



**PARADISE VALLEY  
HILLSIDE BUILDING COMMITTEE MINUTES  
February 14, 2018**

**1. CALL TO ORDER**

The Hillside Building Review Committee met on Wednesday, February 14, 2018, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Planning Commissioner Charles Covington, Daran Wastchak, and James Anton. Staff present: Senior Planner Paul Michaud, Planner George Burton, and Executive Assistant Timothy Gomez. Chair Jarson called the meeting to order at 8:02 a.m.

**2. EXECUTIVE SESSION**

Chair Scott 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. Hillside designation removal of property located at 6001 North 45th Street (APN: 169-50-002). Application for Hillside designation removal.**

Chair Scott Jarson asked for timeline for development.

Committee Member Scott Tonn noted that it has been in hillside designation a long time. Mr. Scott Tonn also noted that this property is the entrance to the hillside and is cautious about this project.

Planning Commissioner James Anton raised concern about the vegetation without Hillside regulation and would like the property cleaned up and the dead vegetation removed.

Chair Scott Jarson noted he was concerned about landscaping on the lot without the Hillside designation.

Planning Commissioner Charles Covington noted that solar could be added that is not allowed on Hillside properties.

Citizen Comment – Chris Thompson is a neighbor to the north and supports pulling the residence out of Hillside. He stated that he wants to see the property redeveloped.

Citizen Comment – Rick Ross lives on Mummy Mountain and would support the application.

Planning Commissioner Anton stated he wants the owners to come back to Hillside to clean up dead vegetation and the native vegetation returned.

Planning Commissioner Daran Wastchak motioned to continue to this to the March 14<sup>th</sup> Meeting. Mr. Scott Tonn seconded the motion. The motion was passed unanimously, 5-0.

**B. [Continued from 01-10-18] Consideration of a Combined Review application to modify the drainage plan previously approved at 4039 E Lamar Rd, Sumar Residence**

Mr. Scott Tonn asked questions about drainage of the property.

Planning Commissioners Charles Covington asked Nick Prodanov, the applicants Engineer, about difference between permeable pavers and the drainage solution.

Mr. Scott Tonn confirmed with the applicant that the new solution holds twice the retention of the previously-approved solution. Mr. Prodanov replied yes.

Citizen Comment – Alex Suvel is a neighbor on Foothills Drive said he has seen an increase in overflow from washes over the years. The culvert cannot handle the flow. He is concerned that site culvert will not work.

Citizen Comment – Mrs. Daniels is a neighbor and expressed concern about the storm water she is taking on because of the property and asked that something else be done.

Planning Commissioner Daran Wastchak motioned to approve this application, with the stipulations noted in packet. Chair Scott Jarson seconded the motion.

The motion was passed, 4-1. Commissioner Covington gave a no vote remarking he was unhappy how the request came to the committee, referring to the change in the permeable pavers without seeking Town approval first.

**C. Concept review for a new single family residence at 6019 E. Foothill Drive (APN: 169-03-056).**

Planning Commissioner Charles Covington asked who owns the transformers on the west side. Mr. Daran Patruchi, the Architect, stated APS.

Planning Commissioner Charles Covington asked about the septic location.

Chair Scott Jarson stated that the owner should not wash the building with lighting.

Planning Commissioner Daran Wastchak asked about the garage location.

Planning Commissioner Charles Covington asked about the height of the clearing.

Planning Commissioner Daran Wastchak asked if the driveway will be a paver.

Chair Scott Jarson requested that owner be mindful of drainage and the material palette.

Citizen Comment – Ms. Philis Rector is a neighbor at 7819 N. Mohave Rd and inquired as to what the finished floor level will be. Planning Commissioner Daran Wastchak stated that it will be 1404. Daran Patruchi stated that the top of the parapet is 14 foot.

Citizen Comment – Judy is a neighbor and asked if the property is meeting setback. Daran Patruchi stated that it is meeting the setbacks. Judy stated that the owner should be careful of waterflow.

No action was taken because the project was a concept review.

**D. Concept review for a new single family residence at 7480 North 58th Place (APN: 169-02-031).**

Planning Commissioner Daran Wastchak asked what is underneath of the deck.

Chair Scott Jarson and Planning Commissioner Charles Covington stated that they were not a fan of the exterior stairway.

Planning Commissioner Charles Covington stated that the property owner should be mindful of the reflectivity of the glass on the house.

Chair Scott Jarson stated that the property owner should be mindful of the reflection of solar panels as well as their placement.

Planning Commissioner Daran Wastchak asked that the property owner to provide a picture of the stairwell as an example.

No action was taken because the project was a concept review.

**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 was scheduled for 8:00 a.m. on Wednesday, March 14, 2018.

## **7. ADJOURNMENT**

Chair Jarson moved to adjourn. Commissioner Campbell seconded the motion, which carried unanimously 5-0. The meeting adjourned at 10:12 a.m.