



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
August 8, 2018**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, August 8, 2018, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253. Committee Members present: Jim Anton, Tom Campbell, Charles Covington, Orme Lewis, and Scott Tonn. Chair Scott Jarson was absent and Tom Campbell acted as chair. Staff present: Town Engineer Paul Mood, Hillside Development Administrator Hugo Vasquez, Planner George Burton, and Executive Assistant Timothy Gomez. Tom Campbell called the meeting to order at 8:01 a.m.

2. EXECUTIVE SESSION

Interim Chair Tom Campbell 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 at 5429 E.
Solano Dr. (APN 172-47-063).
Nick Prodanov, Civil Engineer; LDG Engineering
Daren Petrucci, Architect; A-I-R**

Committee Member Scott Tonn recused himself from this item on the agenda.

Town Engineer Paul Mood introduced the project.

Committee Member Tom Campbell informed Mr. Nick Prodanov and Mr. Daren Petrucci of the requirements for the formal review.

Committee Member Tom Campbell stated confusion on the retention of the property. Mr. Nick Prodanov confirmed that there will be retention on both sides. Town Engineer Paul Mood stated that the driveway is proposed to be permeable pavers and that, due to the soil conditions, the water won't percolate.

Committee Member Tom Campbell stated that he had concern regarding the lighting of the vertical structure of the home.

Committee Member Charles Covington asked if the property owner currently anticipates solar.

Town Engineer Paul Mood stated that this application will be required to meet the new hillside safety code.

Committee Member Tom Campbell asked if the current septic unit can handle the new house. It was confirmed that it can.

Committee Member Charles Covington stated that it is a pleasure to see the disturbed area well beneath the requirements for the property owner.

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

B. Concept review for a new single family residence at 6040 N. 41st Street (APN 169-22-070).

Jeff Jones, Owner

Jorge Toscano, Architect; Kontexture

Town Engineer Paul Mood introduced the project. Town Engineer Paul Mood stated that the existing lot is 91% disturbed, and the proposed project is a reduction to 75% disturbed.

Committee Member Scott Tonn asked how high the northwestern vertical wall is at its highest point. It was confirmed that it was 12'-8". The committee determined this too be too high.

Mr. Jeff Jones noted that the chain link fence on the north side of the property will be removed.

Mr. Jorge Toscano noted that the highest point of the house was 24' no matter the plane of the grade and that this is well below the required limit.

Committee Member Jim Anton informed the Mr. Jorge Toscano that he should seek further information on how to comply with the safety requirements of an ungated pool.

Committee Member Tom Campbell stated that the Hillside Building Committee encourages a ballasted roof.

Town Engineer Paul Mood asked Mr. Jeff Jones and Mr. Jorge Toscano about the proposed landscaping plan. It was confirmed that there was no landscaping planned in the front, but there would be grass in the back. Committee Member Tom Campbell stated that the Hillside Building Committee generally does not approve of grass. Committee Member Tom Campbell stated that Bermuda grass would need a very strong surrounding border. Committee Member Jim Anton stated that the Town has information in the Visually Significant Corridor plan that has information regarding the type of vegetation and plant landscape that the

Town likes to see.

Citizen Ms. Lauren Bailey – 4101 E. Keim Dr. – Stated concerns regarding the height of the structure and the visual impact it might have on her property. It was confirmed that the proposed plan was likely to have no impact on her view.

Citizen Ms. Phillis Peshkin – Stated that she also had similar concerns to Ms. Bailer when a site was developed near her flat land.

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

**C. Combined review for a new three car garage and pool at 5055 E. Cottontail Run Rd. (APN 169-08-036).
Andrea Forman, Architect; Forman Architects**

Town Engineer Paul Mood introduced the project. Town Engineer Paul Mood stated that the property owner wanted to bring the pool back into the design and add a three-car garage.

Committee Member Orme Lewis asked if there is an issue of retention given the history of nonconformity. Ms. Andrea Forman stated that the drainage runs off into the golf course.

Ms. Andrea Forman stated that the right side of the property is going to be revegetated and introduce native plant species.

Town Engineer Paul Mood stated that the credit from restoring the vegetation will give the credit for the disturbed area to add the proposed garage and a new driveway.

Committee Member Orme Lewis stated he was impressed with the sensitivity to the landscape.

Committee Member Tom Campbell motioned to approve the plan. Committee Member Scott Tonn seconded the motion. Committee Members Jim Anton, Tom Campbell, Charles Covington, Orme Lewis, and Scott Tonn all voted in favor.

**D. Formal review for a new single family residence at 5656 E. Indian Bend Rd. (APN 169-55-006).
Bob Long, Architect; Design Profile**

Town Engineer Paul Mood introduced the project. Town Engineer Paul Mood stated there were comments from neighbors regarding the height of the property, the impediment to the view and noise from waterfall from the negative edge pool. It was stated that the proposed plan is similar to the concept review that was proposed on April 18th. However, the property owner was proposing the addition of a seating area below the pool.

Committee Member Scott Tonn asked how many square feet the seating area is proposed to be. It was confirmed to be 400 square feet.

Committee Member Tom Campbell asked what the height of the retaining wall is proposed to be. Town Engineer Paul Mood stated that they are three feet.

Committee Member Scott Tonn asked if the downlights are going to have cut offs in them. It was confirmed that they will. Committee Member Scott Tonn stated that he would not want to be able to see the bulbs from Indian Bend Rd.

Committee Member Scott Tonn stated that he appreciated that the original plan had proposed to reduce the disturbance but the new plan came back with a seating area. Committee Member Scott mentioned that everything was previously contained to the pool and back to the house. Committee Member Scott stated that the late additional of the patio area was a reach for more disturbed area.

Committee Member Jim Anton concurred with Committee Member Scott Tonn and stated that the seating area is a detriment to the visual impact of the site.

The Hillside Building Committee suggested to change railing and drive gate from black to dark bronze paint.

Mr. Bob Long stated that he spoke to the neighbor at the rear of the property regarding the height of the property.

Committee Member Tom Campbell suggested that the plans should clarify the landscape and plants on the plans.

Committee Member Tom Campbell motioned to approve with stipulations 1-5, as well as: stipulation 6 that the downlights will have an eyelid trim aimed so it is not to light the vertical surfaces and that the light source not be visible from Indian Bend road; stipulation 7 eliminate patio and gate located in front yard setback; and stipulation 8 to move UL1 to one of the 36" box Palo Verdes on the north east corner of the home; and stipulation 9 the color of the railing and gate be changed to brown. The Hillside Building Committee stated that Town staff will review the revised plans to ensure they comply with these stipulations. Committee Member Scott Tonn seconded the motion. Committee Members Jim Anton, Tom Campbell, Charles Covington, Orme Lewis, and Scott Tonn all voted in favor.

4. STAFF REPORTS

Town Engineer Paul Mood introduced Hillside Development Administrator Hugo Vasquez and outlined a transition process over the next few months.

5. COMMITTEE REPORTS

There were no committee reports.

6. NEXT HILLSIDE BUILDING COMMITTEE MEETING

The next meetings are scheduled for Wednesday, September 12th at 8:00am and Wednesday, October 10th at 8:00am.

7. ADJOURNMENT

Committee Member Tom Campbell moved to adjourn. Committee Member Charles Covington seconded the motion. Committee Members Jim Anton, Tom Campbell, Charles Covington, Orme Lewis, and Scott Tonn all voted in favor. The meeting adjourned at 9:51 a.m.