



**PARADISE VALLEY  
HILLSIDE BUILDING COMMITTEE MINUTES  
July 25, 2018**

**1. CALL TO ORDER**

The Hillside Building Review Committee met on Wednesday, July 25, 2018, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Chair Scott Jarson, Committee Members Scott Tonn, Thomas Campbell, Jonathan Wainwright and Pamela Georgelos. Staff present: Town Engineer Paul Mood, 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. Combined Review for roof mounted solar panels at 6515 E.  
Meadowlark Lane (APN 174-51-028).  
Tim Wilsey; Tesla**

Town Engineer Paul Mood introduced the project. He stated that the solar panels will be blocked by the existing three-foot parapet.

Chair Scott Jarson asked if the inverter cases can be painted. It was confirmed that they cannot and will be matte white color.

Chair Scott Jarson asked if the remainder of equipment will be painted to match the exterior of the house. It was confirmed that it will.

Committee Member Pamela Georgelos asked about the reflective nature of the solar panels. It was confirmed that they will not be too reflective.

Chair Scott Jarson stated that he was concerned about who is uphill. There are not currently many houses in the view corridor.

Committee Member Jonathan Wainwright asked if there is any opportunity to

darken the roof before adding solar panels. Committee Member Charles Campbell confirmed it's not as bright as the photo makes it appear.

Committee Member Scott Tonn asked if anyone field verified that the parapet is 3ft all the way around. Mr. Tim Wilsey confirmed that maximum height of the parapet is 3 feet.

Committee Member Charles Campbell stated that there may be a stipulation that the solar cannot be higher than the parapet.

Chair Scott Jarson stated that the solar array at no time exceeds the existing height of the parapet.

Chair Scott Jarson asked staff if there needs to be a stipulation that the color of the equipment that gets painted. Town Engineer Paul Mood confirmed that it is detailed in the plans and that the final plans will be reviewed against that.

Committee Member Charles Campbell motion approve with stipulations 1-5, as well as stipulation 6 that the solar array will not be above the top of the parapet. Committee Member Scott Tonn seconded the motion. Committee Members Thomas Campbell, Pamela Georgelos, Scott Jarson, Scott Tonn and Jonathan Wainwright all voted in favor.

**B. Concept review for a new single family residence at 7550 N. Hummingbird Lane. (APN 169-04-007).  
Ethan and Sarah Wessel, Architects; Tennen Studio**

Town Engineer Paul Mood introduced the project.

Mr. Ethan Wessel stated that the project is going to remove nine feet of spill.

Chair Scott Jarson asked for further information on the material pallet for the exterior. It was confirmed that there is a mixture of cast-in-place concrete wall and some stone.

Chair Scott Jarson stated that the Hillside Building Committee is mindful of the roofing. He stated that if it is a flat roof, it would be preferable to have it ballasted.

Town Engineer Paul Mood stated that this development is under the previous Hillside Safety Ordinance but will be required to comply with the Hillside Safety Improvement Plan.

Chair Scott Jarson asked if the property owner anticipates solar. It was confirmed that they do not at this time.

Town Engineer Paul Mood does encourage a property easement to the Mummy Mountain Preserve Trust.

Chair Scott Jarson stated that the landscape looks like a natural pallet and he was appreciative of it.

Chair Scott Jarson stated that the Hillside Building Committee is mindful of lighting placement. He stated that the property should try to not wash the surface with light.

Citizen Gary Robinett - 7555 N Hummingbird - stated that he has been a town resident for 30 years and that he is glad to see something being done to the property.

Citizen Jeffery Terrill - 5940 E Cheney Dr. - What would the base level elevation be? Mine is 1477'. The new finished floor is 1472'.

Citizen Anne Andeen - 7530 N Hummingbird Lane - Asked for clarification on the natural wash of the property. Town staff and the Hillside Building Committee explained the wash.

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

**C. Concept review for a new single family residence at 4208 E. Lamar Rd. (APN 169-53-038).  
Stephan Mackos, Architect; Mackos Architecture and Construction**

Town Engineer Paul Mood introduced the project.

Chair Scott Jarson stated that this project shows pretty extensive consideration for the grading and drainage, and the Hillside Building Committee was appreciative of that.

Committee Member Thomas Campbell asked what is the diameter of the retention pipes. It was confirmed the diameter is 36 inches.

Chair Scott Jarson asked about the exterior pallet of the home. It was confirmed that it was stucco plaster finish for main house and exposed masonry for guest homes.

Chair Scott Jarson asked about patio deck surface. It was confirmed that it is wood.

Chair Scott Jarson asked if the property owner anticipates solar. It was confirmed that they do not at this time.

Chair Scott Jarson asked for clarification on the roof surface. It was confirmed that it is currently foam roof. Chair Scott Jarson stated that the Hillside Building Committee discourages foam roofs, and seek that the material and color to be as natural as possible.

Committee Member Pamela Georgelos asked if the chain link fence on the property will be removed. It was confirmed that the fence is existing between the neighbors on the South.

Committee Member Scott Tonn asked Town Engineer Paul Mood if there will be any variance be required for the property to meet hillside code. Town Engineer Paul Mood stated there will not be a need for a variance.

Town Engineer Paul Mood stated that the plan complies with the Hillside Safety Improvement plan.

Chair Scott Jarson stated that the plan should keep in mind lighting placement.

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

**D. Formal review for a new single family residence at 4001 E. Lamar Rd. (APN 169-51-008).**

**Nick Prodanov, Engineer; LDG Engineering  
David Dick, Architect; David Dick Architect**

Town Engineer Paul Mood introduced the project. He stated that the project stayed mostly the same as the previous concept review.

Committee Member Scott Tonn, officially states that the hillside committee is very pleased with the effort put into the retaining.

Chair Scott Jarson asked if the property owner anticipates solar. It was confirmed that they do not at this time.

Chair Scott Jarson stated that in the lighting section of the landscape plan there is a fixture that I have a question on. L4. There is some wash up lights. It is washing up into the trees.

Citizen Phyllis Peshkin - stated a thank you for reacting to the neighbors' concerns and that it is critical for the town. She stated that it sets precedent for development, not only hillside, but also flat land.

Committee Member Pamela Georgelos asked for clarification on the fire sprinklers. Mr. David Dick stated that they are on a deferred submittal. It is not in Mr. David Dick's set of drawings.

Chair Scott Jarson made a motion approve with stipulations 1-5, as well as stipulation 6 to the three lamps on the west garage facade exterior lighting be substituted from PB up lights to the SP path lights and the remaining PB lights on plan be aimed as to not directly light the surface of the home. Committee Member Thomas Campbell 2nd. Committee Members Thomas Campbell, Pamela Georgelos, Scott Jarson, Scott Tonn and Jonathan Wainwright all voted in favor.

#### **4. STAFF REPORTS**

Town Engineer Paul Mood stated that a Hillside Development Administrator will begin August 1<sup>st</sup>. Town Engineer Paul Mood also stated that the new Hillside application is on the website and that it complies with the new ordinance.

#### **5. COMMITTEE REPORTS**

There were no committee reports.

#### **6. NEXT HILLSIDE BUILDING COMMITTEE MEETING**

The next meeting is scheduled for Wednesday, August 8<sup>th</sup> at 8:00am and Wednesday, September 12<sup>th</sup> at 8:00am.

#### **7. ADJOURNMENT**

Committee Member Tom Campbell moved to adjourn. Committee Members Jonathan Wainwright, Tom Campbell, Pamela Georgelos, and Scott Tonn all voted in favor. The meeting adjourned at 9:54 a.m.