



Town of Paradise Valley

Minutes

Hillside Building Committee

Wednesday, November 13, 2019 at 8:00 AM Council Chambers

1. CALL TO ORDER

Chairman Jarson called the meeting to order at 8:00 a.m. and provided roll call.

Attendance: Chair Scott Jarson
Member Thomas Campbell
Member Pamela Georgelos
Member Orme Lewis

2. EXECUTIVE SESSION

None

3. APPLICATION REVIEW

Combined Review for a garage addition, pool, and remodel for the single-family residence at 8200 N Charles Drive (APN 168-70-014).

Laura Norquist, Owner

Susan Biegner, Architect, Biegner-Murff Architects

Nick Prodanov, Civil Engineer, Land Development Group

Chairman Scott Jarson introduced the item and turned the time over to Hugo Vasquez.

Hugo Vasquez, Hillside Development Administrator, stated the applicant had received a variance for encroachment of setbacks on the property. The property contained two 40-foot setbacks. The applicant proposed a new garage addition, the expansion of the existing driveway, a new pool and patio area, remodeling of exterior materials, and new lighting. Mr. Vasquez listed several materials for the exterior remodeling in his presentation. He explained that a resident had been curious about a window on the house.

Laura Norquist, Owner, commented that the window was two stories and was a stained-glass depiction of Native American story. She wanted to preserve the art and tried finding someone who wanted the window, and no one had showed interest. There was



no significance of the artist, but she still wanted to donate the piece. She did not have the name of the artist.

Chairman. Jarson replied the artist was named Barbara and had done many stained-glass pieces in town. He invited anyone who wanted the piece to contact the applicant.

Member Thomas Campbell stated there were architectural salvage companies as a resource to preserve the building.

Mr. Vasquez continued his presentation. The applicant was adding drainage basins to bring the remodel up to code. They were meeting all disturbance standards, as they were at 41% and were allowed up to 41.43%. A new native landscape palette and a septic tank was proposed.

Susan Biegner, architect, commented the goal was to preserve the home but to also bring it up to date. They planned on fixing the pool to take out the wall.

Chairman. Jarson believed the color palette and remodeling was good and thoughtful. He liked that they removed many palm trees. He noted they had already been granted their variances.

Member Orme Lewis asked about the garage.

Ms. Biegner replied they were replacing the garage for one of the same heights and style, just with modern materials. The garage was not very visible over the hill.

Member Pamela Georgelos agreed with Chairman Jarson, that the palette was pleasing, and that the remodeling was smart.

Chairman Jarson asked about drainage and the materials for drainage. He also wanted to know if the drainage systems would slow down water.

Nick Prodanov, civil engineer, stated they were installing drainage basins and that the materials would blend in with the surrounding area. The drainage basins would slow down the water going towards neighboring houses.

Chairman Jarson mentioned the new septic was not very far from the existing septic.

Mr. Prodanov stated that was correct.

Member Georgelos was glad that the applicants were mindful of drainage areas.

Chairman Jarson agreed. He noted they had to be careful when removing the nonnative plants, as they would release seeds and spread if they were not mindful.



Member Georgelos asked how many Ironwood trees were being planted. She also asked if the landscape was going to be kept limited to native plants.

Chairman Jarson replied two or three. The plants would be native plants and would be natural to the landscape.

Member Campbell stated architectural lighting was discouraged and he was worried about the lighting addition to the property. Lighting was only allowed for safety and felt like there was more than needed on the property.

Member Georgelos commented that low level lights to the ground were allowed and can help the homeowner walk outside. It was not acceptable to have high lighting. Also, the projection of the lights could be dimmed.

Member Campbell was not content with having the lights dimmed. Many times, homeowners brightened it anyway without approval.

Chairman Jarson replied there was six recessed lights. A solution to the brightness was changing the trim.

Ms. Biegner was okay with lowering the lights.

Member Campbell was concerned with the placing of the lights. He did not want the yard lit up highly. He was okay with lower lighting. He wondered if they could eliminate some of the lights. He was concerned about the lighting being too bright on the garage. He thought it would be beneficial to have the lights facing up.

Ms. Biegner replied they could get the recessed lighting down to four, taking away two of the lights, but they would have to space them differently.

Chairman Jarson thought they needed to have the lighting facing down for safety but reducing the lightening down to four. He had a stipulation that would help with Member Campbell.

Member Georgelos stated the goal was to only have the lights on when someone was outside walking.

Mr. Lewis commented he agreed with what Member Campbell was saying.

Member Georgelos emphasized there needed to be enough light for it to be safe to walk, but also not having too much light. She suggested some motion lights.



Chairman Jarson suggested having a stipulation of only four soffit lights, and avoidance of lighting up the garage. He thought they could shield garage lights. He mentioned the trash cans would need lighting near them.

Member Campbell felt he could not support architectural lighting.

Ms. Biegner stated there would just be enough lighting to be safe. It would be low lighting and she would figure out how to not light the garage. They could put in motion sensor lights.

Member Campbell replied he could support Ms. Biegner's plan.

Chairman Jarson made a motion to accept the proposed changes to the single family residence at 8200 North Charles Drive with staff stipulation one through nine, as well as the stipulation ten, that garage soffit low lighting would be limited to one near the laundry room and up to five additional low lights that could not exceed 28 inches off the ground around the garage and trash area, subject to review and approval by the chair and staff.

Member Campbell seconded the motion.

The motion passed 4-0.

Combined review for a new landscape plan for the residence at 6125 N 38th Place (APN 164-04-006).

Erik Tinker, Builder, Tinker Development

Chairman Jarson introduced the item and turned the time over to Mr. Vasquez.

Mr. Vasquez stated this item was based off a plan that was approved in 2016. The only change was that the applicant wanted to add some non-native plants to their landscape. These plants included mesquite trees, ficus species, hop bushes, and oleanders.

Eric Tinker, the builder of the property, stated this was one of the first Hillside properties he bought. They had put in these plants to help with privacy. He had not realized he needed approval before putting these plants in, because he had done the same thing with another property and had no issues with it.

Chairman Jarson asked if the other property was Hillside.

Mr. Vasquez replied they were both Hillside, but the other property's plants were not caught in the inspection.



Chairman Jarson mentioned to the Committee that he had toured the property. He did not think he could approve such a vast amount of non-native plants. He did not think the plants were a good solution to the issue of privacy. There were several plants that were not allowed to be planted on Hillside. There were ten of these plants originally planned.

Member Georgelos asked if they could accomplish the same goal, but with native plants instead. She agreed with Chairman Jarson. She asked what plants were out front.

Chairman Jarson stated there were hop bushes out front.

Mr. Tinker commented there might be damage to the land if the trees and bushes were removed.

Chairman Jarson stated it was possible to get the privacy with native plants.

Member Orme asked how the Committee has looked at similar issues like this historically.

Mr. Vasquez stated the Committee could recommend removal if it was not built per the approved plans. Since the plan was altered, they could force the owners to remove the plants.

Chairman Jarson stated in the past they have had to force owners to remove plants.

Member Campbell commented it was the builder's fault for not going by the original plan. He should have gotten it approved beforehand. He thought the privacy could be obtained with native plants.

Mr. Tinker stated he had thought it was okay to plant the trees. He had hired someone to plant and so he thought it did not have to be approved.

Member Georgelos stated Hillside properties had special codes they had to abide by.

Chairman Jarson commented it was the Committee's responsibility to make sure properties complied with the codes.

Member Georgelos reiterated there was an issue with the builder changing plans without approval. She wanted to know how they were to move forward.

Chairman Jarson replied they could approve the current property or deny it.

Member Georgelos wanted to see aerial photos of the property in its current state.

Mr. Vasquez showed these pictures.



Chairman Jarson wanted to see modification that could keep some plants and replace others with native plants. He was worried about some of these trees taking over land.

Member Georgelos stated there was a huge accommodation made by the Town to review this, rather than just taking everything out.

Mr. Lewis asked for a timetable on this item.

Mr. Vasquez replied there was an inspection in 2018 in which they realized there was non-native plants on the property. It was not fixed when they checked again in February 2019. They never took the non-native plants out. It was estimated it would cost 30,000 dollars.

Chairman Jarson noted most of the native plants listed on the approved plan had not been planted. He was sympathetic to the builder's position but did not think the Committee could not approve this.

Member Campbell agreed with Member Campbell. He would be willing to approve replacing them with native plants.

Mr. Tinker stated he knew the native plants that could be planted. He asked if they could disturb the wash.

Chairman Jarson replied because they decided to disturb the wash to begin with, any restoration that had to occur to the wash due to the removal would have to be paid for by the builder.

Member Georgelos agreed with Chairman Jarson.

Mr. Tinker stated he would remove the oleanders and ficuses and would move forward with this.

Member Campbell commented there was much about the landscape that did not conform to the plan, so the builder should come back with a plan to get approved. He thought a continuance would be helpful.

Chairman Jarson stated they would either must deny the plan or have him come in with a new plan in another meeting.

Mr. Tinker asked if ficuses could ever be approved.



Chairman Jarson replied focuses on Hillside lots were not approved. It was not just a visual thing, there were many reasons. He had hoped he had come in with a plan of a solution. He was sympathetic with his situation but could not approve it.

Member Georgelos wanted him to come back with a plan.

Chairman Jarson explained he would have to bring a plan in with what was there currently and what they were fixing on one plan.

Chairman Jarson made a motion to continue this discussion in another meeting.

Member Georgelos seconded the motion.

The motion pass 4-0.

Mr. Tinker asked if he would have to double the bond amount.

Mr. Vasquez replied he would have to talk to Mr. Miller.

4. STAFF REPORTS

None

5. COMMITTEE REPORTS

None

6. NEXT MEETING DATE

Chairman Jarson indicated that the next meeting is on Wednesday, December 11, 2019 at 8:00 a.m. and Wednesday, January 8, 2020 at 8:00 a.m.

7. ADJOURNMENT

Chairman Jarson motioned to adjourn the meeting.

Member Campbell seconded the motion.

The motion pass 4-0.

The meeting was adjourned at 9:42 a.m.