



**PARADISE VALLEY
SPECIAL HILLSIDE BUILDING COMMITTEE MINUTES
JULY 27, 2017**

1. CALL TO ORDER

The Hillside Building Review Committee met on Thursday, July 27, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn (by telephone) and Planning Commissioner Tom Campbell. Committee Members absent Planning Commissioners Dolf Strom and Richard Mahrle. Staff present: Building Safety Manager Robert Lee, Town Engineer Paul Mood, Engineering Technician Richard Edwards, and Executive Assistant/ Deputy Town Clerk Natalie Montenegro. Chair Jarson called the meeting to order at 8:00 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. Conceptual Review for new home located at 6837 N Lost Dutchman Drive (APN: 169-32-026)

Avi Azoulay, Owner
Steven Bargeloh, Engineer
Jennifer Lamoreaux, Architect

Robert Lee presented the application to construct a new home at 6837 North Lost Dutchman Drive. He said the existing building will be demolished and a new 11,000 square foot home will be built on the lot. The preliminary specifications meet the hillside code requirements.

Avi Azoulay, the owner, said this will be a custom home. Since this was his first time before the Hillside Committee, he asked for direction on what is expected in the application process.

Chair Jarson said the renderings have a lot of white on the walls. He suggested that the

applicant be mindful of the color palate that will be used for the home to ensure that it meets the LRV requirements for hillside. He also commented on the materials that will be used for the flat portion of the roof and the preference for top dressings, such as pea gravel, over foam.

Mr. Azoulay said they are planning on a tan/gray color palate. Commissioner Campbell suggested that they try to match the colors of the natural stones on the site.

Chair Jarson said if they are using stone finishes, they may wish to consider a darker stone that meets the LRV standards. He also made suggestions for the landscape design such that native plants are preferred, no palm trees, and some grasses are banned on hillside. He said that the Committee will review the landscape plan at the formal review.

Mr. Azoulay asked how revisions are made and handled. Chair Jarson said if revisions are made after the formal review, they may approved later by the Committee Chair and staff.

Commissioner Campbell said the Committee will also review the lighting plan at the formal review. He said that the applicant will need to be mindful of the "dark sky" and not overdo the landscaping lights. He said safety lights and down lights along the driveway are permissible, but they do not want to see lights that are aimed at the building walls. Light fixtures should have shields and soffit lights should be used only to light walking surfaces, not to "wash the walls." Mr. Lee pointed out the Hillside code prohibits lighting the walls.

Chair Jarson said the owner may wish to have more lights. Mr. Azoulay said he is the owner and the home being built is a spec home.

Mr. Azoulay asked if lights are permitted on plants. Chair Jarson said up-lights on trees are permissible, but they ought to be a supple light with a soft glow. Mr. Lee said the code allows one light per 1,000 feet of disturbance and since the allowable disturbance is 28,000 feet, they are allowed 28 landscape lights. Chair Jarson said 28 is a lot of lights and they may not need that many.

Mr. Tonn asked about the fencing around the pool area. Mr. Steven Bargeloh, the engineer said the fencing meets the bare minimum pool barrier requirements. He will more detail at the formal review.

Ms. Jennifer Lamoreaux, the architect for the project, asked the Committee's preferred specs for pool barriers. Mr. Lee said the maximum height for pool fencing is 5 feet and 80% open. She asked if planters are allowed for safety. Mr. Lee said yes, 36 inch of vegetation are allowed or guard of 3 feet. Ms. Lamoreaux said she will work in safety planters for the south side of the pool.

Commissioner Campbell asked about the drainage considerations for the project. Mr.

Bargeloh said the site will maintain its existing drainage patterns. The will use the existing storm drain and the slotted drain will catch water and dump it into the flow line. A shallow flat basin will catch the water from the neighbor to the south.

Chair Jarson asked where the water will go after basins fill. Mr. Bargeloh said slotted drain will act as a weir to catch overflows. Chair Jarson suggested getting input from Town staff on drainage.

Chair Jarson opened discussion to the public. Mr. John Scott, the son of the neighbor to the east, said his parents are concerned about the two story aspect of the new building. He said the height may obstruct the view at the pool area. He asked for clarification of the two story element.

After some discussion about the location of the two story element and the side yard setbacks, Commissioner Campbell stated that the applicant has been overly generous. Mr. Lee said the formal submission requires 3 sections on the plans.

Chair Jarson summed up what the Committee would like to see at the formal review, including a material board with a window sample, a roof sample, paint sample, paver sample, and stone materials that will be used.

B. Election of Chair

Chair Jarson asked Mr. Tonn if he would like to serve as Chair. Mr. Tonn said no. Commissioner Campbell nominated Scott Jarson to serve as Chair. Mr. Tonn seconded the motion, which carried unanimously, 3-0.

4. STAFF REPORTS

There were no staff reports.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

Mr. Lee said the August 9, 2017 meeting may be cancelled due to lack of agenda items. The September meeting was scheduled for Thursday, September 28, 2017 at 8:00 a.m. Mr. Lee informed the Committee that Mr. Paul Mood, the Town Engineer will be presenting the Hillside applications.

7. ADJOURNMENT

Commissioner Campbell moved to adjourn. Chair Jarson seconded the motion, which carried unanimously 3-0. The meeting adjourned at 8:55 a.m.