



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
MAY 10, 2017**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, May 10, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present included Chair Scott Jarson, Scott Tonn and Planning Commissioners Dolf Strom and Tom Campbell. Planning Commissioner Jonathan Wainwright was not present. Staff present: Planner George Burton, Town Engineer Paul Mood, Engineering Technician Richard Edwards, and Executive Assistant/ Deputy Town Clerk Natalie Montenegro. 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. Request for Continuance on Combined Review for Marsoner Residence - 6199 N. 44th Street (APN: 169-20-115). Application for

**Nick Prodanov, Civil Engineer
Reinold Masoner, Owner**

Planner George Burton said this application was discussed at the April 12 meeting and was continued to the May 10th meeting to allow the neighbors to work together and come to a solution. The applicant is now requesting a continuance to the June 14, 2017 Hillside Committee meeting because they need more time to work on a solution that will satisfy the neighbors from an engineering standpoint. Therefore, the applicant is requesting a continuance to the next meeting date.

Commissioner Campbell moved to continue this application to the June 14 meeting. The motion was seconded by Commissioner Strom.

Commissioner Strom asked Mr. Prodanov the status of the drainage resolution that will satisfy the neighbors. Mr. Prodanov said he has used several different benchmarks to determine the location of the berms, including a 2002 and 2008 view of the area. He said he is developing a plan to remove all the rock but this will have the result of more silt deposits in the street.

Commissioner Strom asked if the water retention swales are pervious or impervious. Mr. Prodanov said the existing swales are rock swales that will be removed.

Mr. Masoner felt the neighbor should have said something before they put tons of rock into the project.

Scott Tonn asked if the new plan will put back the landscaping to what it was before the berm and swale were installed. Mr. Prodanov said it will be restored.

The motion to continue this application to June 14 carried unanimously, 4-0.

B. Formal Review for McLinden Residence - 5564 E. Palo Verde Lane (APN: 172-47-058C). Application to construct a new single family residence, casita, pool, and trellis.

Drew Bausom, Contractor
Andy Byrnes, Contractor

Planner George Burton presented the application to construct a new home, guest house, pool and trellis at 5564 East Palo Verde Lane. He said the existing house will be demolished and the plans for the new home meet all the height and setback requirements. There will be onsite retention around the property at three locations. The cassita is detached and will match the main house. It will have a green roof. The pool barrier will be glass barrier and the pool equipment will be placed below the pool deck with a 6 foot metal wall screen. The trellis will be at the front of the pool area and will provide covered parking for guests. There will be 4 LED strip lights under the trellis. There are 2 stairwells with LED strip lights underneath the handrails. The driveway is exposed aggregate. The landscaping will be natural desert.

Chair Jarson asked to see the material palate. Mr. Byrnes presented the materials. He said the retaining walls will be gray board formed concrete. Other materials include vintage standing seam house cladding, exposed steel for the mechanical fence, dark galvanized steel for the trellis at carport and casita, negro cantera stone for the pool patio and entry stairs, and exposed aggregate for the driveway and guest patio.

Commissioner Campbell asked if the steel will rust out. Mr. Byrnes said yes, it should rust with age.

Commissioner Strom asked what protects the steel that goes into the ground. Mr. Byrnes said it is waterproofed.

Commissioner Strom asked for clarification on the location of the drive that goes to the covered parking trellis. Mr. Byrnes said the area under the parking trellis is an aggregate hard surface that is stabilized with glue.

Chair Jarson asked for clarification on the landscape lighting fixtures. Mr. Byrnes said the fixtures are hidden and have a dome.

Chair Jarson asked for clarification on the strip lighting. Mr. Byrnes said the overhead lights are shielded and the strip lighting will light the walking surfaces.

Commissioner Strom asked how the output of the strip lighting is measured. Mr. Byrnes said the measurement is lumens per square foot, and the strip lights are dimmable.

Commissioner Campbell said the main concern regarding lights is that they are not lighting the building. They should be placed so that they do not light the walls.

Mr. Byrnes said the new LED cans are adjustable so as not to be aimed at the walls. Mr. Tonn said the intent is to light down and not aimed at the walls.

Mr. Burton said the strip lights above the garage doors are aimed down. Mr. Byrnes said the doors are glass and will not be visible from the street.

Commissioner Strom asked if the 3 retention basins will capture the excess rainwater and which areas are pervious and impervious. Mr. Byrnes said the retention basins will capture the water from all parts of the house, the driveway, and the roof. He said that there are no pipes under the house and that gravity takes the water to the retention areas which are connected by pipes. Commissioner Strom said his concern was that they did not capture the water from the driveway.

Commissioner Strom pointed out that the numbers on the drainage report are not consistent with the drainage criteria on the plans. He said the numbers on the plans are correct. Mr. Burton suggested adding a stipulation to clarify that the retention counts on sheets C1 and C2 of the civil plans take precedence over the numbers on the drainage report.

Chair Jarson wanted to make sure that the color of the retaining wall rock surface be ionited or varnished. Mr. Byrnes confirmed this.

Commissioner Strom asked if the green roof will collect rainwater. He would like a stipulation stating the minimum dimensions from the top soil to the lip of the parapet to allow for water retention.

Chair Jarson asked what other materials will be used on the green roof. Mr. Byrnes said there will be strips of decomposed granite similar to the ones on the ground situated between the plantings.

Commissioner Strom said that swimming pools usually catch rainwater. Mr. Byrnes agreed.

Mr. Tonn asked for clarification on the location of the septic system. Mr. McLinden said connecting to the sewer line was not an option because it was far away and would cost too much.

There being no public comments, Chair Jarson called for a motion. Commissioner Campbell moved approval of the application subject to the stipulations set forth by staff and added 3 more:

1. The strip and soffit lights shall be installed so that the vertical surfaces are not illuminated.
2. The retention calculation on Sheet C1 and C2 shall take precedence over the retention calculations in the drainage report.
3. The minimum overflow depth of the green roof shall be 2.2 inches.

Commissioner Strom seconded the motion which carried unanimously, 4-0.

4. STAFF REPORTS

Planner George Burton said that the June 14 agenda will have 5 to 7 applications. He said that the Hillside Committee will review concept designs only at the July and August meetings since so many residents are away during the summer months.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting was scheduled for Wednesday, June 14 at 8:00 a.m.

7. ADJOURNMENT

Commissioner Strom moved to adjourn. The motion was seconded by Scott Tonn which carried unanimously 4-0. The meeting adjourned at 8:45 a.m.