



Town of Paradise Valley

Minutes

Hillside Building Committee

Wednesday, October 9, 2019 at 8:00 AM Town Hall Boardroom

1. CALL TO ORDER

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

In Attendance:

Chair Scott Jarson

Member Scott Tonn

Member Jonathan Wainwright

Member Thomas Campbell

Member Pamela Georgelos

Others present:

Hugo Vasquez, Hillside Development Administrator

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

Combined Review for modifications to a previously approved site plan at 8002 N 47th Street (APN 169-11-123).

Christa Berlanti Petracca, Owner

Donald Surface, Civil Engineer, Surface Engineering Co.

Hugo Vasquez, Hillside Development Administrator replied that the applicant had decided to combine the three lots. The first two lots were already combined, but she decided to add the third, making the parcel a total of 3.2 acres. He stated that the allowable disturbance area was 42,000 square feet and she was disturbing 30,000 square feet. Rather than adding a new driveway like the applicant originally wanted, she decided to just keep the existing driveway.

Christa Petracca, the applicant, stated that she did not want to ruin the hillside, so they decided to add the third lot and keep the existing driveway. There was a house on that



property that the previous owner ripped down in 2006 and was where the driveway was. She stated that they were going to add vegetation to this part of the land, but the rest of this part was to remain unchanged.

Chairman Jarson stated that they appreciated that she was trying to preserve the land. He asked if the committee had any questions.

Member Jonathan Wainwright asked if she wanted anything except to combine the land.

Ms. Berlanti Petracca replied that essentially, she just wanted to combine the lots and add water retention basins to lot number two.

Member Wainwright thought that it was a great idea and use for the land.

Chairman Jarson reiterated what Ms. Berlanti Petracca said she wanted for the land. He asked if anyone wanted to speak on the application and asked Hugo if all his concerns were put to rest with the stipulations.

Mr. Vasquez replied that changes to the project looked good. He stated that the only thing he wanted to make sure that she was going to use an earth tone grout for the boulder retaining walls.

Planning Commissioner Thomas Campbell motioned to approve the application for the modifications at 8002 N 47th Street.

Chairman Jarson seconded the motion.

The motion passed 5-0.

Combined Review for modifications to 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, Project Engineer, Regal American Homes

Steve Bargeloh, Civil Engineer, D&M Engineering

Mr. Vasquez presented the changes to the Committee. The application had been previously approved in June to change the building materials, but the applicant had more changes that they wanted to make to their residence. The applicant was requesting to change the overall landscaping of the building and change the exterior. They wanted to change the rectangular driveway to a circular one. The plan was very similar to the original, but they changed the courtyard and moved the pool more to the Southeast, and they had removed the cabana. Hugo presented the material board for the committee. He explained where each material was to be used.



Thomas Campbell asked if the stone was natural or manufactured.

Mr. Vasquez replied that it was natural stone.

Member Pamela Georgelos asked what the purpose of the optional tiles was.

Mr. Vasquez replied that they had forgotten to take that off the presentation.

Steve Adams, project engineer, explained that the driveway material was to be cobblestone, which would turn into natural exposed crushed granite.

Member Wainwright asked if there was going to be any stabilization in it.

Mr. Adams replied that there would be stabilization in it and that it was framed with metal edging.

Member Campbell stated that if it had a metal edging, it would be retained.

Mr. Vasquez replied that it would be retained and then asked Steve to talk more on it.

Mr. Adams stated that they were adding a slotted drain to the site.

Member Wainwright thought it would be a maintenance issue.

Chairman Jarson agreed.

Member Wainwright asked if they had thought about using the cobblestone everywhere.

Mr. Adams replied that they had, but it was costly. He indicated that they were putting a border around the cobblestone.

Member Georgelos asked about the drainage and made sure there were not going to be any issues.

Steve replied that there shouldn't have been any issues.

Member Wainwright replied that member Georgelos did raise a good question regarding drainage.

Chairman Jarson stated that he liked that the plan allowed water to percolate.

Member Campbell asked the applicant if they had considered mixing in a small amount of cement in, as it would have made the ground more stable.

Several members asked if he meant just cement.

Member Campbell replied that yes, it was just cement and a little bit of water and that it helped solidify the ground.



Member Georgelos stated that if they used cement there would not be percolation, but if they did not use cement, they would have to maintain it.

Chairman Jarson replied that the cement still allowed for some percolation.

Member Wainwright asked what area they were talking about.

Mr. Adams replied that they were talking about the entryway area.

Member Campbell commented that the land was not perched on a mountain, so it was not incredibly visible to others.

The Members discussed details regarding the driveway.

Chairman Jarson asked if they could point out the retention.

Mr. Vasquez showed the Committee photos of the site. He asked Chairman Jarson if he wanted to see the retention basins.

Steve Bargeloh, civil engineer, talked about where the retention basins were while Hugo showed the committee where they were on the map. He stated that they were testing the drainage rate.

Chairman Jarson asked what surrounded the pool.

Steve replied that they were some plants around it. He indicated that they were adding water retention basins throughout the lot.

Member Georgelos asked how much water they planned on retaining.

Mr. Bargeloh replied that they were looking at a three-foot-deep basin and so it should be enough water. He explained, that they were going to test the soil to make sure that it drained within the thirty-six hours that the county required.

Member Georgelos commented that she just wanted to make sure there weren't any pools of water that would not drain.

Chairman Jarson asked about the pool fencing.

Mr. Vasquez stated that they are required to use the least amount of fencing possible due per code. They were only having issues on the side yard with trying to use less fencing to meet the code. He continued, they needed to remove the excess part of the fencing to fix the issue.

Member Wainwright commented that it might be difficult to take out sections of the fence. He asked Mr. Adams what their preference was.



Mr. Adams replied that they wanted to keep the fencing how it was. They needed a fence in front of the retaining wall, and the owners had dogs and so they needed the fence where it was.

Member Campbell commented that he did not see the harm in keeping it how it was. He stated that the certain part of the fence needed to be kept was not visible to the neighbors.

Member Georgelos asked what the visibility was going to be for the neighbors.

Mr. Adams replied that it was not going to be visible to the neighbors because it was tucked away. He asked what the point of the code was.

Member Campbell replied that they did not like to see fencing all over the hillside. He continued to say that he thought it was okay for them to have the fencing and could see the functionality when it came to the owners having dogs.

Chairman Jarson asked for clarification as to stipulation eleven.

Mr. Vasquez replied that they would meet code when they removed a small section of the fencing. He commented that he was unsure of what that would look like based on the plans given. Several members agreed.

Mr. Vasquez showed the Committee the hardscape. He pointed out the dog door and the fencing.

Chairman Jarson asked Member Tonn's opinion.

Member Tonn replied that he did not see any issues with the current fencing situation.

Member Georgelos asked if the fencing was going to be slatted fencing.

Mr. Adams replied that it was metal fencing.

Member Georgelos commented that the fencing seemed unobtrusive and was serving a purpose.

Member Campbell asked if it was rust colored.

Mr. Adams replied that it was the color black.

Member Wainwright stated he preferred rust colored but understood due the palette color used for the rest of the land.

Chairman Jarson asked if any Committee Members or members of the public had any question. He then made a motion to accept the application of combined review for the modifications to a new single-family residence at 6837 N Lost Dutchman Drive, including the stipulations one through ten, but excluding eleven, and including twelve.

Member Campbell seconded the motion.



The motion passed 5-0.

4. STAFF REPORTS

None

5. COMMITTEE REPORTS

Mr. Vasquez brought up an issue that had been talked about before. The committee wanted to lessen the number of members on the Planning Commission Hillside Board.

Member Wairwright commented that there was frustration that Planning Commissioners were being rotated on and off and it made it so that most only saw half of the issues. He thought most of the board should be permanent members. It would open volunteer opportunities. He did not know if there was a specific way of addressing the issue.

Chairman Jarson replied that he valued having rotating Planning Commissioners, as it created different point of views, he felt it was important to designate a couple of permanent Members.

Member Wainwright stated it was nice having a lot of people, because it was easy to get their meetings covered. He continued to say that they just wanted to make sure the Committee was an odd number to prevent ties in votes.

Chairman Jarson wanted to create more continuity with the Committee.

Member Wainwright stated that it would eventually be presented to the Commission for review.

Member Georgelos commented that it was in the early stages of this idea and that they had plenty of time to figure out the best way to fix the issue.

Member Wainwright thought a few permanent members could benefit the Planning Commission.

Member Campbell commented that he did not know if previous Committee Members would want to come back onto the Hillside Committee.

Member Wainwright agreed.

Chairman Jarson agreed that it could improve the Hillside Committee even though it was already working relatively smooth.

Member Wainwright stated that it would probably go smoothest if they go from three commissioners to two.

Member Georgelos commented that she thought it might be nice to have another citizen.



Chairman Jarson stated that they could figure out exactly what was best for the Planning Commission.

Member Wainwright asked if he could add something to the committee reports. He suggested to add this issue of number of members on the Hillside Committee as an agenda item for their next meeting so they could bring it to the Town Council.

Chairman Jarson thought that was a great idea.

A Committee Member suggested that the discussion continue at Town Council in January.

Member Campbell asked the man when the Christmas party was.

A Committee Member answered December sixth and stated that an invite would be sent out closer to the date.

Mr. Vasquez brought up another item. The item was adding more to the code regarding solar panels.

Mr. Vasquez explained that a couple of solar applications went unscreened through the Board of Adjustment. He wanted to add more discretionary measures to the code.

Member Wainwright did not see how the solar panels made the Board of Adjustment criteria.

Mr. Vasquez stated that he had not gone through the variance and its specifics, but he said they were able to get it on the account that there was an efficiency issue and that it was not visible.

Member Wainwright stated that it was not really an extreme case of needing the solar panels.

Member Georgelos was confused as to why that issue didn't come through the Hillside Committee.

Chairman Jarson stated that they pretty much worked around the Committee.

Member Georgelos replied that it did not seem like a variance issue, that it was more of something the Hillside Committee is supposed to deal with.

Member Campbell asked what the address was of the property.

Mr. Vasquez replied that the address was 6067 Paradise View.

Member Wainwright agreed with Member Georgelos, that it was not under a hardship variance.



Member Tonn stated that regarding Hillside, they had to make considerations for solar panels and many houses were not designed for solar panels, because it does not have parapet.

Chairman Jarson replied that they did not have to have a parapet, they just had to screen it.

Member Campbell talked of a house in Mummy Mountain that got solar and just screened it, so it had been allowed.

Member Georgelos did not think that the Board of Adjustment would look at the aspect of aesthetic as the Hillside Committee would.

Member Wainwright and Chairman Jarson agreed.

Member Wainwright also stated that it did not seem like an issue that should have gone to the Board of Adjustment, because it was not a hardship.

Chairman Jarson agreed.

Member Georgelos stated that the Board of Adjustment should have redirected the issue to the Hillside Committee.

Mr. Vasquez said that regardless of what should have happened, their screening was not very good.

Chairman Jarson asked how they were able to go to the Board of Adjustments and not the Hillside Committee.

Mr. Vasquez stated that they were going through the Board of Adjustments first and then going through the Hillside Committee.

Member Campbell asked for the address of the other residence that got solar.

Mr. Vasquez replied that the address was 4517 East Foothill Dr.

Member Georgelos stated that it was not necessary for them to go through the Board of Adjustment, as they may think they are approved if the Board of Adjustment approved them.

Member Wainwright stated that if they got a variance, then they would have an issue saying no to the applicant. It was not okay for them to go around the committee. He indicated it was strange that they were able to get the variance.

6. NEXT MEETING DATE

Chairman Jarson indicated that the next meeting is on November 13th at 8:00 a.m. and then the next one after that was to be on December 11th at 8:00 a.m.



7. ADJOURNMENT

Chairman Jarson motioned to adjourn the meeting.

Member Georgelos seconded the motion

Chairman Jarson: yes; Member Tonn: yes; Member Wainwright: yes; Member Anton: yes; and Member Campbell: yes.

The motion passed 5-0.

The meeting was adjourned at approximately 9:00 a.m.