



**PARADISE VALLEY
SPECIAL HILLSIDE BUILDING COMMITTEE MINUTES
November 8, 2017**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, October 8, 2017, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Planning Commissioners Charles Covington, James Anton and Richard Mahrle. Staff present: Town Engineer Paul Mood, Senior Planner Paul Michaud and Executive Assistant/Deputy Town Clerk Timothy Gomez. 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. Formal Review for Burgeron Residence: 5045 E. Cottontail Run Rd. (APN: 169-08-039). Application to construct a new single-family residence and pool.

Participant

Town Engineer Paul Mood said this is a concept review of an application to construct a new home on a vacant lot at 5045 E. Cottontail Run Rd. He said the committee saw and approved the concept design on September 28th. The applicant was here to answer questions. The one significant comment that the Committee made was that the walk out area was all grass and comment to look at more hardscaped area.

Major change was relocating septic area to another side of the lot, to the west side.

Participant displayed the Pallet board

Jarson asked about the flat parts of the room; participant reaffirmed that it would be foam and the natural rock coating

Chair Jarson asked where the water flows. Town Engineer Paul Mood confirmed that it

disperses to the natural drainage pattern and routed to the underground retention system.

Chair Jarson asked that the participant walk the Committee through the model.

Participant noted that the grass area has been turned into a seating area with a fire pit.

Participant noted that the pool is against an 8 foot wall.

Town Engineer Paul Mood confirmed that a question during the application was the mechanical yard. Participant confirmed that they will be putting in a generator.

Participant passed around the pallet board to the Committee.

Chair Jarson asked the Participant how they plan on handling the flat portions of the roof. Participant confirmed that it is going to be foam with a color scheme a few shades lighter than the wall surface.

The Hillside Committee recommends

Mr. Scott Tonn asked if there were any changes to the driveway walls. Participant confirmed there were no changes to the driveway walls and that they are 8 feet, 1 inch apart.

Chair Jarson commented that there is not a lot of lighting in the plan.

Chair Jarson said he appreciates the plan and the landscaping is great. He opened the discussion to the public.

Resident Madeline Conner noted that she saw a problem with the Town. Have learned a lot of construction has contributed to the drainage problem by using a lot of cement and disallowing rain water to go down. Staff and Hillside addressed the concerns and explained how plans are mitigating this issue.

Town Engineer Paul Mood confirmed that the one stipulation is that the foam roof have an LRV of 38 or less with a natural rock coating.

Mr. Scott Tonn called for a motion. Mr. James Anton seconded the motion which was passed unanimously, 5-0.

B. Combined Review for Bishop Residence: 7154 N. Hillside Drive. Application for roof mounted solar panels.

Participant

Town Engineer Paul Mood said that this is a combined review of an application for roof mounted solar panels at 7154 N. Hillside Drive. The home was constructed in 1994. Staff recommendation that the Hillside Committee recognize the bare metal framing color of the solar panels. **Participant** is proposing to add 4 solar panels to the roof of the house

Chair Jarson noted that the LRV is too high

Chair Scott Jarson motioned to approve with stipulation

- 1.) Racking system painted black or meet LRV standards.
- 6.) Surface shall be coated prior to meet LRV prior to installation of the array, color subject to approval by staff.

Mr. James Anton seconded the motion which was passed unanimously, 5-0.

C. Concept Review for a new single-family home located at 6550 East Meadowlark Ln. (APN: 174-52-002B). Application to construct a new single-family residence and pool.

Participant

Town Engineer Paul Mood said that this is a concept review of an application to construct a new home on a vacant lot at 6550 East Meadowlark Ln. The **Participant** is also in pre-application to do a replat to split this into two lots. **Participant** is showing it as a large single lot and the smaller lot.

Participant showed the layout and mechanical yard

Chair Scott Jarson asked if the plan showed dumping retention into undisturbed area. **Participant** confirmed that it was already existing disturbed area. Town Engineer Paul Mood confirmed that they will need to take it to preexisting grade if the homeowner is trying to take credit for it.

Chair Scott Jarson asked if the parcel coming from the street over was an easement. **Participant** confirmed that it is part of the property, but a separate parcel.

Chair Scott Jarson proposed that Town staff discuss the parcel with the **Participant**. **Participant** confirmed that it is going to be part of the piece

Chair Jarson opened the discussion to the public.

Mr. Stan Zucker expressed concerns with water as well as the 116 sq ft for his parking

Mr. Butch Robbins stated that he lives the right below this property. He stated that the original had a large retaining wall around the pool. His property has been flooded since the property has been taken down.

Mr. Dolf Strom presented concerns about drainage.

Chair Scott Jarson said to look into permeable pavers for driveway

Town Engineer Paul Mood asked how does Committee wants to see the formal review. Chair Jarson said it is difficult for committee to be mindful of something that hasn't happened yet. Hillside will look at one application at a time. Senior Planner Paul Michaud confirmed that it would have to be looked at it as one lot.

4. STAFF REPORTS

Staff is getting closer to Hillside update.
Staff is receiving a lot of calls for prospective projects.
Staff is working on a storm drainage design manual.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting was scheduled for 8:00 a.m. on Wednesday, December 13, 2017.

7. ADJOURNMENT

Chair Jarson moved to adjourn. Commissioner Campbell seconded the motion, which carried unanimously 5-0. The meeting adjourned at 9:45 a.m.