

# TOWN *Of* PARADISE VALLEY

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## STAFF REPORT

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**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:** August 13, 2025

**DEPARTMENT:** Community Development Department  
Jose Mendez, (480)348-3519

**AGENDA TITLE:**  
**Solar Combined Review**  
**New Solar**

Our World Energy  
4622 E Foothill Drive (APN 169-11-140).  
#HILL-25-16

**RECOMMENDATION:**

Staff recommends the Hillside Building Committee to review and **approve** Case #HILL-25-16, a request by applicant Our World Energy, on behalf of the property owners at 4622 E Foothill Drive, for new solar panels on a flat roof portion of the home hidden from view.

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**BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)**

The proposed project will add new solar panels to the existing single-family residence. A total of 288 solar panels are proposed to be mounted on the roof.

Lot Data	
1. Area of Lot	6.019 ac or 269,717 SF
2. Footprint	Approximately 13,203 SF
3. Floor Area Ratio	Approximately 13,203 SF (.048%)

Single Family Residence

The lot contains a single-family residence with flat roofs at an approximate total of 13,203 (SF) of livable area. The home is shielded to the north by the mountain and located at an approximate elevation of 1650 feet with adjacent homes sitting lower in elevation. No other modifications to the existing residence are proposed.

## Solar

The home had a solar power installation of approximately 128 solar panels that were approved in 2010. Recently the homeowner decided to remove those and add a new solar array.

The new solar installation has a total of 288 panels over three sections. Roof #1 will have 187 panels, roof #2 will have 78 panels, and roof #3 will have 23 panels. The solar panels mounted on the home will be flat pitched at a grade of 2% no taller than 8 inches.

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.*

In this case, the proposed solar installation is on a flat roof that does not have parapets. The home and roof are at an elevation 40-50 feet higher than any adjacent home and are partially screened by the adjoining hillside to the north. In addition, the solar panels will be placed practically flat at 2% tilt, 8 inches tall, and placed at a minimum of 36 inches away from the edge of the roof screened from view.

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 side of the home. All site disturbances will remain the same.

## **ANALYSIS:**

The applicant has proposed new roof mounted solar panel arrays on the existing single-family residence that meet the requirements of the Town Code and the adopted Zoning Ordinance.

## **STIPULATIONS:**

1. All improvements shall comply with the enclosed Standard Approval Information.

## **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
- E. Photo Exhibit
- F. Notification Materials
- G. Standard Approval Information