



**PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES
February 13, 2019**

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, February 13, 2019, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Orme Lewis, Pamela Georgelos, and James Anton. Staff present: Hillside Development Administrator Hugo Vasquez and Town Engineer Paul Mood. Chair Scott Jarson called the meeting to order at 8:00 a.m.

2. EXECUTIVE SESSION

None.

3. APPLICATION REVIEW

19-046 Combined review for an addition to the residence at 4237 E Highlands Drive (APN 169-53-005).

David Dick, Architect, David Dick Architect

Hugo Vasquez, Hillside Development Administrator, introduced the item. The plan includes enlarging the entry at the patio deck and renovating an existing bath. Plans also include adding a 212 square foot deck with a new window in the bathroom area. The project application date was January 11, 2019 and it will be reviewed under the 2018 Hillside Development Regulations.

David Dick, project architect, shared further details about the deck, railing, and window being added.

Member James Anton stated he is concerned about the height of the retaining walls on the east.

Mr. Dick responded that the retaining walls will create a flat area. He clarified that none of the retaining walls are over eight feet. He also explained the landscaping plans and driveway.

Member Anton asked what plans are for the roof.

Mr. Dick replied it is gray painted foam. He added that they are doing the house a piece at a time as they can afford it.

Member Anton asked regarding the timeline of the project.



Mr. Dick responded around 90 days.

Member Scott Tonn shared that if they have to re-coat the roof in a couple years and it would be great if it was not so white looking.

Mr. Dick stated that would not be a problem.

Chair Scott Jarson asked if there were any public comments on the topic.

Member Tonn moved to approve the combined review for an addition to the residence at 4237 E Highlands Drive subject to the listed stipulations 1-7.

Chair Jarson seconded the motion.

The motion passed.

19-047 Combined review for an addition to the residence at 3920 E Bethany Home Road (APN 170-01-007)

Dan Noonan, Builder, Noonan Design Build

Nick Prodanov, Civil Engineer, Land Development Group

Mr. Vasquez introduced the item. The plans include adding an extended upper patio, bedroom, bathroom, and screen wall which is not in accordance with Hillside standards. The project will be reviewed under the 2018 Hillside development regulations

Dan Noonan, builder, indicated that the parapet adds privacy to the home. He then provided details about plans for the home.

Chair Jarson asked what plans they have to protect debris from going into the wash during construction.

Nick Prodanov, Civil Engineer, responded that they plan to put a silt fence adjacent to the construction fence to prevent silt or debris from going to the wash.

Paul Mood, Town Engineer, commented that they will have to submit a storm water pollution prevention plan.

Member Pamela Georgelos asked if this new addition will impede the wash.

Mr. Prodanov replied they did research for the stream area and found they are not impeding the wash and the surface water elevation stays below the floor elevation of the house. The only recommendation they have is for some protection of the new addition to make sure the footings are safe.



Chair Jarson commented that he understands staff's concern with the wall, but he is not very concerned about it given the minimal slope of the lot and where it is located.

Member Georgelos asked where the wall is visible from.

Mr. Noonan replied that it is only visible by driving up on the circular lot on the east side of the property. He then clarified that you would have to be on the property to see it.

Chair Jarson asked if they contemplated approval on that if staff would see an issue with it.

Mr. Vasquez stated the code is not clear, so it could be argued either way. He added that since it matches with the existing architecture he does not have a problem with it.

Chair Jarson indicated that since it is compact and sits right against the eave he does not have a problem with it. He then asked for public comment. He reiterated that he wants to be sure the wash is protected and called for a vote.

Member Tonn motioned to approve Combined review for an addition to the residence at 3920 E Bethany Home Road subject to eight stipulations.

Member Georgelos seconded the motion.

The motion passed.

19-048 Formal review for a new single-family residence at 4606 E Charles Drive (APN 168-69-002)

Bernie Fritz, Owner/Builder

Jennifer Lamoreaux, Architect, Fit Designs

Geoff Markowski, Civil Engineer, G-Mar

Mr. Vasquez introduced the item. Plans include demolishing the existing home and building a new single-family home with a pool and retaining wall. The project application date was October 31, 2018 and will be reviewed under the 2018 Hillside development regulations.

Jennifer Lamoreaux, project architect, stated that they have not made any design changes since the last time they came in. She reviewed some of the design aspects of the plan.

Chair Jarson asked about the heights for the water structure in the back of the house.



Ms. Lamoreaux responded that it is being treated as an accessory structure and fits within those limits.

Discussion was made about the neighbor's white roof and if it could be changed.

Member Tonn asked Mr. Vasquez if there was anything in the ordinances or codes that would require the owner to go back to an original amount of disturbed area.

Mr. Vasquez responded there is not. He also pointed out that in this case they are also making the lot better.

Member Georgelos clarified the owner does not have to do revegetation.

Mr. Vasquez shared that essentially, they can disturb the same amount of property as before or less.

Member Orme Lewis asked if the reflective glass could be a disturbance to neighbors.

Member Tonn commented that the code states they cannot put a mirrored surface on the glass, but windows typically have some reflectivity to them. Depending on orientation and other things they may have to provide mitigation of reflection of the western or southern sun.

Chair Jarson asked about the roof.

Bernie Fritz, project applicant, responded it is foam. He added it can be found on the list of materials.

The committee discussed materials being used.

Mr. Fritz asked who they would contact if they wanted to change building materials during the building process.

Chair Jarson replied they would contact staff and if it was a large enough change it would have to come back to the committee for review.

Member Anton asked if the grout color was approved.

Mr. Vasquez responded they typically do not look at the grout color.

Chair Jarson asked what the committee members thought regarding the concrete masonry unit (CMU) wall in the back yard, since these are typically not approved for Hillside projects. He personally feels that since this property is on the edge of Hillside and because it is not a particularly visible spot, it may be fine.



Member Georgelos asked who could see the wall.

Mr. Fritz responded he does not think it is visible unless you are on the site.

Member Georgelos clarified that it would not impede anyone else's view.

Ms. Lamoreaux pointed out that the planter box outside the artificial grass area is raised for safety.

Member Tonn asked why they chose to do the CMU.

Ms. Lamoreaux replied among other reasons, it was the best solution she could come up with that matched the design for the rest of the home. She explained that anything marked CMU in the plans is intended to be split face. She added that the CMU wall they have been addressing is about 11 feet tall from grade and five feet above the walking area for the pool.

Chair Jarson asked about plans for raising the pad on the site and changing the grade.

Ms. Lamoreaux responded that it was decided that what they are doing is allowable because they are below the maximum height and the entry point is less than two feet above the natural grade. She stated that they were looking to keep the home all at the same level, but they did step the garage down substantially in respect to the natural grade.

Member Lewis asked how far it was stepped down.

Ms. Lamoreaux responded she believes it was three feet.

Mr. Mood stated they are allowed seven and a half feet of fill if they stay under 24 feet above natural grade.

Chair Jarson asked why there is a spillway off the retention basin and what it will do.

Mr. Mood stated it would really be for erosion.

Geoff Markowski, project civil engineer, confirmed it is for directing flow and keeping erosion from happening.

Member Tonn expressed he is concerned about the depth of the area being only a half a foot.



Mr. Markowski, project civil engineer, stated a lot of it has to do with landscaping. He added that these lots are rocky and have gravel, not sandy. He is not concerned.

Mr. Mood clarified that they will have a Storm Drainage Facilities Agreement, so the owner will be responsible for maintaining storm drainage facilities. He added that the storm drain will work but probably should be more natural looking.

Chair Jarson suggested including a stipulation where the color and material would need to be reviewed.

The committee discussed the grade of the site.

Member Tonn suggested that they go deeper than six inches on the retention basin.

Member Georgelos commented that it would reduce their maintenance requirements over time.

Mr. Mood stated they currently meet the requirements, but if the Committee would like it to be deeper and the applicant agrees they can add it as a stipulation.

Mr. Mood commented that they need to be sure the lights represented by the letter "A" along the property line need to be 10 feet behind the property line.

The committee discussed lighting locations on site that would be compliant with code.

Chair Jarson stated they would like to see them reduce the amount of can lights on patio structures in the front and back.

Ms. Lamoreaux responded in the back they can easily go down to six and the front entry they could go down to three.

Member Tonn indicated that he would like to see it go down to five lights in the back.

Ms. Lamoreaux replied that she could do that.

Chair Jarson asked if they would consider an alternative to the muhlenbergia in the landscaping.

Ms. Lamoreaux indicated they could choose a different plant from the plant list.

Chair Jarson called for any public comment. He then ran through the new stipulations they added.



Chair Jarson motioned that the application be approved with the 10 stipulations in the application and the following additions. Stipulation item 11. CMU shall be split faced on all viewable sides. 12. The spillway structure shall be natural stone to match existing site conditions. 13. The north east retention basin to be increased by six inches. 14. Light fixtures "A" need to be ten feet from property line. 15. Light fixtures "D" shall decrease on rear patio to a count of five and shall decrease on front entry to account of three. 15. Wall sconce type "C" shall have one single lamp source at the top and be downward facing. 16. Landscape Muhlenbergia rigens to be replace with approved plant to be approved by staff and or chair person.

Member Lewis seconded the motion.

The motion passed.

4. STAFF REPORTS

Mr. Mood stated stipulation number one will now be a standard. He clarified that stipulation number one indicates if an applicant desires to make any changes during construction, it will need to be approved by Staff, Chair, or Committee. They are also working on a Hillside brochure which will be sent out once a year to those in Hillside informing them of different rules and regulations they must follow. They will also have a new Hillside home owner packet which does something similar.

Mr. Mood commented that the Hillside Committee update to Town Council is on February 28, 2019 and there is a Council retreat on February 25, 2019 where they may discuss white roofs on flat land homes. Mr. Mood will also be giving an update on the revised Hillside code and the new Storm Drainage Design Manual at another upcoming meeting.

5. COMMITTEE REPORTS

None.

6. NEXT MEETING DATE

Chair Jarson stated their next meeting will be on Wednesday, March 13, 2019 and Wednesday, April 10, 2019.

7. ADJOURNMENT

Chair Jarson moved to adjourn the meeting.

Member Tonn seconded the motion.



Meeting was adjourned.