



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

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, March 14, 2018, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Charles Covington, and Jonathan Wainwright. Staff present: Town Engineer Paul Mood, Building Official Robert Lee and Executive Assistant Timothy Gomez. Chair Jarson called the meeting to order at 8:01 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. Combined Review for Foster Residence: 5921 E. Cheney Drive.
Application for roof mounted solar panels.
James Pontak, Owner's Representative
William Foster, Owner**

Town Engineer Paul Mood introduced the project and then turned it over to the applicant to discuss in more detail.

Chair Scott Jarson asked if the inverters be placed in the garage. It was confirmed by the applicant that they will be placed in the garage.

Committee Member Charles Covington asked if the garage is conditioned space. It was confirmed that it is not currently, but it is planned to be in the future.

Committee Member Charles Covington asked if the inverters will be mounted next to an interior living space wall. It was confirmed that they are not, and will be placed against an outside wall.

Committee Member Charles Covington asked what the material of the roof is. It was confirmed that it is an existing foam roof.

Committee Member Charles Covington recommended to resurface the roof before the panels were installed. It was confirmed that the roof was recently resurfaced.

Chair Scott Jarson wanted to confirm that any equipment mounted to the outside of the house will be painted to match the house and that if the inverters are moved from the garage to the outside of the house that they will be painted as well.

James Pontak stated that the solar panels will be hidden from view at the same level or below.

Chair Scott Jarson asked if the panels could be mounted at a lower angle. It was stated that the panels are shown at the lowest angle possible to fit under the parapet wall for screening purposes and that the angle is less than ideal for solar production.

Committee Member Jonathan Wainwright motioned to approve the application. Committee Member Charles Covington seconded the motion. The motion was passed unanimously, 4-0.

**B. Combined Review for Deangelis Residence: 6201 E. Quartz Mountain Rd. Application for roof mounted solar panels.
Greg Thompson, Scottsdale Solar (Contractor)**

Town Engineer Paul Mood introduced the project and then turned it over to the applicant to discuss in more detail. It was noted that the plans show a black solar panel rack system and that the meter will be painted the same color as the house.

Chair Scott Jarson asked if the panels will be concealed by the roof parapet. It was confirmed that they will.

Chair Scott Jarson asked if the inverters will be in the garage. It was confirmed that they will be in the garage and the solar panel racking system will be black in color.

Committee Member Scott Tonn asked if there has been an analysis on the production of the panels at 0% slope or 5% slope that is being presented. Mr. Thompson stated that 5 degrees is the lowest he will go because of the watershed and dust and that the angle is less than optimal for solar production.

Committee Member Scott Tonn asked what the highest vertical point of the panels is. Town Engineer Paul Mood confirmed that 12 inches is the highest point as shown on the plans.

Town Engineer Paul Mood recommended stipulations that the panels have a black racking system and the meter must be painted the same color as the house.

Committee Member Jonathan Wainwright motioned to approve with stipulations for a black rack system and the meter to be painted the same color as the house. Committee Member Scott Tonn seconded the motion. The motion was passed unanimously 4-0

**C. [Continued from 02-14-18] Hillside designation removal of property located at 6001 North 45th Street (APN: 169-50-002). Application for Hillside designation removal.
John Potzel, Architect**

Town Engineer Paul Mood introduced the project and then turned it over to the applicant to discuss in more detail. It was noted that the applicant has already begun cleanup of the overgrown and dying vegetation on the site and that the applicant has been issued a demolition permit to remove the main structure.

The applicant pointed out the desire for a block wall to mitigate traffic noise along McDonald Drive and that a freestanding wall is not allowed per the Hillside regulations. The applicant also stated that it is their intent to add landscaping in front of any block wall constructed along McDonald Drive.

Chair Scott Jarson asked staff if there is a condition in which this case can go to the Board of Adjustment for a variance for a block wall if the Hillside Committee rejects it. It was stated that it could go to the Board of Adjustment, however, it would be difficult to prove a hardship of the lot.

Committee Member Jonathan Wainwright said that he felt that this lot should not have been in Hillside to begin with and that is a tough lot and we should be thankful someone is willing to take it on

Chair Scott Jarson asked if the committee does not make a recommendation for approval can this case still be carried forward. Staff confirmed that it can be carried forward to counsel but without a recommendation for approval from the Hillside Building Committee.

The applicant stated that the property address has already been changed from McDonald Drive to 45th St. and they do not intend to have access off of McDonald Drive for safety reasons.

Citizen Comment – Chris Thompson – 6031 N 45th Street – Mr. Thompson lives directly to the north of this property and stated that the property has been vacant for years, is an eye sore and it is a benefit to have someone wanting to come in and completely redevelop the site. Mr. Thompson also spoke in favor of the request to remove the adjacent property from the Hillside designation as well so that it can be improved.

Citizen Comment – Paul Fannin – 6024 N 45th St – Mr. Fannin lives on the west

side of 45th St. across from the property and stated that that he agrees with Mr. Thompson and the idea that someone is going to develop the site is great. He strongly encouraged the Hillside Building Committee to recommend approval of the Hillside designation removal.

Chair Scott Jarson stated his acknowledged of the challenges with the lot, neighbors' viewpoints and understands the request to remove the Hillside designation.

Committee Member Jonathan Wainwright stated his approval of taking the property out of Hillside, that it will be an improvement and that we are fortunate to have the properties developed.

Committee Member Scott Tonn stated that with the support of the neighbors he also supports a recommendation to improve the Hillside designation removal.

Committee Member Charles Covington stated his approval for taking the property out of Hillside and that the property should not have been designated as Hillside from the beginning.

Committee Member Charles Covington motioned to recommend approval of the Hillside designation removal. Committee Member Jonathan Wainwright seconded the motion. Motion was approved unanimously 4-0.

**D. Hillside designation removal of property located at 4554 E. McDonald (APN: 169-50-003). Application for Hillside designation removal
Kira Garris, Property Owner**

Town Engineer Paul Mood introduced the project and that the owner intends to remodel and add on to the existing home. It was confirmed that the property has less than a 10% slope, with approximate slope of just under 3% and a building pad slope of approximately 1.5%.

Committee Member Jonathan Wainwright asked if there will be a requirement for a roadway easement. Town Engineer Paul Mood confirmed there would be if not already existing.

The property owner stated that they intend to keep the property at just one level to maintain your core there are no immediate plans for a wall along McDonald and they will attempt to screen the road with vegetation.

Committee Member Jonathan Wainwright asked if the owners plan to gate the property. Ms. Kira Garris confirmed they are not going to touch most of the fencing.

Citizen Comment – Chris Thompson – 6031 N 45th Street – Resubmitted same information from previous application and that he is in favor of the Hillside

designation removal.

Citizen Comment – Paul Fannin – 6024 N 45th St - Resubmitted same information from previous application and that he is in favor of the Hillside designation removal.

Committee Member Scott Tonn motioned to recommend approval of the Hillside designation removal. Committee Member Charles Covington seconded the motion. The motion passed unanimously 4-0.

4. STAFF REPORTS

There were no staff reports.

5. COMMITTEE REPORTS

There were no committee reports

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

Chair Jarson moved to schedule next meeting for 8:00 a.m. on Thursday, April 19, 2018 and that the subsequent meeting be held on May 9, 2018 at 8:00am.

Committee Member Wainwright seconded the motion, which carried unanimously 4-0.

7. ADJOURNMENT

Chair Jarson moved to adjourn. Commissioner Wainwright seconded the motion, which carried unanimously 4-0. The meeting adjourned at 09:10 a.m.