



Town of Paradise Valley

Minutes

Hillside Building Committee

Wednesday, March 11, 2020 at 8:00 AM Council Chambers

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, March 11, 2020, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Pamela Georgelos 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

20-119 Combined review for a remodel and addition to the residence at 4050 E Desert Crest Drive (APN 169-52-016A)

Jennifer Howard, Project Manager, Red Rock

Ben Haught, Applicant, Red Rock

Hugo Vasquez gave a brief overview of the application. The project started on December 21, 2019. They needed approval for the additional plans they had for the remodel. This included the removal of a basketball court, the cutting down of the tennis court to move the basketball court, and the reduction of 14,000 square feet of property. The net disturbance was only about 19% and they could have a net disturbance of up to 60%.

Jennifer Howard, from Red Rock, introduced herself.

Ben Haught, from Red Rock, introduced himself and stated they were the applicants.

Chairman Scott Jarson asked the applicants to go through the drainage of the property.

Ms. Howard replied everything would remain the same, except they would be pushing the drainage flow a bit.

Mr. Jarson asked about the driveway.

Ms. Howard replied it would be replaced with concrete.



Member Scott Tonn asked if everything was up to code when it came to the \$500,000 cap.

Mr. Vasquez replied it was up to code.

Mr. Jarson suggested a lightweight stone chip coat over the roof. He had no other material concerns. For the landscape, he suggested not putting any up lights on palm trees or possibly removing the palm trees. He was concerned about the up lights on the driveway.

Mr. Vasquez stated if they met the lumen requirement, they could not force the applicant to remove the lights, they could only suggest it.

Member James Anton asked if they could remove the light pole.

Member Pamela Georgelos commented that light pole was not on the applicant's property.

Mr. Tonn did not want up lights on the palm trees and wanted to lessen the amount of soffit lights on the property.

Ms. Howard mentioned some of the lighting was already existing on the property and was fixed.

Mr. Tonn thought it was acceptable, because the lighting was fixed. He reiterated they preferred palm trees be removed. He mentioned the maintenance of the palm trees over 10 years cost more than the removal of the palm trees.

Mr. Jarson opened a public comment, and no one spoke so he closed the public comment.

Mr. Jarson moved to approve application 20-119 with the eight proposed stipulations with several additional stipulations. Stipulation nine, seller should provide a water source, which can include gray water, for the native seed mix areas until established. Stipulation ten, the flat roof portions should be fine rock chipped or ballasted to meet LRV to be approved by chair and staff. Stipulation eleven, there are nine accented drive lights, which will be replaced with an alternative light fixture to be approved by staff and chair. Stipulation twelve, removal of existing palm trees would be approved and encouraged, but no accent up lights would be allowed on these trees. Stipulation thirteen, all recessed can lights shall be positioned, baffled, and fixed as to not wash any vertical surfaces of the home.

Mr. Tonn seconded the motion.

The motion passed unanimously.



20-120 Solar Combined Review for the residence at 7480 N 58th Place (APN 169-02-031).

Drew Bausom, Applicant, The Construction Zone

Mr. Vasquez gave a brief overview of the application. The applicant wanted to alter the solar panel layout and put them on several roofs. They would be screening the solar panels to match the roofs.

Drew Bausom stated he represented the architect and contractor.

Dwight Mendel introduced himself as the homeowner.

Mr. Bausom explained they were altering the orientation of the solar panels and were putting them on several roofs rather than one roof. They were screening the solar panels for any houses below them but were unable to screen them from houses that potentially moved above the house.

Mr. Jarson clarified the roof materials did not change.

Mr. Bausom replied the roof materials had not changed.

Mr. Tonn stated there were adding an additional 17 solar panels. He wanted to make sure the inverters were already installed. He also asked if the solar panels did not exceed the 18-inch maximum.

Mr. Bausom stated the inverters would be installed in a closet in the house. The panels did not exceed the 18-inch maximum.

Mr. Jarson opened the public comment and he closed the public comment.

Mr. Tonn motioned to approve application 20-120 with proposed stipulations 1-6 with the addition of stipulation seven. Stipulation seven, the height of the tilt of the panels does not exceed 18 inches.

Mr. Jarson seconded the motion.

The motion passed unanimously.

20-121 Combined Review for a pool and spa for the single-family residence at 5638 N Superstition Lane (APN 172-02-095).

Richard Loope, Architect, HL Design Build

Nick Prodanov, Civil Engineer, Land Development Group

Mr. Vasquez gave an overview of the application. The existing driveway would be brought up to code to get enough credits to build the pool and spa. The pool and spa would be put on the existing patio.

Richard Loope introduced himself as the architect.



Nick Prodanov introduced himself as the engineer of the application.

Mr. Loope explained that they would be using a temporary fill for the pool.

Mr. Prodanov explained the calculations of the project to the Committee. He explained they had solutions to handling the flow of the water when a neighbor moved in.

Mr. Jarson mentioned neighbors in the past had issues with waterfall-like sounds in construction projects like this one.

Mr. Loope replied there would not be an issue with sound. The privacy screen would mitigate the sound even further. The glass rail on the property was existing.

Mr. Jarson was concerned the glass rail would reflect the sun heavily. He asked if they considered painting the roof and replacing the deer grass with Red Yucca.

Mr. Loope replied they were not planning on painting the roof. They were open to replacing the deer grass.

Mr. Anton was concerned the roof was not compliant.

Mr. Loope explained the roof was in good shape when it was reviewed a year ago. He showed the Committee material samples.

Mr. Jarson thought they needed a separate roadway for the construction workers. He also thought the deer grass should be replaced with Red Yucca.

Mr. Jarson motioned to approve application 20-021 with stipulations 1-9 included in the application and the addition of several more stipulations. Stipulation 10, Riprap material to match native rock and grout to match existing rock, soil, and color. Stipulation 11, areas disturbed for construction access shall be protected to minimize impact on access and shall be revegetated with natural native plants preconstruction. Stipulation twelve, regarding landscape plan L5, the deer grass should be substituted with Red Yucca or equivalent non-grass plan to be approved by chair and staff

Mr. Tonn seconded the motion.

The Motion passed unanimously.

STAFF REPORTS

None

4. COMMITTEE REPORTS

None

5. NEXT MEETING DATE



Chair Jarson announced that the next two meeting dates would be Wednesday, April 8, 2020 and Wednesday, May 13, 2020.

6. ADJOURNMENT

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