



## **Town of Paradise Valley**

### **Minutes**

#### **Hillside Building Committee**

**Wednesday, August 14, 2019 at 8:00 AM**

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#### **1. CALL TO ORDER**

Chair Jarson called the meeting to order at 8:00 a.m.

In Attendance:

Chair Scott Jarson

Member Scott Tonn

Member Jonathan Wainwright

Member Pamela Georgelos

Absent:

Member Daran Wastchak

Others present:

Hugo Vasquez, Hillside Development Administrator

#### **2. EXECUTIVE SESSION**

#### **3. APPLICATION REVIEW**

**19-313 Combined Review for paint modifications to the single family residence at 4928 E Cottontail Run Road (APN 169-08-044H)**

**Doug Jorden, Attorney, Jorden Hiser & Joy**

Hugo Vasquez introduced the agenda item. He stated that the property is 17,000 sq. ft and it was built in 2009. He showed photos of existing colors. The first two applications for paint modifications were rejected due to high LRV levels that were not in compliance with the Town code.

Doug Jordan stated that he is here on behalf of applicants Dick and Stacy Stevenson. He stated that the house was built in 2008 or 2009 and that the Stevenson's purchased it in 2012. The applicants wanted to adjust the roof and façade colors to comply with the Town Code. He explained that this is the third application, since the first two were rejected. He thinks that the currently proposed color complies with LRV criteria and is consistent with the next-door house.



Chair Jarson stated that he applauds the fact that LRV is in compliance now, but there are some other issues with the house. One of them is high level of contrasting trim, more than the Committee would typically allow. The house at 7620 N Foothill Drive South does not have contrasting precast trim. The color blends in with the hillside.

Member Wainwright stated that this is a massive house and that a lot of stonework has been added around it. The applicants are putting efforts to improve the house. He appreciates that the roof color is compliant with the Town Code.

Chair Jarson asked the Committee to comment on the contrasting trim.

Member Tonn spoke regarding the entry way. He mentioned he is in favor of reducing the contrast of the trim.

Member Wainwright wanted to confirm that Member Tonn is happy with the body color and not with the contrast.

Member Tonn commented that they should use the main color throughout the home. He suggested that they use the same color of the home on the trim.

Chair Jarson stated that his struggle with the color is that when it's framed by lighter color it becomes prominent.

Members discussed the various nuances on the house.

Member Georgelos stated that she drove around and looked at that location and other locations. She echoed Member Tonn's comments regarding the yellow color on the house. Her concern is that this house is such a big structure. The positive aspect is that the neighbors are supporting the color. She proposed reducing the contrast.

Chair Jarson asked if the applicant would consider reducing the contrast.

Mary Beth Stern, property manager for the Stevenson's, stated that the applicant would consider that.

Mr. Vasquez stated that the code reads that 38% LRV can be allowed with limited contrasting elements, and that it will be subject to Hillside Building Committee approval.

Member Wainwright stated that the applicants meet the rules.

Member Tonn commented regarding trim looking similar to the stone work.

Member Wainwright stated that he wouldn't want trim color that matches the stone.



Mr. Jordan asked if the bottom horizontal trim could be considered having a lighter color.

Chair Jarson replied that this proposal is not a bad solution

Member Georgelos stated that there's less contrast between the trim and the actual house color.

Member Wainwright complimented current ownership for being cooperative with the Committee.

Chair Jarson agreed with Member Wainwright.

Member Georgelos motioned to approve the Combined Review for paint modifications to the single family residence at 4928 E Cottontail Run Road (APN 169-08-044H) such as the contrasting trim color is limited to the lowest point eve which is the first level at the height of the garage and that the color is to exceed 33% trim LRV. Additionally, the roof will be repainted with 33% LRV pigment color as submitted.

Member Wainwright seconded the motion.

The motion passed 4-0.

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

Mr. Vasquez stated that he has been able to get address list for all Hillside properties in the Town and the list will be available on the Town website. Additionally, the preliminary Hillside map will be available on the Town website.

Chair Jarson stated that many requests submitted for landscape and paint changes that are submitted after the fact.

Member Wainwright stated that he has seen examples of structures that are not compliant with the Town code.

Mr. Vasquez stated that there's a list of stipulations that are sent to each applicant.

Member Georgelos stated that it's important that the reviewers are assertive during the application process.

#### **5. NEXT MEETING DATE**

The next Hillside Building Committee meeting are tentatively scheduled for Wednesday, September 11, 2019 at 8:00 a.m. and Wednesday, October 7, 2019 at 8:00 a.m.



## **6. ADJOURNMENT**

Member Georgelos motioned to adjourn the meeting.

Member Wainwright seconded the motion.

The motion passed 4-0.

The meeting was adjourned at 8:47 a.m.