



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

1. CALL TO ORDER

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

2. EXECUTIVE SESSION

None.

3. APPLICATION REVIEW

19-110 Solar Combined Review for the residence at 5564 E Palo Verde Drive (APN 172-47-058C)

Drew Bausom, Architect, Construction Zone

Hugo Vasquez, Hillside Development Administrator, introduced the item. The application date for this item is February 7, 2019 and it will be reviewed under the 2018 Hillside Development Regulations.

Drew Bausom, Architect, shared some of the plans they are proposing and clarified everything will be fully screened from all views except the actual solar panels and conduit, which will be painted the same as the base color for the roof. He also clarified the parapet will not be raised nor will the solar panels exceed the top of it.

Member Charles Covington asked if he was using Q-Cells solar panels.

Mr. Bausom responded they are. He added that they will be seen from above, but the requirements are to screen it from elevation.

Chair Scott Jarson asked what the screening will be made of.

Mr. Bausom responded it will be a solid panel with a swing access door.

Chair Jarson called for public comment.

Madlen Connor, resident at 6401 E Cheney Drive, asked to see where the subject property was located on a map.



Discussion was made on the location of the subject property.

Chair Jarson motioned to approve the application with the stipulations 1-6 called by Staff.

Member Covington seconded the motion.

The motion passed.

19-111 Solar Combined Review for the residence at 4517 E Foothill Drive (APN 169-11-069)

Howard Nute, Owner

Mr. Vasquez introduced the item and shared a little about the plan to add 39 solar panels.

Howard Nute stated they would like to make the home as efficient as possible by adding solar panels and gave more information about the home and property.

Commissioner Covington pointed out the plan is to use Q-Cells solar panels.

Chair Jarson asked if the panels are paintable.

Bobby Burnett, Sun Valley Solar, commented that anything is paintable but typically they do not paint inverters, since it decreases the efficiency.

Chair Jarson stated he is not overly concerned with screening the inverter since it is in a discrete location. He mentioned the need to field check the paint color.

Chair Jarson asked for any community comments on the item. None were offered.

Member Pamela Georgelos motioned to approve the application as proposed by staff including stipulations 1-7.

Chair Jarson seconded the motion.

The motion passed.

19-112 Concept review for a new single-family residence at 5749 E Quartz Mountain Road (APN 169-02-012A)

Vivian Ayala, Architect, Candelaria Design

Rebecca Struchen, Project Manager, Candelaria Design

Nick Prodanov, Civil Engineer, Land Development Group



Mr. Vasquez introduced the item. The application was submitted on February 12, 2019 and will be reviewed under the 2018 Hillside Development Regulations. He noted that the previous owners received a variance that allowed them to disturb 25,796 square feet.

Member Scott Tonn asked if that variance includes the road.

Mr. Vasquez confirmed that it does and continued introducing the item.

Vivian Ayala, principle director for Candelaria, shared the premise of what they had to start with on the property. She added that they have met with the Home Owner's Association (HOA) who informed them there have been several lawsuits from the properties below because of flooding due to disturbance in the area.

Member James Anton asked if they plan to keep the lot two tiered.

Ms. Ayala confirmed they are. She clarified some more details about the home including that access to the garage is under the cantilever.

Chair Jarson asked if that will be an issue under the new code.

Ms. Ayala responded the heights on the home and the length of the cantilever should all conform with the new code.

Member Covington asked if the existing retaining walls will be incorporated into the plan.

Ms. Ayala replied they will be removed.

Member Anton asked about the driveway materials.

Ms. Ayala replied they do not know yet. She added that they will follow Nick's guidance with the driveway to help avoid drainage onto properties below.

Chair Jarson asked what materials they plan to use for the house.

Ms. Ayala indicated they are looking at using limestone cladding for the exterior of the home and dark black windows.

Chair Jarson cautioned them on some difficulties with using limestone. He also advised them to be cautious with the color of the limestone.



Nick Prodanov, civil engineer, shared that the biggest challenge is drainage and geotechnical. He added that they are working with a geotechnical engineer who wants a safety net at the bottom and top of the property to protect the homes below as well as the workers during construction. He stated that in talking with home owners in the area he found as long as they can restore things back to the historic flows they will be satisfied.

Member Anton asked if there will be anymore cutting or major changes to the property.

Mr. Prodanov replied there will be more excavation.

Member Tonn asked what the strategy is behind water retention.

Mr. Prodanov indicated they will have intercepts along the road to catch the water and disperse downhill. They also plan to have underground retention. He noted that they are working on a new survey of the field conditions.

Chair Jarson asked if they think they will need another variance.

Ms. Ayala responded they should not.

Chair Jarson warned them to incorporate solar now if they plan to use it and shared the committee will be very concerned with material colors, roof surfaces, landscaping, and lighting.

Member Tonn asked what the perceived height of the retaining walls will be.

Ms. Ayala stated they do not exceed the eight feet from existing grade.

Member Georgelos pointed out they should be mindful of reflections from the pool.

Ms. Ayala shared that the owner would like the pool surface to be black which should help. She then answered questions about renderings of the home. She informed them there would be reflective ponds and a portion of the flat roof will be usable space.

The Hillside Committee cautioned Ms. Ayala again to be careful in choosing materials so the home matches with the environment.

Chair Jarson called for public comment.

Phillis Peshkin, resident at 5421 E Via Buena Vista, commented that this is a beautiful project, and she is encouraged that they are aware and have started working on drainage to avoid negative impacts on neighbor. She added that speaking with



neighbors and data will give them more accurate information to create an effective drainage design.

Madlen Connor, resident at 6401 E Cheney Drive, stated that at night there is a lot of light coming off the mountain, which destroys the view of the mountain. She emphasized that they need to keep in mind that what they do with the property effects those around them.

Member Anton commented that if they see someone violating regulations they should let the Town Staff know.

19-113 Combined review for a new single-family residence at 6837 N Lost Dutchman Drive (APN 169-32-026)

Avi Azoulay, Builder, Regal American Homes

Tony Nelson, Construction Manager, Regal American Homes

Steven Adams, Hillside Projects, Regal American Homes

Steve Bargeloh, Civil Engineer, D&M Engineering

Mr. Vasquez introduced the item. The original application date was June 13, 2017, so it will be reviewed under the 2017 Hillside Development Regulations.

Member Georgelos asked where they are at in the construction process.

Avi Azoulay, builder, responded that the home is almost complete except details on the interior, changing the color palette on the exterior, and landscaping.

Mr. Vasquez explained more details of the new plans. He noted the landscape lighting meets the Hillside regulations.

Chair Jarson commented that there is so much change that it is almost a completely new application.

Tony Nelson, construction manager, identified the materials for the new plan.

Chair Jarson expressed concern about the plans to use lighter materials and not the previous desert palette.

Mr. Vasquez showed the original grading a drainage plan on the property.

Steve Bargeloh, civil engineer, explained more of the previous and current drainage plans.

Member Anton asked if there were any requirements for maintaining the drainage pumps.



Chair Jarson responded it could be stipulated, but it would be hard to regulate.

Mr. Bargeloh stated the only alternative to pumps would be an underground tank system.

Member Georgelos asked what the pros and cons are to the two system.

Mr. Bargeloh indicated the downfall to pumps is they would require maintenance and it is hard to identify failure until it is a problem. He is also concerned a tank system could not be put in and the expense for it and the dry well would be high.

Members of the Hillside Building Committee expressed concern that the drainage plan may be jeopardized in order to add more amenities on the property.

Chair Jarson shared that he was concerned with the use of decorative grass and the expansion of the fenced area.

Member Covington asked what their intention is for the exposed cut on the north hillside. He then asked how big the tank would be for the pumps.

Mr. Azoulay replied it is for a retaining wall.

Mr. Bargeloh explained that he was thinking of having 1500-gallon tank. He commented that the original design was more fail safe since it only relied on gravity and not the system.

Chair Jarson stated he does not feel he can currently support the plan and would like to see it come back revised.

Mr. Azoulay stated that what matters is the code and not Hillside Building Committee members' opinions on the look of the home.

Chair Jarson responded that meeting the LRV is not the only benchmark they need to meet for Hillside and that the Committee has some digressions on what designs are considered harmonious with Hillside.

More discussion was made on what would be considered harmonious with hillside and what materials they need to look at changing. They also discussed current exterior material plans while looking at an elevation view of the plan.

Member Tonn pointed out that the reddish brick was approved on previous home plans since it was only being used on the chimney, which was well concealed by trees.



Discussion was made on what the role of the Hillside Building Committee is and the scope of their authority.

Mr. Vasquez located the code section that indicates that all exterior materials are subject to the Hillside Building Committee's approval.

Member Covington asked if Paul Mood, Town Engineer, has had a chance to look at the plans.

Mr. Bargeloh pointed out another solution that would allow for more drainage into the soil under the driveway which would help them avoid the need for a dry well, which he feels is unreasonable to require.

Member Tonn suggested that maybe it is not unreasonable since they are choosing to change an original plan that did work.

Mr. Bargeloh expressed his feelings that the current development application is sufficient and should not be held to the standard of the plan created two years ago which went well beyond the standard.

Member Anton explained that the standards of care have updated over the course of the past two years.

Member Tonn explained that this development is unique because of how it relies on the front retention basin and the accompanying pump.

Mr. Bargeloh explained that he is in the process of trying to determine the proper pump and tank size for the development or if they should use an alternative solution to the issue.

Chair Jarson explained that the application needs to revise the landscape amenities, the construction material palette, and further look at grading, draining and retention.

Mr. Azoulay asked for further clarification regarding which construction materials would be considered harmonious with the landscape.

Member Anton encouraged the applicant to look at some of the existing structures in the area as examples.

Chair Jarson expressed his feelings that the code is very clear about what is and what is not allowed for building design and that the function of the committee is to interpret the code.

Member Anton motioned to deny Item 19-113 as proposed.



Member Tonn seconded the motion.

The motion passed unanimously.

4. STAFF REPORTS

NONE

5. COMMITTEE REPORTS

Chair Jarson explained that the Hillside Committee had given a report to the City Council two weeks earlier.

6. NEXT MEETING DATE

Chair Jarson stated the next meetings will take place on Wednesday, April 10th at 8 AM and Wednesday, May 8th at 8 AM.

7. ADJOURNMENT

Chair Jarson moved to adjourn the meeting.

Member Anton seconded the motion.

The motion passed.