



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Final

### Hillside Building Committee

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Wednesday, July 8, 2020

8:00 AM

Town Hall Boardroom

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**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL  
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:  
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#### Committee Members

Chair Scott Jarson, Scott Tonn, Charles Covington, Jonathan Wainwright,  
Daran Wastchak.

#### 1. Call to Order

The Hillside Building Review Committee met on Wednesday, July 8, 2020, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Daran Wastchack, Charles Covington and Jonathan Wainwright. Staff present: Hillside Development Administrator Hugo Vasquez. Chair Scott Jarson called the meeting to order at 8:00 a.m.

**Present:** 5 - Scott Jarson, Scott Tonn, Charles Covington, Jonathan Wainwright and Daran Wastchak

#### 2. Executive Session

None.

#### 3. Application Review

None.

#### 4. Staff Reports

##### [20-308](#)

Concept review for a new single family residence at 7070 N 59th Place (APN 169-55-017)

Hillside Development Administrator Hugo Vasquez presented the Concept Review. The application would be reviewed under the current Code. The home would include 7,000 square feet. There was a negative edge pool on the South side of the property. There was a 58% disturbance on the lot. They were

proposing a 38% disturbance which was slightly over the allowable percentage. Public sewer was available, but a forced main would be required. The home would most likely use a septic system. They received pieces of the Safety improvement Plan for the site. There was a preliminary grading plan included. The Fire Marshal was investigating the safety of a turnaround in the cul-de-sac. Any improvements needed in the right of way would require a retaining wall.

Applicant Christa Berlanti commented that they hoped to improve the natural appearance of the home. They would use earth tones on the outside of the home with stone features. They would be doing extensive landscaping.

Chairman Jarson asked if they would be adding solar to the home.

Ms. Berlanti would not be adding solar.

Chairman Jarson asked what material palette would be used.

Ms. Berlanti would use two by six framed walls in earth colors and barnyard grey. For the design there would be black metal accent fascia. The final design would be greyer than the plan showed. Mountain Ash color would blend into the natural stone and hillside. There would also be landscaping.

Chairman Jarson wanted the most natural palette possible. Landscaping would be required to follow natural theme. He felt the materials were natural. He cautioned against too much grey.

Nick Prodanov, Land Development Group, noted the challenges of grading and drainage. Water shed on the North would require a major basin to hold water runoff. They estimated the limits of the basins to control runoff on the sides of the lot. The proposed retaining walls would need to be accounted for in the plan. There were three lines that water runoff would come from. Basins, culverts, and existing curves would be used to direct the runoff. They provided onsite stormwater retention. There were three underground tanks and an extensive storm drain system.

Chairman Jarson asked if the pavers on the elevation plan would be permeable.

Mr. Prodanov stated that the slope would be twenty percent and he did not think that permeable pavers would be possible.

Commissioner Wainwright agreed that permeable pavers would create a maintenance problem.

Ms. Berlanti asked if they would need to do concrete instead.

Mr. Vasquez noted they could do pavers but not permeable ones.

Chairman Jarson explained that there is a notch in the permeable pavers and if the flow and velocity of water were too great, they would float and move.

Mr. Vasquez noted there would be a trench drain in the area.

Mr. Prodanov responded that was added to collect the runoff from the driveway.

Chairman Jarson asked who would be responsible for the cul-de-sac improvement if it was needed for fire safety.

Mr. Vasquez confirmed it would be a required improvement from the applicant.

Mr. Wainwright wanted to reduce the disturbance of the site and felt that improving the cul-de-sac would do that. If it was avoidable, he felt they should not do the improvement.

Mr. Vasquez noted that there was another buildable lot that could potentially access the cul-de-sac.

Member Tonn noted that an improvement would need to be imposed on the other properties.

Mr. Vasquez deferred to the Town Engineer.

Town Engineer Paul Mood noted that 40.5 feet of asphalt was required for turnaround. If the site were improved there would be an incremental cul-de-sac being improved over time. They spoke with the Fire Marshall and this was an issue in other areas. They always tried to get proper turnaround where possible.

Mr. Wainwright noted that more asphalt would not help the drainage system. He wanted the cul-de-sac to remain the same without more disturbance.

Chairman Jarson commented that they consider the impact of the development on the hillside. He felt that incremental improvements were a good thing for the hillside. If a fire were to spread on the hillside, he wanted quick response from the Fire Department.

Commissioner Covington asked Mr. Vasquez to detail the cost sharing of the improvement.

Mr. Vasquez stated there was no cost sharing. It fell to the developer to do the required improvements or road widening. It was for a proportional cost and not for the entire improvement.

Mr. Prodanov felt safety was a concern but noted that a twelve-foot retaining wall would be required for the cul-de-sac to meet the code. They had to dedicate more right of way to achieve the 40.5 feet of turnaround space. They felt that it was a large change and that convincing the neighbors to dedicate a right of way would be challenging. He proposed a hammerhead turnaround.

Mr. Wainwright commented that the lot would be considered a legal

non-conforming lot. He asked if the circle could be included on a shallow lot. The dedication of the right of way would make the non-conforming lot even more so.

Mr. Mood assumed that was correct. He could not force the neighbor to make the improvement without another retaining wall. The Town did not have a program to make contributions. They would speak to the Fire Marshall on the issue.

Ms. Berlanti asked if the neighbor's property would need to be confiscated.

Mr. Mood explained that the Town owned a portion of the neighbor's driveway. He assumed a forty-foot cul-de-sac would be sufficient.

Chairman Jarson asked the Staff if the Fire Marshalls comments would hold up the application.

Mr. Mood stated no.

Mr. Tonn stated he would like to see the tree in front stay in place if possible.

Chairman Jarson addressed the rooftop surface. He preferred a ballasted rooftop.

Ms. Berlanti spoke with the roofer and they suggested they do that.

Chairman Jarson cautioned that the soffit roof overhang be compliant as the wall of the building and LRV compliant. Lighting would need to be moved away from reflective surfaces.

Ms. Berlanti would use tongue and groove or stucco in LRV compliant colors. She intended the lighting to comply.

Chairman Jarson noted that negative edge pools could have noise issues. He wanted the design to mitigate noise.

Ms. Berlanti wanted the negative edge to be only two to three feet and would help mitigate the noise.

Mr. Tonn asked if the railing around the pool deck was to be clear glass.

Ms. Berlanti noted it was drawn that way but would prefer a metal railing.

Mr. Vasquez commented that it would be fine if it met the Code criteria.

Mr. Wainwright asked where the back wash for the pool would go. Ongoing backwash and drainage would need to be addressed.

Ms. Berlanti would probably drain it to the planters but was not sure.

Mr. Mood noted that on Hillside properties a cartridge filter would be specified. Pool drainage could technically be done in the public sewer, but it was not an option on the lot. If they dechlorinated the water, they could drain it off the lot.

Mr. Tonn asked for more detail of the pool equipment.

Ms. Berlanti noted that the plan did not reflect what would be done. It would be installed down in a planter.

Mr. Wainwright asked if they had weighed the cost and benefit of a septic system to a forced main system.

Ms. Berlanti understood that connecting to the sewer was not an option. She spoke with the septic engineer and it was being designed with a specific drip system in the Southwest corner.

Mr. Vasquez did not allow forced mains on public roads.

Chairman Jarson asked for public comment.

There were no comments.

Ms. Berlanti stated that building retaining walls and destroying the native trees was not ideal.

Chairman Jarson noted that the Town and Committee would be reasonable.

#### **No Reportable Action**

#### [20-309](#)

Concept review for a new single family residence at 5405 E San Miguel Avenue (APN 172-47-041).

Mr. Vasquez presented. The application was submitted May 25, 2020. It would be under review of the current Code. It would be 10,000 square feet in area. The original home was demolished in 2015. There was a large amount of disturbance on the lot currently. The net disturbance would be brought down to 24%. There were comments submitted about the property. Some of the questions would be answered but some would need review from Town staff. There was not an anticipated variance needed on the property. The property was not connected to public sewer, but they could connect to that. The Civil Engineer was still working on the drainage of the lot. He noted water does come through the area. They were cutting into the mountain to add to the home. The existing driveway would remain in place. The max overall height was 26 feet. He would verify it met all the height requirements in a formal review.

Applicant Agnieszka Jastrzebska noted the previous home was close to the road and perched on the mountain. To comply with current setbacks, they were moving the home back. They would try to not disturb the mountain. They would

not dig into the mountain. The overlook of the home would be moved back and a portion of the garage on the East side would appear underground. It would not disturb the views of the property to the North. They would build the home into the hill to preserve the natural look.

Mr. Prodanov explained the drainage map. There were challenges with intensive drainage and erosion. He was familiar with the watershed. There were five separate flow lines that reached the property. Once the water reached the property it would continue to 54th Street, and one would continue down San Miguel. There were rock berms to help deflect the flow to the Northwest. They would use swales to intercept the flow and route it around the home. Each exit would be check dammed to limit the impact of the right of way. There would be tanks underground and trench drains.

Chairman Jarson noted there was water all along that street and asked if this plan would be adequate.

Mr. Vasquez noted it appeared appropriate to the site.

Mr. Mood commented that they were keeping the historic flows and routing the water around the structure and exit at historic locations. Retention would be required and was met with the drains and tanks. They met the intent of the Storm Drainage Manual.

Mr. Wainwright asked what the capacity of the tanks would be. He asked if there would be any street improvements at the curve of the lot.

Mr. Vasquez highlighted the locations of the tanks. There was a large tank and a smaller one.

Mr. Mood noted that street improvements would need to be discussed. The Code noted that street improvements should be made but other properties have not been made to do that. Part of the issue was deciding to keep the natural hillside or making road improvements.

Mr. Wainwright felt that the narrow street was part of the charm and felt if they should keep it the same.

Mr. Tonn lived around the corner from the lot. He felt that the road should stay as it was. He was not in favor of a wide road. He wanted the transition of the water to not create problems or wash outs.

Chairman Jarson agreed. He felt if the water discharged correctly that it would not need to have improvements.

Mr. Tonn asked how the setbacks would work from the lot lines. He asked if two perpendicular areas be twenty feet.

Mr. Vasquez spoke with George Burton in the Planning Department about the

setbacks. The address was San Miguel Avenue and the front of the property accordingly.

Chairman Jarson moved forward to the plan renderings. He asked what the roof surface and exterior materials would be.

Ms. Jastrzebska replied it would be foam with a layer of blended granules. The exterior materials would be a mix including basalt and black veneer stone. Exposed concrete would create a division for the home. The soffits would be wrapped in metal.

Chairman Jarson cautioned the applicant be careful of overhead soffits and lighting pointed away from reflective surfaces.

Mr. Tonn asked if the basalt was brick dimensions with mortar between them.

Ms. Jastrzebska noted it was brick dimensions and the joists between would be three eighths of an inch. The mortar would be black. The stucco on the home would be taupe to contrast other surfaces.

Chairman Jarson was concerned with the placement of the dog run and barbecue potentially filling with water. The mechanical equipment situated near the rock would echo. He encouraged the applicant to consider placement of those items. The landscaping was a naturalized palette and he felt it was important to the site.

Ms. Jastrzebska was currently working on the landscaping plans.

Chairman Jarson opened for public comment.

Jeff Scoon, neighbor, was concerned with water drainage and management. He showed a photo of the water flowing onto the lot being constructed. He was concerned of the water running down 54th street. He showed a photo of 54th Street during a rainstorm and was concerned about adding more water to the street. He showed a photo of the previous house and where the water was pooling. He was concerned with the East side of the property draining to the North. He did not see where there was room for a channel between his property and their driveway to handle the amount of water drainage. He suggested the driveway be moved closer to the home and a channel be created to drain the water. He asked where the drains would flow.

Mr. Prodanov commented that each time a home was built they were required to maintain the historic flows. The spread of the hydrograph would help mitigate water on other properties. The driveway would have a berm on the North property line, the Driveway and swale behind it. The check dam would slow down the water. The trench drain was connected to the underground system. There would be a 4-inch pipe to allow water to continue to drain slowly. He felt that the drainage conditions would be improved.

Mr. Scoon showed another picture of the property line and asked how they would mitigate the site without removing the boulders there.

Ms. Jastrzebska commented that the driveway would be moved back from five feet to nine feet on the property line.

Mr. Prodanov stated there was no intent to remove the boulders. There would be no disturbance past the area designated for disturbance.

Mr. Scoon asked if the material being removed from the hillside would be used.

Ms. Jastrzebska noted that the stakes on the site currently were not where the house would sit. They were mapping the disturbed area. The roof runoff area would be 7,710 square feet. The water would be slowed down and retained on site.

Mr. Vasquez noted that the lot discussed would not solve the regional issues but would better the flow of water.

Mr. Wastchak commented that Mr. Prodanov made a point that the changes to the lot could not add or change the flow of water. There would not be increased flow. There would be a reduction of velocity.

Mr. Prodanov said yes. Once the home was built there would be less water leaving the site.

Mr. Scoon was glad the driveway would be moved, and water runoff would be slowed down. He noted that water features created noise. He appreciated noise mitigation. He asked about the height allowance of the home. He asked if there was a restriction on retaining wall heights.

Mr. Vasquez noted there was a 40-foot overall height allowed. They must maintain the structure within 24 feet from natural grade. The elevations on the plan seemed to be within the requirements. They would do a formal review once the plans were complete. There were retaining walls in the back of the property and were not exceeding the 8-foot maximum.

Mr. Wastchak asked if the retaining walls were not visible on the property. His question was are they still required to meet the eight feet.

Mr. Vasquez commented that they could not exceed 8 feet without a variance.

Mr. Wainwright noted he liked the change in the driveway. He asked what the percentage of runoff post construction would be.

Mr. Prodanov answered that they were containing 729 cubic feet on site. There would be about two percent better than what it was currently.

Mr. Tonn asked what was on the guest house to the North.



Ms. Jastrzebska commented that it was mechanical equipment, but they had been moved to the back of the house.

Chairman Jarson noted the best way to mitigate the noise was to sink them down and cover them. He wanted the cut to the hillside be mitigated.

Ms. Jastrzebska noted there was not a geotechnical report currently.

Mr. Scoon noted that there was a boulder that came into the master bedroom of the previous home.

**No Reportable Action**

## **5. Committee Reports**

None.

## **6. Next Meeting Date**

Chair Jarson announced the next two meeting dates would be Wednesday, August 12, 2020 at 8:00 a.m. and Wednesday, September 9, 2020 at 8 a.m. They discussed moving the September meeting date. It could be moved if necessary due to the holiday at that time.

## **7. Adjournment**

**A motion was made by Jarson, seconded by Tonn, to adjourn the meeting. The motion carried by the following vote:**

**Aye:** 5 - Jarson, Tonn, Wastchak, Wainwright and Covington