



Action Summary

Hillside Building Committee

Wednesday, December 8, 2021

8:00 AM

Town Hall Boardroom

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

Committee Members

1. Call to Order

Present: 5 - Scott Jarson, Scott Tonn, William Nassikas, Pamela Georgelos and Karen Liepmann

2. Executive Session

3. Application Review

4. Staff Reports

[21-387](#)

Combined review for a hillside designation removal at 6010 N 41st Street (APN 169-22-068).

The subject property has a slope of 3.20% and a building pad slope of 2.00%. For more information, please refer to sheets A01-A03. By removing the Hillside designation, the property would be required to conform with non-Hillside building regulations which allow for freestanding site walls but reduces the overall maximum allowable height of the residence. Section 2210 of the current Hillside Development Regulations provides the removal process: The Hillside Building Committee and Town Council shall review plans for any request to remove a property from the Hillside Development Area. This process applies to properties that are designated within a Hillside Development Area and have a slope of less than ten percent (10%). If a property owner elects to remove the property from the Hillside Development Area, the following applies:

1. The applicant must provide documentation that the property has a Building Pad Slope and a site slope of less than ten percent (10%) in accordance with Section 2202 and Section 2209B.

2. The request will be reviewed by the Hillside Building Committee, which will make a recommendation of approval, approval with stipulations, or denial to remove the property from the Hillside Development Area.

3. The applicant shall have no other code violations.

4. The Town Council will either approve, deny, or approve the request with stipulations, which may include eliminating any non-conformities.

Staff notes that other factors, in addition to the less than ten percent (10%) slope prerequisite, may be considered when a request to remove a property from a Hillside Designated Area is made.

The applicant may take the request to remove the property from the Hillside Development Area to the Town Council for consideration with a either a recommendation for approval or denial from the Hillside Building Committee.

A motion was made by Tonn, seconded by Nassikas.

Aye: 5 - Jarson, Tonn, Nassikas, Georgelos and Liepmann

[21-398](#)

Formal Review for a new single family residence at 4117 E. Keim Drive (APN 169-22-035).

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.

2. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.

3. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.

4. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$78,470.

5. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.

6. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted

Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.

7. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and off site improvements.

8. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

9. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

A motion was made by Jarson, seconded by Tonn. The motion carried by the following vote subject to stipulations.

Aye: 5 - Jarson, Tonn, Nassikas, Georgelos and Liepmann

5. Committee Reports

6. Next Meeting Date

7. Adjournment

Meeting adjourned at 9:28 am.

A motion was made by Jarson, seconded by Tonn, to The motion carried by the following vote:

Aye: 5 - Jarson, Tonn, Nassikas, Georgelos and Liepmann