



Town of Paradise Valley

Minutes

Hillside Building Committee

Wednesday, February 12, 2020 at 8:00 AM Council Chambers

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, February 12, 2020, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Thomas Campbell, Orme Lewis, and James Anton. Staff present: Hillside Development Administrator Hugo Vasquez. Chair Scott Jarson called the meeting to order at 8:00 a.m.

2. EXECUTIVE SESSION

None

3. APPLICATION REVIEW

20-073 Concept review for a new single-family residence at 4250 E Keim Drive (APN 169-22-057)

Dan Mann, Owner/Civil Engineer, 3engineering

Hugo Vasquez presented an overview of the proposed new single-family residence.

Dan Mann, applicant, explained their intention for the property was to build a 3,500-3,600 square foot home with a pool and yard area. He described several other details about the plans for the property and noted they are not asking for any variance from City code.

Chair Jarson pointed out that they always look for native landscaping, roof surfaces that are natural colors and non-reflective. He suggested looking into a chip material for the roof and then asked if they plan to have any solar panels.

Mr. Mann responded that they do not have plans for it at this time but would like to make it solar ready.

Chair Jarson suggested making the parapets high enough for solar panels if they ever wanted them installed.

Member Anton asked what the plans were for replacing the retaining wall.



Mr. Mann indicated the plans were for a small retaining wall, but most of it would be landscaped out so the lower level of the home could be seen. He added that the retaining wall would be constructed with a prefinished CMU material.

Chair Jarson reminded the applicant that they look for natural colors and materials that blend in with the desert landscape that create low contrast on the hillside.

Chair Jarson cautioned that the LRV on samples for natural materials can look very different from the finished product.

Mr. Mann replied that they were looking into a manmade product that would be uniform.

Member Anton asked if they had plans to enhance the landscaping on the lower level.

Mr. Mann explained that they did not have specific plans yet but did plan to revegetate the area.

Member Campbell inquired about exterior lighting plans.

Mr. Mann indicated it would be very minimal. He clarified that they would have some down lighting under overhangs with a couple sconces by the garage and front door.

Member Campbell asked that any down lighting be positioned to not light up any vertical surfaces of the home including walls and windows.

Member Tonn asked that the applicant use landscaping to soften the vertical mass on the west side. He then asked if they planned for any plantings in the retention area.

Mr. Mann replied that their current plans were only for artificial turf in that area.

Member Campbell inquired if they had considered a porous pavement for driveways.

Mr. Mann clarified that the driveway will be done with pavers, but he was unsure if they would be porous.

Member Campbell asked what their plans were for the garage door.

Mr. Mann stated plans included a metal cover to match trim detailing on the home. He also noted that they had plans for more landscaping that were not included in the renderings presented in the meeting. He then noted that most of the railing shown would also be eliminated except what is needed for safety.

Chair Jarson requested information on what effect changes to the site had on water flow and how they will control it.

Mr. Mann presented information on water retention plans for the site which included a catch basin on the front driveway and piping that would direct roof water to the retention basin.



Chair Jarson asked if anyone from the public would like to comment on this Item.

Susan Grehan indicated that she lived right below the subject site and that keep getting mud from the site coming onto their property.

Mr. Mann explained some of that might have to do will the fill that is eroding away since the retention wall was falling over. He noted they would be happy to take the wall down, but it cannot be removed until they get a permit.

Ms. Grehan asked when they plan to fix the problem.

Mr. Mann stated they hoped to break ground in August.

Mr. Vasquez clarified that during construction the applicant will be required to have a stormwater pollution prevention plan, which will help prevent mud coming onto their property as well.

Member Anton noted that a new home going in often helps prevent more damage to neighbors' yards and homes from water, because they are now required to make retention and drainage improvements.

Dave Cunningham inquired what the applicant's plans were to restore the site back to its original slope and grading.

Mr. Mann indicated they basically recreated the lot as if the fill was never there so that it follows the natural slope and grade of the site. He added that was what they based all the height elevations on.

Discussion was made on the location of the septic tank for the site.

20-074 Combined Solar review for the residence at 6049 N 41st Place (APN 169-22-039)

Isaac Diaz, Applicant, Eco Management Systems

Mr. Vasquez provided an overview of the request for solar panels. He indicated they would be adding 24 solar panels that would be hidden behind the existing parapet wall.

Member Campbell asked if these solar panels would cover 100% of the home's electricity use. Isaac Diaz, Representing Eco Management Systems, responded that it is a large home so it would not cover their entire electric needs.

Mr. Diaz presented more of the details of the solar paneling plans. He also presented some of the materials being used to install the solar panels with the committee.

It was noted that the current bright white roof was not in compliance with hillside design standards. Member Campbell recommended that they stipulate a recoating of the roof with a compliant color material



Mr. Diaz asked if they would have to recoat all of the roof surfaces or only the ones that they are making changes to.

Chair Jarson stated he believed they would be limited to requiring a recoat on only the disturbed areas.

Member Lewis asked if the solar panels would be visible from off the property.

Mr. Diaz explained there was an existing parapet they would use to shield the solar panels and that they would be located as close to the center of the roof to help with screening them. He then explained where the inverters would sit in relation to the solar panels.

Member Lewis asked if the panels could change angles to match the position of the sun through out the year.

Mr. Diaz clarified that once they are placed, they will stay how they are.

Chair Jarson asked if anyone from the community would like to make a comment. No comments were offered.

Chair Jarson motioned to approve application 20-074 with the six proposed stipulations and the addition of four more stipulations. Stipulation seven, rails and brackets to be black in finish. Stipulation eight, any portions of the roof surface to house panel installation shall have an LRV compliant color prior to installation of the system and be approved by Staff prior to installation. Stipulation nine, any exposed conduit to be LRV compliant in color and finish and be approved by Staff prior to installation. Stipulation ten, that the panel count not exceed a count of 24.

Member Anton seconded the motion.

The motion passed unanimously.

20-075 Combined review for modifications to the landscaping and hardscape at 6149 E Indian Bend Road (APN 169-35-014)

C.P. Drewett, Architect, Drewett Works

Mr. Vasquez reviewed the request and point out some of the additions and changes to the proposal since it was last seen by the Committee including new patio finishes, additional parking in the driveways, a new mechanical screen wall, and more.

C.P. Drewett, Architect, explained they wanted to more revegetation rather than the landscaping previously submitted. He noted that they have made changes to the grading and drainage as well as they have learned more about the property.

Chair Jarson asked if hydroseeding was included in the application or if that needed to be stipulated.



Mr. Vasquez confirmed that it was included in the application.

Chair Jarson asked if the applicant would consider an alternative tree that was more desert appropriate than the five Tipuana trees.

Mr. Drewett stated they would not use Tipuana trees and would only use indigenous trees.

Chair Jarson asked what material they planned to use for the Bocce Court.

Mr. Drewett shared that they planned to use a clay material.

Member Campbell pointed out the location change of the stairwell on the south portion of the property. He added that he was supportive of the changes.

Mr. Drewett provided more information on planted trees for the property. It was indicated that the two tree types they were installing were Native Mesquites and Palo Verdes. He added that they also had plans for two additional Native Mesquites in the north east corner.

Chair Jarson recommended having a stipulation that required the Tipuana trees be substituted with Native Mesquites and that two additional Native Mesquites could be installed in the north east corner.

Member Campbell asked that the two up lights in the agave planting north of the kitchen be moved to the two new trees east of bedroom 1. He also recommended including a general stipulation that lights not be aimed at vertical architectural surfaces.

Chair Jarson called for any public comments on the Item. No comments were made.

Chari Jarson motioned to approve application 20-075 with stipulations 1-9 included in the application and the addition of several more stipulations. Stipulation 10, the four north location Tipuana trees be substituted with four 48-inch box Native Mesquite trees and the addition of two 36-inch boxed Native Mesquite trees at the north east corner of the site, all to reflect the submitted plans received by Staff on February 4, 2020.

Stipulation 11, Bocce Ball court surface be LRV compliant and to be approved by Staff. Stipulation 12, the two up lights in agave planter planting area north of the kitchen shall be moved and relocated to the three Native Mesquite trees located at the north east corner of the site. Stipulation 13, any and all landscape lighting shall be aimed and secured to avoid lighting any architectural or vertical surfaces.

Member Tonn seconded the motion.

The Motion passed unanimously.

4. STAFF REPORTS



Mr. Vasquez noted he would be emailing them several proposed code changes that Staff has compiled and would like any feedback the Committee might have.

5. COMMITTEE REPORTS

Chair Jarson updated the committee that he will be presenting the hillside building presentation to the luxury home tour group on Friday February 21, 2020. He noted they will incorporate some general building statistics as well.

6. NEXT MEETING DATE

Chair Jarson announced that the next two meeting dates would be Wednesday, March 11, 2020 and Wednesday, April 8, 2020.

7. ADJOURNMENT

A motion was passed unanimously, and the meeting was adjourned.