



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
MARCH 8, 2017**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, March 8, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present included Chair Scott Jarson, Scott McPherson and Planning Commissioners Jonathan Wainwright and Daran Wastchak. Absent: Planning Commissioner Jeff Wincel. Staff present: Sr. Planner Paul Michaud, Planner George Burton, Building Safety Manager Bob Lee, Engineering Technician Richard Edwards, and Executive Assistant/Deputy Town Clerk Natalie Montenegro. Chair Jarson called the meeting to order at 8:04 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. Combined review for Peoples Residence – 8229 N 54th Street (APN: 168-65-030). Application for a drainage swale, solar panels, spa, and site restoration.

Robert Orlando, Civil Engineer

Planner George Burton presented the application for a drainage swale, solar panels, spa and site restoration at 8229 North 54th Street. He said the Town received a complaint that improvements were being made at this location without hillside approval and building permits. At its January 11, 2017 meeting, the Hillside Committee expressed concerns regarding the color of the rock in the drainage swale, the fabric that the applicant wanted to use to screen the solar panels, and the restoration of trench. Also, a neighbor expressed concern that water damages her driveway.

Commissioner Wastchak asked if the spa will remain as built. Mr. Burton said there will be no changes to the spa.

Chair Jarson said the color of the calico rip-rap is much improved. He said the metal screen for the solar panels is better than the mesh screen. He asked if the back side will be the gray color. Mr. Orlando said that is how it is fabricated, with brown on the outside and gray on the back side.

Commissioner Wainwright asked if you can see the back side. Chair Jarson shared this concern. Mr. Orlando said it is pre-finished and non-reflective. Commissioner Wastchak asked if both sides can be finished with the brown color and not the gray.

Mr. McPherson asked if the same metal screen will be used for the AC. Mr. Orlando said that the AC will be screened with a masonry wall.

Chair Jarson asked about the trench. Mr. Orlando said it has been on site since the 1990s and that as it collects silt, it fills up and needs to be cleaned. Chair Jarson would like to see the stone chip blend better and suggested ionite or a desert varnish treatment.

Commissioner Wastchak said one season of rain will remove the brightness of the new coated rock. He stated his concern that the rip-rap will roll to the street.

Chair Jarson asked about the catch basin or diversion. Mr. Orlando said it is diverted to east. He asked if the neighbors were okay with the diversion and Mr. Orlando said they are okay with it. He explained the historical flow and the reason for the rip-rap.

Commissioner Wastchak said one of the neighbors said her driveway was eroding at the last meeting. Mr. Orlando said they will start the rip-rap at the edge of the driveway so the run-off is contained in the swale.

Mr. Edwards said he discussed the drainage plan for the area with the neighbors and said any new construction on their property will require restoration of the historic flow.

Chair Jarson moved approval of the application with an added stipulation that the color of prefabricated metal used to screen the solar panels shall be finished with an approved color on both sides. Mr. McPherson seconded the motion, which carried unanimously, 4-0.

B. Combined review for Marsoner Residence - 6199 N. 44th Street (APN: 169-20-115). Application for landscape and site drainage improvements.

Nick Prodanov, Civil Engineer

Planner George Burton said the applicant for site drainage improvements and landscaping at 6199 North 44th Street is asking for a continuance to provide additional information on drainage. Mr. Edwards said the applicant needs time to run tests using large amounts of water from a truck to see where it travels on his property.

Commissioner Wastchak moved to continue this application to the April 12 meeting. Mr. McPherson seconded the motion which carried unanimously 4-0.

Commissioner Wastchak suggested that they may want to invite neighboring residents to the next meeting.

C. Combined review for guest addition located at 5637 N. Superstition Lane (Casa 8, Sanctuary – APN: 172-02-093).

Nick Tsontakis, Architect

Sr. Planner Paul Michaud presented the application to construct an attached guest house addition on the west side of an existing home; enclosing a patio to get more livable area in the lower level of the main house, and updating the landscaping, materials and lighting. The Hillside Committee approved room additions and renovation to the pool area in 2015, and modifications to the garage and deck modifications in 2016. These new modifications will bring the floor area ratio close to the 25% allowable. The new addition meets the height and setback requirements. The metal cladding and other materials are similar to or will match those on the existing home. All are under the LRV requirements for hillside. The proposed landscape and building lighting comply with hillside regulations, are fully shielded and recessed.

Chair Jarson asked if the roof surface will have a standing seam. Mr. Tsontakis said that it will, with random spacing.

Mr. McPherson asked if there will be two different colors for the metal cladding. Mr. Tsontakis said that the color is slightly lighter than what is there now, but very similar with an LRV of 10%. Mr. McPherson asked the height of the screen wall. Mr. Michaud clarified that the wall is 18 lineal feet. Mr. Tsontakis said it is the same material.

Chair Jarson asked if the lighting will have to be shielded since it resonates a glow. Mr. Burton stated it is properly shielded and Mr. Michaud said there is no concern with the recessed patio lighting.

Chair Jarson shared his concern with getting construction vehicles to the site since it is quite steep. Mr. Tsontakis said they will use the existing driveways and then restore them to natural vegetation.

Chair Jarson opened discussion to the public. Catherine Brown, a neighbor, asked if the site is ready to build. Mr. Tsontakis said that boulders will have to be removed or relocated.

Mr. McPherson moved approval of the application. Commissioner Wainwright seconded the motion which carried unanimously, 4-0.

D. Combined review for front yard improvements located at 5506 E. Morrison Lane (APN: 169-06-058).

Sara Jacoby, Landscape Architect

Bob Lee presented the application to make improvements to the front yard at 5506 East Morrison Lane. He said the applicant is landscaping and redoing the street entry on driveway since the bottom of cars hit it each time they enter or exit the property. They are also adding new retention and walls at the entry. He said the previous owner had chicken coops which are now gone. Mr. Sillhasek, a neighbor, sent a letter supporting the property improvements.

Sara Jacoby, the landscape architect, said the driveway causes damage to fenders and bumpers and has been a problem to the owners and visitors. The proposed improvements will remedy the situation. They will lower the grade of the driveway at the entry and cut the existing curb to install a new driveway. The surrounding areas will also be re-graded to ensure drainage flows off the property. The new driveway will be concrete pavers with a flagstone band at the edges. The retaining wall on the west slope will match existing architecture. Artificial turf along the east side will improve drainage at the corner. The new front door entry will have lower walls and decorative railings that match the existing finishes of the house.

Chair Jarson commented on the material palate and lighting. He asked if there were any staff concerns. Mr. Lee said that the only concern is that the walls are fences and fences are not allowed on hillside.

Commissioner Wastchak asked the height of the walls. Ms. Jacoby said they vary from 3 feet to 8 feet with decorative railing on top.

Chair Jarson stated the columns may be over lit but said it will help with egress. He said he is fine with the synthetic turf, and is not concerned with the walls creating a fencing condition. Other committee members agreed with his assessment. He opened the meeting to public input.

Mr. Jim Silhasek, a neighbor, said this property has had five owners including Mike Tyson and his pigeon coop and a cigar store owner. He likes, approves and is thankful with what his new neighbors have done so far. He encourages approval of the application.

Chair Jarson moved approval of the application. Commissioner Wainwright seconded the motion, which carried unanimously 4-0.

E. Combined review for stairs located at 5624 N Superstition Lane (APN: 172-02-096).

Rick Cipriano, Architect
Jamie Vaughn, Builder

Bob Lee presented the application to remove and replace an existing exterior staircase at 5624 North Superstition Lane. The new stairs will be more safety oriented and will comply with the current building code. The owner will also revegetate the area along the east side that was disturbed when the new pool and deck were constructed. They also plan to stucco and paint the existing guest casita.

Mr. Vaughn, the architect, said that there are 44 steps that go up to the house that have been there since the 1950s. He said the new design will have a midpoint landing. The area disturbed by construction of the pool and deck will be re-vegetated.

Chair Jason asked if the steps will be cast-in-place concrete. Mr. Vaughn said they will use stone. Commissioner Wastchak said they will have a concrete foundation then faced with stone.

Mr. McPherson asked if there will be lighting on the side. Commissioner Wastchak asked if the lights will be on the posts. Mr. Vaughn said the lights will be on the ground and will blend with the landscaping.

Chair Jarson asked about the color and details of the new rail. Mr. Vaughn said the new rail will be stainless steel cable and the posts will match the existing color of the house. Mr. Lee stated that the code allows decorative elements such as the rail. Chair Jarson said the rail is not visible.

Commissioner Wastchak asked what material will be used for the rail footings and will they be 24" deep. Mr. Lee said they will have to go through the building permit process and will be evaluated at that time. He said the code requires that railings support 50 pounds per square foot.

Mr. Cipriano said that a structural engineer will determine how the staircase, footings and rail will be constructed.

Chair Jarson stated his concern with the landscape plan. He said there is a lot of non-native plants and he would like to stipulate the applicant add more native vegetation. Mr. Cipriano said they used the palate of what is around at the Sanctuary Resort. Mr. Burton confirmed that even though homes at the Sanctuary are zoned R-43, they do fall into the resort's Special Use Permit requirements.

Commissioner Wastchak moved approval of the application. Commissioner Wainwright seconded the motion which carried unanimously, 4-0.

4. STAFF REPORTS

Mr. Burton thanks Mr. McPherson for his service on the Hillside Committee. He said that the new resident member will be introduced at the next meeting in April.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting was scheduled for Wednesday, April 12 also at 8:00 a.m. and the May meeting was tentatively scheduled for Wednesday, May 10 at 8:00 p.m.

7. ADJOURNMENT

Chair Jarson moved to adjourn. The motion was seconded by Commissioner Wastchak which carried unanimously 4-0. The meeting adjourned at 9:22 a.m.