



**PARADISE VALLEY  
HILLSIDE BUILDING COMMITTEE MINUTES  
May 8, 2019**

**1. CALL TO ORDER**

The Hillside Building Review Committee met on Wednesday, May 8, 2019, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Charles Covington, Daran Wastchak, Jonathan Wainwright. 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**

**19-211 Solar Combined Review for the residence at 5678 E Cheney Drive (APN 169-02-017A)**

**Christine Brown, Project Manager, Arizona Solar Concepts**

Hugo Vasquez introduced the Item and noted the application date was May 1, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Christine Brown, project manager, explained their plan to put in solar panels. It was noted the parapet would completely cover the panels that will lay flat against the roof. She added that there was only one neighbor she believed might be able to see the panels once they are installed.

Member Wainwright asked if there was an HOA approval process for this.

Ms. Brown responded that she submitted it and it is currently under review.

Chair Jarson commented that the HOA may have requirements or restrictions beyond what the Town requires. He noted that the HOA may also try to require something that the Town would not approve.

Male Applicant explained the racking process and shared that there will be 115 penetrations for the project.

Chair Jarson commented that the home owner may want to resurface the roof before the installation.



Male Applicant indicated that based on their site visit they did not see any problems concerning the condition of the roof.

Chair Jarson suggested having the roof be a different color so that the panels blended in better.

Discussion was made on if they could require changes in roof color when solar panels are installed.

Male Applicant noted that the racking and frames would all be black.

Member Tonn noted that the roof seems well hidden from everyone.

Chair Jarson motioned to approve application 19-211 the installation of the combined solar panel roof at 5678 East Cheney Drive with stipulations one through seven as provided by Staff with an additional stipulation eight that penetration sealants match the existing roof color or be LRV-compliant.

Member Tonn seconded the motion.

The motion passed.

**19-212 Formal review for a new single-family residence at 6040 N 41<sup>st</sup> Street (APN 169-22-070)**

**Jorge Toscano, Architect, Kontexture**

Mr. Vasquez reviewed the project with the Committee. He noted the home is not connected to sewer but will run off of a septic tank.

Jorge Toscano, architect, shared details of the plan for the home and property.

Discussion was made on the plans for external materials and the potential maintenance on the wood materials.

Mr. Toscano explained plans for shutters on the exterior to help with privacy and sun protection. He indicated that for now they plan to have the shutters be opened and closed manually.

Member Wainwright expressed concern about the maintenance of the exterior material.

Member Wastchak suggested using other materials with a similar look.

Chair Jarson indicated he had less concern about the maintenance of the exterior material and does not believe it would need yearly maintenance.



Discussion was made concerning the grading and drainage for the site. It was noted there were plans for grass on the property in the water retention area. Chair Jarson noted that they discourage grass on Hillside properties.

Chair Jarson expressed concerns with grasses and palm trees in the plans and made suggestions for making the roof blend in better.

Mr. Toscano indicated he would look into those things.

Further discussion was made on materials and plans for the roof.

Mr. Toscano reviewed the exterior lighting plans for the property.

Member Wastchak expressed concern about some of the plans for insulation on the home since they are using steel beams. He recommended they use a foam insulation on the steel beams as well. He noted that insulating the steel will make a big difference in the energy bill.

Mr. Toscano shared they have plans to insulate the floor and the steel beams.

Discussion was made on exterior lighting again. It was emphasized that the Committee did not want any of the vertical surfaces lit up by exterior lighting.

Chair Jarson reiterated that he would like to see the applicant provide plans for suitable desert species in the landscaping prior to acquiring a building permit. He added he would like the lawn areas contained and a final roof material and sample provided before issuance of a building permit. He also would like to see a stipulation clarify that they do not want the light spread to light up the exterior of the home.

Member Tonn indicated he would like a stipulation clarifying that after the leach field is designed that the civil engineer provide to chair that the intended retention will not interfere with the leach field. He then noted he did not feel the disturbance area has really gone down to 48%.

Chair Jarson moved to approve the application 19-212 with the stipulations 1-14 provided by Staff with the modification to stipulation 11 to include the sentence all exterior light-spread shall be limited to not wash the exterior surfaces of the home and to include the following additional stipulations; 14 the applicant provide suitable desert species to replace the Muhlenbergia "Deer Grass" for Chair approval prior to issuance of a building permit, 15 all natural lawn areas should be retained in size and contained a sample of the system for containment to be submitted to Staff and Chair for approval, 16 applicant to provide final roof material and sample for approval by Chair and Staff prior to issuance of a building permit.



Member Wastchak seconded the motion.

The motion passed.

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

Mr. Vasquez shared some of Council's recommendations for the Hillside brochure.

Discussion was made on how they should be distributed and how often. Member Wastchak made recommendations to have it be sent out electronically.

Member Tonn commented that the map for what is included in Hillside is not good and it is difficult to determine what properties are included.

Mr. Vasquez indicated the intent is to have the Geographic Information Systems (GIS) system public, so someone could search their property address to see if it is included in Hillside or not.

Member Wastchack recommended switching the email address from including their names to a more generic name so that it could be used by others in the future. He also suggested having a link for frequently asked questions on the website.

Mr. Vasquez asked if there were any comments on the landscape guidelines. He further described the plans they have for landscape guideline resources.

Member Wastchak suggested having a list of invasive species for people to reference.

Chair Jarson stated they could use fire protection as a trigger to contain ornamental grasses or put them under the hillside prohibited grasses.

Mr. Vasquez asked if they could give more leeway on the disturbance area for any of the roof area that is brought into compliance on the last application discussed.

Member Wastchak indicated he is concerned about swapping out disturbed area and would rather have a reduction in the permit fees.

Discussion was made on incentives and how they can encourage roofs to be more in compliance and discourage white roofs.

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

Member Wainwright shared that the Planning Commission had discussed changing the make-up of the Hillside Building Committee to two Commissioners and three at large members. He noted that a permanent member is better than one that cycles in and out.



## **6. NEXT MEETING DATE**

Chair Jarson commented that the next meeting will be on Wednesday June 12, 2019.

## **7. ADJOURNMENT**

Chair Jarson moved to adjourn the meeting.

Member Wastchak seconded the motion.

The motion passed, and the meeting was adjourned.