



**PARADISE VALLEY
SPECIAL HILLSIDE BUILDING COMMITTEE MINUTES
JUNE 26, 2017**

1. CALL TO ORDER

The Hillside Building Review Committee met on Monday, June 26, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn (by telephone) and Planning Commissioners Dolf Strom, Tom Campbell, and Jonathan Wainwright. Staff present: Planner George Burton, Town Engineer Paul Mood, and Executive Assistant/ Deputy Town Clerk Natalie Montenegro. Chair Jarson called the meeting to order at 9:05 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 retaining walls, pool remodel, and spa addition located at Mady Residence, 5631 N. 52nd Place (APN: 172-47-037B).

Najib Monsif, Engineer

Attila Mady, Owner

Kenneth Maule, Pool Contractor

Planner George Burton said this application was continued from the June 14 meeting so that the applicant could modify the submittal to address concerns regarding the retaining walls. The applicant also modified the scope of work to include landscape, hardscape, and lighting plans. He said the Committee expressed concern that the retaining walls do not blend with the hillside, they did not appear to be structurally sound, and they wanted to see material samples and finishes that would be used.

He went on to describe the location, height and materials of the retaining walls. He said the applicant is working with the Town to obtain an encroachment permit for the retaining walls located in the right-of-way. These walls are not subject to Hillside Committee review. The first retaining wall is located near the existing carport and will be

3 feet 6 inches tall, 26 feet long, with a 30 inch guard rail on top. The second retaining wall is 6 feet tall and 76 feet long, placed in front of an existing retain wall that will be lowered and covered with fill. The wall will have a smooth concrete surface.

He said the new hardscape and lighting plan was not part of the original application and includes a 4 foot wide pathway and steps that will match the retaining wall. A V-shaped drainage swale will be placed next to the pathway to mitigate water from this new pathway/hardscape area.

Mr. Burton detailed the new plantings and lighting that will be placed around the retaining wall. He said the applicant would like to add 9 up-lights and 6 downlights. The up-light fixtures that the applicant is considering are not compliant with the hillside code as they exceed the 150 lumen output. The other fixture is a multi-colored up-light that is also prohibited in the hillside zoning ordinance. The applicant did not provide detail of the downlights and staff recommends a stipulation that the light fixtures be reviewed by staff and Committee Chair prior to issuance of a building permit.

Mr. Burton described the pool and spa area along the east side of the house and setback 70 feet. A new travertine tile surface will be placed around the pool area. A glass panel guard will be placed round the pool area. The glass panels are supported with an unpolished metal frame and meets hillside requirements. A masonry screen wall will be placed around the pool equipment. The screen wall will have a stucco finish and will be painted a red color to match the existing retaining wall.

Mr. Burton stated a neighbor's concern regarding the aesthetics of the wall and the guard rail. The neighbor felt the retaining walls do not blend in with the hillside and was concerned about the unpolished metal used for the pool guard. At the June 14 meeting, the neighbor said he would like to see this application move forward as quickly as possible.

Mr. Monsif said the plan is to reduce the height of the current wall and hide it with a new smooth wall. Stairs will also be added.

Commissioner Strom asked for clarification on the length of the wall, is it 74 feet or 76 feet? He asked Mr. Monsif if he plans to shorten the wall. Mr. Burton said 74 feet is the correct length. Mr. Monsif said the wall will be shortened to accommodate the stairs.

Commissioner Campbell asked for clarification on the location of the key note pages. Mr. Monsif said they are at the back. He said the new plan for the walls is a standard and clean construction. Commissioner Campbell said the "dead man" idea was okay but the new plan is much improved. He asked if the finish of the front wall will be concrete. Mr. Monsif said it will be a smooth concrete finish painted to match the existing hillside.

Chair Jarson said it is not necessary to paint the new concrete path and it is more sustainable to leave its natural color. He said the paint may peel off and is sensitive the

sun's UV rays.

Commissioner Campbell suggested a rough finish may be better than a smooth finish, perhaps a rock salt finish that would make it less slippery and looks better when it's dirty. Commissioner Campbell wanted to confirm that the pool retaining wall is the same as the other walls. Mr. Maule said it will match the other walls.

Commissioner Strom asked about rainwater retention along the retaining wall. He said the 18 inch by 4 inch deep swale may be excessive and they can use less, say 13.5 inches deep, since they used 2.82 inch rainwater calculation instead of the required 2.2 inch.

Mr. Attila Mady, the homeowner, said they used what was recommended by the Town Engineer.

Commissioner Strom suggested a stair step down with little retention basins throughout. He suggested that this change be reviewed and approved by staff and Committee Chair.

Commissioner Campbell wanted to affirm that all the retaining walls will have the same finish and blend with the mountain. Commissioner Strom asked if the wall by the road will be removed. Mr. Monsif said the wall will go away.

Commissioner Strom said he saw an exposed 120V gray rope wiring on the property. Mr. Mady said it was existing. The house was built in the 1950s. He installed a new electrical panel. Commissioner Strom would like to see a stipulation that the high voltage wiring be buried.

Commissioner Wainwright said that the applicant was asked to bend and cap the rebar tops at the pool area as they presented a danger and it was not done. Mr. Maule took responsibility for not doing this work and said he will do it immediately.

Commissioner Strom said the location of the lights that are on the plan is acceptable. He would like to see the retention plan. Chair Jarson said Commissioner Strom can be included in the meeting when he and staff will review the revised plan.

Mr. Mady said he will replace the proposed colored up-light. He asked for help in selecting the right light fixtures. Chair Jarson said there is a wide variety of professional grade fixtures that meet code. He said staff can help. He would like to see them use shielded path lights and he would like the applicant to cover the ground wiring. The lights should not "wash" any of the walls. Mr. Mady said he wanted to use step lights but they have to be 10 feet from the property line. Chair Jarson said the location of lights on the plan is good.

The Committee discussed the new stairway. Commissioner Campbell asked if stairs are allowed in the right of way. Mr. Burton said no and the stairs on the plans are located on the property. Commissioner Strom said it is a good design.

Chair Jarson said the lighting locations work. He would like to include in the stipulation that new fixtures should not exceed 3500K.

Chair Jarson asked if there are any comments from the public regarding this application. Ryan Woody, a neighbor, commented on the new application and that it will blend with the mountain.

Chair Jarson moved approval of the application as submitted with amendments to 2 of the stipulations and adding 2 more.

2. The v-shaped drainage swale and additional modifications must be reviewed and approved by the Town Engineering Department, Hillside Committee Chair, and Commissioner Strom prior to the issuance of a building permit.
3. The proposed up-lights and down-lights must be reviewed by the Hillside Committee Chair and staff for code compliance and the color temperature should not exceed 3500K. Also, any exposed high voltage electrical wiring within the scope of this application shall be compliant with current code requirements.
9. The scale noted on the plans shall be corrected for accuracy.
10. The concrete walk way surface shall not be painted but will be a natural color with a rock salt finish or exposed aggregate, as approved by staff and Hillside Committee Chair.

Commissioner Campbell seconded the motion, which carried unanimously, 5-0.

4. STAFF REPORTS

There were no staff reports.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting is scheduled for Thursday, July 27 at 8:00 a.m. and the August meeting was tentatively scheduled for August 9 at 8:00 a.m.

7. ADJOURNMENT

Chair Jarson moved to adjourn. The motion was seconded by Commissioner Strom, which carried unanimously 5-0. The meeting adjourned at 10:05 a.m.