

## PARADISE VALLEY

### HILLSIDE BUILDING COMMITTEE MINUTES - FINAL

January 13, 2021

**Present:** Chair Scott Jarson, Charles Covington, Thomas Campbell, Pamela Georgelos

**Staff:** Hillside Development Administrator Hugo Vasquez, Town Engineer Paul Mood, Community Development Director Lisa Collins

#### 1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, January 13, 2021, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. The meeting began at 8:00 a.m.

#### 2. EXECUTIVE SESSION

None.

#### 3. APPLICATION REVIEW

##### **21-010 Concept Review for a new single-family residence at 8020 Mummy Mountain Road (APN 168-77-008)**

Hugo Vasquez, Hillside Development Administrator, introduced the project which planned to demolish the existing residence and guesthouse that had been constructed in 1972. A new single-family home would be constructed with 10,000 sq ft of livable area, with an attached penthouse. He indicated the site was considered large being over five acres and was relatively flat. A preliminary grading and drainage plan were included with the application. Mr. Vasquez briefly reviewed the drainage plan. He noted the applicant had provided a digital walk around video, which he displayed. He stated the overall height of the proposal was 38' 2", which was within the allowable limits. He added there would be a sports court on the north side of the residence.

Architect C.P. Drewett, with Drewett Works Architecture, stated they were attempting to work with the existing terrain with additional landscaping. He believed the renderings appeared darker with shades and shadows. The materials selected would likely appear lighter, but the Light Reflection Value (LRV) would be within the limits.

Chair Jarson addressed the pool and the necessary equipment to maintain a pool of that size. He suggested caution be exercised to ensure the equipment would not disturb the neighbors. He briefly discussed the rock and other chosen materials. He added the native stones may read okay on Light Reflection Value (LRV) but could vary greatly from the quarry. He suggested they consider selecting darker color shades. He questioned if they would be considering solar panels for the project.

Mr. Drewett replied solar would be likely.

Chair Jarson believed the roof would be very visible to those in the community. He suggested adding ballasting components to increase the camouflage. He briefly discussed the lighting plan and mentioned the lighting value and illumination of possible outdoor audio-visual panels. He requested this be considered and appropriate screening be used.

Chair Jarson stated it appeared as though a large portion of the site had been disturbed prior to the application. He requested information regarding the disturbance and removal of several desert plants. He was concerned that if the application was not granted, and the project did not take place, the site would be left scarred.

Mr. Drewett replied he was not privy to any information regarding previous disturbances.

Mr. Vasquez noted the applicant had submitted for a demolition permit. They had not yet obtained the permit, but it was possible it had been done in preparation for the demolition.

Member Thomas Campbell agreed with Chair Jarson's concerns. He mentioned the generous amount of soffit lighting. He recommended the applicant avoid lighting vertical surfaces. He questioned if there was a horizontal element to contrast the vertical features.

Mr. Drewett clarified that the vertical structures were meant to be shown as a trellis to facilitate shading without absolute coverage.

Member Covington urged selectivity with the soffit lighting, as it could reflect off the glass. He questioned the material of the railing and inquired on the negative edge spa that looked to be creating a waterfall. He voiced concern in relation to the noise generated with a water feature that size.

Mr. Drewett stated the railing was currently planned to be all glass. He asked if they would be held to a decibel rating at the perimeter of the property.

Mr. Vasquez noted the noise ordinance, but added he was unsure of the allowed decibel rating.

Chair Jarson suggested the applicant not only focus on the allowed rating but also on being a good neighbor. He believed that because of the placement, noise would amplify along the mountainside. He asked about planned materials for the sport court.

Mr. Drewett stated it would be a tennis court with a coating which would mimic the desert floor.

Member Pamela Georgelos echoed previous concerns and requested they be mindful of colors, Light Reflection Value (LRV), and heights.

Chair Jarson opened the public comment.

No public comments were offered.

### **21-011 Concept Review for a major remodel and addition at 7404 N Las Brisas Lane (APN 169-06-090)**

Mr. Vasquez introduced the proposed project for a major remodel and an addition. Major portions of the roof would be replaced. He noted the applicant would be keeping the existing sports court and pool. He added the applicant had provided the original grading and drainage plan. He then briefly reviewed the provided renderings and shared the belief the applicant was trying to modernize the home.

Architect Tyler Kinsey, with DesignTANK Architects, explained the project would add approximately 1,300 sq ft to the existing home. He briefly reviewed the proposal.

Chair Jarson questioned if the shadow over the tennis court would be allowed to remain.

Mr. Vasquez clarified it would be allowed, as it was an existing non-conforming structure. He added there was a portion of the building they would be bringing into conforming standards.

Chair Jarson cautioned the use of the LED strip lighting.

Member Campbell spoke regarding the vertical surface lighting.

Chair Jarson questioned the material palette.

Mr. Kinsey replied they would be utilizing a tan and taupe color palette that would be accented with concrete plaster. They would also change the copper roof cap to a dark bronze composite.

Chair Jarson questioned if there would be any solar.

Mr. Kinsey stated they were not planning for solar at this time.

Member Georgelos requested clarification on roofing materials.

Mr. Kinsey replied they were maintaining much of the roof and adding metal seam roof that would eventually replace the entire existing roof.

Member Campbell requested clarification regarding setbacks and Mr. Vasquez clarified the areas of yard and setbacks.

Member Georgelos questioned if the setbacks had been grandfathered in.

Mr. Vasquez responded the existing setbacks were not building elements and did not need to meet requirements. He believed the pool would need to be corrected but most of the current setbacks complied with the current codes. He mentioned the sports court would possibly need to be brought into compliance. He agreed to gather the needed information from the planning department.

Chair Jarson opened the public comment.

Charles, a neighbor, voiced concerns regarding drainage.

Mr. Vasquez advised the concept review did not require drainage details. He noted the applicant had provided the original grading and drainage plan, but they would need to provide an updated study at the time of the formal review.

Paul Mood, Town Engineer, added that when the Safety Improvement Plan (SIP) a detailed drainage report for the site would be provided and compared to current code. Further, if the site could not percolate the water sufficiently, additional retention would be allowed.

Member Georgelos questioned if there had been drainage issues in the area.

Mr. Mood replied he did not recall any recent drainage issues from the area.

Mr. Kinsey requested guidance in the event the client desired solar on the property.

Chair Jarson suggested they plan for the solar early in the project and allow for sufficient screening.

Mr. Vasquez briefly reviewed the screening code.

**21-012 Combined Review for an addition and guesthouse at 5001 E McDonald Drive (APN 172-04-009)**

Mr. Vasquez provided a brief overview of the item which was previously brought to the committee last year. This review was for the added guesthouse and expanded remodel.

Member Campbell questioned how the home qualified for an addition and combined review, with only two walls existing from the original construction.

Mr. Vasquez clarified that a guesthouse would be added and there would be small adjustments to the original approval. The proposal would expand the master bedroom and dining room area while bringing the 1963 structure into compliance with current code. There would be no changes to the hardscape materials or pool. He added there was additional lighting proposed for the guesthouse and there would be a new CMU stack wall for portions of the guesthouse with a Light Reflection Value (LRV) of 25, as well as a grey ballasted roofing system with a rock-chip finish. The gross disturbance would remain the same. A new septic system would be installed. He briefly reviewed the provided visual renderings. He added the grading and drainage system would be updated with the existing fence removed as originally proposed. Mr. Vasquez reviewed the guesthouse details. The exterior would be comprised of stucco, metal fascia and tongue and groove soffits.

Dan Bowman, applicant, reiterated the project had received initial approval June 10, 2020. As the project progressed, the client decided they would like additional square footage in the remodel. They had originally planned to add the guesthouse in two to three years but decided to move forward with that addition as well. There would be no changes to the exterior palette of the main home.

Chair Jarson thanked the applicant for the roof ballasting. He questioned if the canned soffit lighting was located far enough out from the structure.

Mr. Bowman clarified they had requested standard canned light with 725 lumens. He reviewed the lighting plan on the guesthouse. He mentioned they would be amenable to bringing the lights out on the soffit further away from the structure.

Member Campbell suggested they considering pulling all the fixtures out closer to the soffit edge. He mentioned adding a stipulation for the lighting plan.

Member Georgelos requested clarification regarding the bear grass listed in the landscape plan.

Chair Jarson clarified it was not an actual grass, it was considered a succulent.

Mr. Bowman added they would be removing some palm trees from the existing site.

Member Georgelos questioned the septic system leech fields and percolation.

Mr. Bowman replied they were awaiting approval from Maricopa County for an alternative septic system, due to the necessary length of leech fields they would have needed with traditional septic plans.

Chair Jarson opened public comment.

No public comments were offered.

Member Campbell motioned to approve 21-012 Combined Review for an addition and guesthouse at 5001 E McDonald Drive (APN 172-04-009) per the stipulations in the action report with one additional stipulation that the east soffit lights be centered on the overhang and the remaining six lights be

installed as close to the fascia as possible. The revised plan to be revised by Staff and Chair. Chair Jarson seconded the motion.

The motion passed unanimously.

#### **4. STAFF REPORTS**

##### **21-016 Election of Hillside Building Committee Chair**

Member Campbell motioned to nominate Scott Jarson for Chair for the coming year.

Member Georgelos seconded the motion.

The motion passed unanimously.

Lisa Collins, Community Development Director, introduced herself to the Board and thanked the committee members for their service to the Town.

Mr. Mood stated he and Mr. Vasquez continued to take notes of any possible warranted Hillside Development Regulation amendments. They were still working on the previous list of amendments, to bring them through the approval process. He briefly spoke regarding the insurance requirements and Hillside approved plant list.

#### **5. COMMITTEE REPORTS**

No committee reports noted.

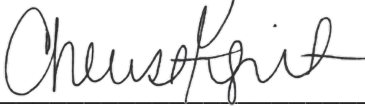
#### **6. NEXT MEETING DATE**

Chair Jarson announced the next Hillside Building Committee meetings would take place on Wednesday, February 10, 2021, and March 10, 2021, both at 8:00 am.

#### **7. ADJOURNMENT**

Chair Jarson motioned to adjourn the meeting. Member Georgelos seconded the motion. The motion passed unanimously, and the meeting was adjourned.

#### **Paradise Valley Hillside Building Committee**

By:   
Cherise Fullbright, Secretary  
for Hugo Vasquez