to order at 8:02 a.m.

2. EXECUTIVE SESSION

Chair Jarson stated the Hillside Building Review Committee may convene to an executive session at any time during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda, as authorized by A.R.S. §38-431.03.A.3.

3. APPLICATION REVIEW

A. Concept review for new single-family residence located at 5416 E Desert Jewel Drive. (APN: 168-75-029)

Brent Kendle, Architect
Nick Prodanov, Engineer
Richard Van Horne, Architect

George Burton said that this is a concept review of an application to construct a new home on a vacant lot at 5416 East Desert Jewel Drive. He said that this a concept review for a new single family residence and it will be coming back once more for a formal review. He said that preliminary data show that everything is compliant with the code and the applicant is here to discuss the project and detail.

Mr. Kendle stated that it is a new development because of the large rock that is on the property. He acknowledged that the house below this property has very large foliage. Mr. Kendle said that when the house is complete, it will be almost unchanged from the street view because of the rock out cropping.

Mr. Kendle acknowledged that they are using dark earth tones to blend in with background. Earth toned split face tone and retaining walls will disappear into the site.

Chair Jarson asked Mr. Kendle if he anticipates he will need any variances. Mr. Kendle confirmed that they do not anticipate any variances.

Chair Jarson asked Mr. Kendle if the client has any consideration for adding solar electricity. Mr. Kendle confirmed that the client has not made any requests for solar.

Chair Jarson asked if the synthetic lawn area displayed was for retention. Mr. Kendle confirmed that it was for dogs.

Mr. Tom Campbell asked what the function below the pool was for. Mr. Kendle confirmed there is not occupied space under it. Mr. Campbell said that it was a big face for the pool for the 20ft high wall. Mr. Kendle said there does not appear to be an obstruction of view for the downhill neighbor.

Mr. Tom Campbell said that the design was great, and only concern is that pool is so tall and so close to the rear property line. The committee agreed that Mr. Kendle should stake the area of the pool for formal review.

Mr. Scott Tonn asked Mr. Kendle if he is jumping the color off of the chimney instead of the base color of the house. Mr. Kendle confirmed this and said it will increase the visual mass of the house.

Chair Jarson asked Mr. Kendle to bring in actual samples of the palette. Chair Jarson said he approved of the dark color roof.

Chair Jarson said to be careful of the lighting placement in regards to the vertical surface.

Citizen Mr. David McClaughlin asked how big the driveway was going to be and had inquiries on the driveway ingress/egress.

Chair Jarson thanked the applicants for the concept review.

Chair Jarson motioned that the Committee move into Executive Session with the purposes of consulting with council. Mr. Richard Mahrle seconded. The motion was passed unanimously, 4-0.

B. Combined review for landscape improvements located at 4134 E Keim Drive (APN: 169-22-133)

Paul Gilbert, Attorney

Jeff Blilie, Attorney

Russ Greey, Landscape Architect

Erik Peterson, Architect

Mr. Gilbert asked to bifurcate the presentation for purposes of clarity. Mr. Gilbert introduced Mr. Francis Najafi.

Mr. Gilbert spoke about the driveway. He mentioned that there has been a home on the main lot for over 20 years and during that time the driveway has been the main access point for the property. He also wanted to clarify that the main address has been 6245 N. Hogahn Drive.

Mr. Gilbert said that approximately two years ago, the Hillside Committee reviewed and approved both the landscaping and the lighting plan. Mr. Gilbert confirmed that they were there seeking approval for three items: the revised lighting plan for the main lot, the revised landscaping plan for the main lot and approval of the lighting plan for the driveway lot.

Mr. Gilbert stated that the revised lighting plan is identical to the plan that the Committee received in the packet. The major exception is that all of the lighting that was located in the undisturbed area has been removed. The modifications made to the plan are: removed all of the 43 tree hung lights, reduced number of path lights down from 62 to 59, increasing the number of tree up lights from 12 to 49, overall light fixtures have been reduced from 121 to 108 and the configuration and location of lights are virtually identical to the ones previously approved. He stated that lot contains an allowable 86 up lights, and they chose to go with 49.

Mr. Erik Peterson presented a model of the tree up lights and pathway lights for display to the Committee. Mr. Richard Mahrle affirmed that the interpretation from the zoning administrator was not able to be overturned by the Hillside Committee.

Mr. Gilbert stated that all of the landscaping proposed in the new plan complies with the Town's landscaping guidelines of native vegetation.

Chair Scott Jarson stated the Committee has discussed that certain elements of the driveway lot (6250 E Hogahn) are Zoning Administration applications and that this will be treated as conceptual review. Committee will go over what is presented and the Committee will give input or provide comments. There will be no final motion.

Mr. Gilbert affirmed that the driveway path lights were planned to be installed in a staggering position. He said that they were hoping that the Hillside Committee could approve the conceptual lighting plan, subject to them having to get approval from the Town.

Chair Jarson said the plant palette is great. He said there is a concern that the lamps might light up the vertical surfaces.

Tom Campbell expressed frustration that the entire plan drawing had a cloud on it, and that only changed areas should be clouded.

Mr. Tom Campbell made a motion to approve the combined review for the landscape improvements, including landscape lighting with the stipulation that the landscape lighting be placed and aimed so that no vertical surfaces are illuminated. Mr. Scott Tonn seconded. The motion was passed unanimously, 4-0.

C. Combined review for site improvements located at 6250 E Hogahn Drive (APN: 169-22-127)

Paul Gilbert, Attorney

Jeff Blilie, Attorney

Russ Greey, Landscape Architect

Erik Peterson, Architect

Chair Scott Jarson confirmed that this was a conceptual view.

Chair Jarson confirmed that the lighting and décor was a much more natural palette and that the lighting count has been reduced. The lighting count was reduced to 12 up-light and 6 ballard style lights.

Mr. Tom Campbell confirmed that the Hillside Committee does not vote on concept reviews. However, the Committee agreed and concurred that the conceptual review was compliant.

Citizen Mr. Dave Press made a statement regarding the safety implications of odd and even numbered houses.

Chair Jarson restated that the Zoning Administrator has discretion over the lighting over the parcel, and that this lighting is not subject to review by the Hillside Committee. Chair Jarson said that the landscaping is well done and the minimal placement of lighting meets the requirements of the Committee.

Mr. Paul Gilbert asked if the improvements are approved that the property owner does not need to come back for further approval, granted the plans remain unchanged. Mr. Andrew Miller confirmed this to be true.

Mr. Paul Gilbert asked if the mailbox was subject to review. Mr. Andrew Miller confirmed that the mailbox is in the right of way and does not need to be approved by the Hillside Committee.

4. STAFF REPORTS

There were no staff reports.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting was scheduled for 8:00 a.m. on Wednesday, November 8, 2017. The December meeting was scheduled for December 13 at 8:00 a.m.

7. ADJOURNMENT

Chair Jarson moved to adjourn. Commissioner Campbell seconded the motion, which carried unanimously 4-0. The meeting adjourned at 9:44 a.m.