



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
June 13, 2018**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, June 13, 2018, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Chair Scott Jarson, Daran Wastchak, Scott Tonn, Pamela Georgelos, and Jonathan Wainwright. Staff present: Planner George Burton, and Executive Assistant Timothy Gomez. Chair Jarson called the meeting to order at 8:04 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. Concept review for a new single-family residence located at 5820
Glen Drive (APN: 169-55-933).
Neville Katrak, H&L Architecture**

Planner George Burton introduced the project and then turned it over to the applicant to discuss in more detail.

Chair Scott Jarson asked if the property will anticipate any variances. It was confirmed that it does not.

Chair Scott Jarson asked for clarification on the retention basin. It was confirmed that it will be made primarily of native vegetation.

Committee Member Daran Wastchak asked if the renderings are intended to show a darker color group. It was confirmed that the project has not gotten that far.

Chair Scott Jarson confirmed that the Hillside Committee always prefers a natural colorization and material to the roof.

Committee Member Daran Wastchak asked if there is any rooftop solar planned. It

was confirmed that solar panels were not in current discussion.

Committee Member Jonathan Wainwright asked if there is going to be an elevator. It was confirmed that there will not be an elevator.

Chair Scott Jarson asked for clarification on the material pallet for the house. It was confirmed that it will be mostly masonry, as well as glass in the front.

Committee Member Daran Wastchak asked if the pool is all negative edge. It was confirmed that it is all negative edge. Committee Member Daran Wastchak stated that the Hillside Committee has had a few neighbors come in and express that negative edge pools sometimes make loud noises.

Chair Scott Jarson stated that the Hillside Building Committee might recommend a very natural cut of Mummy Mountain in a future review.

Chair Scott Jarson stated that the property should be mindful of the lighting placement around the house.

Chair Scott Jarson stated that the landscaping should be as naturalized as appropriate.

Committee Member Scott Tonn asked how the property is going to be getting sewer. It was confirmed that it will be getting access to the sewer down the driveway.

Chair Scott Jarson asked if there was any discussion on the driveway material. It was confirmed that the current discussion is for permeable pavers.

Chair Scott Jarson asked if there is a retaining wall natural stone from the site. That was confirmed.

Citizen Comment – Mr. Jameson Van Houten – 7102 N. 57th Place - expressed concerns regarding the draining of the property. It was determined by Committee Member Daran Wastchak that Town Engineer Paul Mood needs to be made aware of the situation that Mr. Van Houten was discussing. Mr. Van Houten was provided the contact information for Town Engineer Paul Mood.

Citizen Comment – Mr. David Sullivan – 7029 N. 57th Place – echoed similar concerns outlined by Mr. Van Houten.

Committee Member Scott Tonn mentioned that his main question is where the volume of water will be going.

There was no decision made because it was a concept review.

**B. Combined review for remodel, garage addition and site improvements to an existing single family residence located at 5033 E. McDonald Drive (APN: 172-04-010).
Dave Cawthron, Cawthron Architects
Dr. Era Feinstein, Owner**

Planner George Burton introduced the project and then turned it over to the applicant to discuss in more detail.

Mr. Dave Cawthron stated that the original property was developed back in 1961 and is fully developed.

Mr. Cawthron stated that one of the challenges is to make sure the water that is coming onto to the property is the same water that is leaving the property.

Committee Member Daran Wastchak asked what the material of the current driveway is. Mr. Cawthron stated that it is big chunks of individual asphalt. Mr. Cawthron also stated that the position and slope of the driveway will not change, and the only thing that will change will be removing the asphalt and putting in new concrete paving.

Committee Member Daran Wastchak stated that he noticed from that the disturbed area is going down from 72% existing disturbance to 55% disturbance. Committee Member Daran Wastchak asked if that is due to revegetation and credit from the driveway. Planner George Burton confirmed this.

Chair Scott Jarson asked if the intent for the existing disturbed area is to naturalize and revegetate. Mr. Cawthron confirmed this to be true.

Chair Scott Jarson asked to see the material pallet of the property. Mr. Cawthron displayed the material pallet board and stated that the materials meet the LRV requirements.

Chair Scott Jarson asked if there are any thoughts to repainting the whole roof.

Mr. Cawthron stated that this is not a brand-new roof. Chair Scott Jarson stated that when the time comes the Committee would like to see the existing roof come into compliant.

Committee Member Pamela Georgelos asked how is the pool going to be drained? Mr. Cawthron replied that it will be pumped it into a pipe drain. He also clarified that they are keeping the existing septic.

Committee Member Daran Wastchak stated that the property owner should keep in mind the noise from the negative edge pool.

Committee Member Scott Tonn asked if the negative edge pool intended to be a fountain and block out noise from McDonald Drive. Property Owner Mr. Era

Fenstein stated it is not.

Committee Member Daran Wastchak noted that he is concerned about the light color on the accent wall and wants to ensure that it will meet the LRV requirement.

Committee Member Jonathan Wainwright stated that the use of more permeable pavers would be well considered by the Hillside Building Committee. Mr. Cawthron stated that the slope of the property made that very complex to undertake.

Chair Scott Jarson motioned to approve, 1-5 stipulations, and stipulation 6 that the new garage roof coating color should match existing home color. Committee Member Daran Wastchak seconded the motion. 5-0

4. STAFF REPORTS

There were no new staff reports.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meeting is scheduled for Wednesday, June 25th at 8:00am and Wednesday, August 8th at 8:00am.

7. ADJOURNMENT

Committee Member Daran Wastchak moved to adjourn. Committee Member Scott Tonn seconded the motion, which carried unanimously 5-0. The meeting adjourned at 9:08 a.m.