



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Final

### Hillside Building Committee

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Wednesday, August 12, 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, Daran Wastchak, Charles Covington, Jonathan Wainwright.

#### 1. Call to Order

The Hillside Building Review Committee met on Wednesday, August 12, 2020, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Present: Chair Scott Jarson, Scott Tonn, Daran Wastchak, Charles Covington, Jonathan Wainwright. Chair Scott Jarson called the meeting to order at 8 a.m.

#### 2. Executive Session

None.

#### 3. Application Review

##### [20-317](#)

Concept review for a major remodel at 4343 E Keim Drive (APN 169-22-047A).

Hillside Development Administrator Hugo Vasquez detailed the remodel. There were no major details due to the pending formal review. The application was submitted on July 7 and would be reviewed under the current ordinance. The applicant requested an expansion of the master suite, an extended patio, a new roof, a new pool, an additional trellis, and a patio with additional walkway. Shortening the driveway for parking and there was an easement on the property to access the guest house. They provided landscaping details. There would be grading and drainage on the lot. The net disturbed area would be approximately 14,000 square feet and within the code standards. They wanted to explore connecting to the Town sewer. They proposed to keep the existing palms on

site.

Cathy and Wayne Teeter clarified there were five palm trees on site, and they planned to remove two. They would be making a five foot by seven foot addition to the dining room and extending the master suite. They would add a metal roof on the home. The driveway would be replaced. The backyard would be landscaped.

Chairman Jarson asked what the plan for water runoff control would be.

Chuck Jacobs, civil engineer, stated there was an existing inlet off Keim Drive that accepts runoff from the North. It ran through the property. The remainder of the runoff splits East and West of the house. They will keep the inlet as it was. They would do research to ensure it could handle the runoff. They would propose small basins on East and West sides.

Ms. Teeter noted they were proposing a retaining wall by the driveway and would alleviate the issues at the front of the home. They would clean the basin at the front of the house. The driveway on the East side of the lot had a large detention basin underneath. They would put an additional basin on the guest house side.

Mr. Vasquez noted that the Town Engineer Paul Mood mentioned the potential for asking the applicant to provide an additional basin if possible. It appeared to him that the plan was in the right direction.

Ms. Teeter noted that the issues were visible and helped them design the fix.

Mr. Vasquez commented the Committee was in favor of permeable pavers if possible.

Chairman Jarson noted they would allow for more water control.

Commissioner Wastchak reinforced the idea of a permeable paver. It would help drainage at the front of the house. He asked if there was a plan to bring the driveway solely on the property and eliminate the easement.

Ms. Teeter spoke to the neighbor on that issue. The concern was that the driveway would be steep if they did not have the easement. They were concerned about visibility and safety coming in and out of the driveway without an easement.

Commissioner Wastchak summarized the applicant reasoning for the driveway to remain as it was.

Commissioner Wainwright asked if a ribbon curb would be required. He felt it would look out of place and did not think it should be a requirement.

Mr. Vasquez noted that would be up to Mr. Mood. They typically did not require it

in a hillside area.

Commissioner Wastchak noted that they did start ribbon curb at the surrounding properties.

Chairman Jarson moved forward to the design changes.

Ms. Teeter detailed the paint colors and the dark metal roof. The windows would have black around them. Natural grass would be up to the pool and then pavers.

Chairman Jarson noted the guest house was not addressed and wanted to see that on the plan. He asked if the roof on the guest house would match.

Ms. Teeter commented the guest house roof was concrete grey. It blended with the dirt. They would add a shade trellis on the South side and a small fence separating the pool and guest house. There would be a retractable pool cover added.

Chairman Jarson advised they be mindful of the pool cover color to verify it would comply. He asked if they would be adding solar.

Ms. Teeter commented they would like to add solar on the South side of the home and it would not be visible. She noted that Mr. Vasquez did make them aware they may need to apply for a variance.

Commissioner Wastchak noted there were ways to ground mount solar at the South of the property. He clarified the South slope could accommodate the solar. He asked what the restrictions for ground mounting solar were.

Ms. Teeter thanked them for the input.

Mr. Vasquez noted it would be considered an accessory structure and would need to meet the requirements.

Commissioner Covington noted the steep slope and ideal tilt of the solar panels.

Commissioner Wastchak commented they could prepare the conduit during the remodel to eliminate cost later.

Mr. Vasquez noted they may need to request a variance.

Commissioner Covington noted it would be hard to install them on a concrete roof. He asked if the metal material on the main house roof would be standing seam.

Mr. Teeter confirmed, yes.

Chairman Jarson asked that the natural grass be well retained. He noted a desert pallet for landscaping was ideal. They did not encourage ornamental

grasses.

Commissioner Wastchak asked if the pool would be redone.

Ms. Teeter commented they would be changing the pool. It would be smaller, not as deep, and would have a hot tub.

Mr. Teeter commented they would retain a few pool walls and resurface. Another bid was to tear it out and restart.

Commissioner Wastchak warned that the integrity of the shell could be challenging in the hillside situation. Modern construction would be ideal in this situation.

Commissioner Covington noted that combining modern and old construction within a pool and its hydraulics could be problematic. He noted a new pool would be his advice.

Commissioner Wastchak noted that if the cost were close for both options he would opt for a new pool.

Ms. Teeter noted a gas fire pit would be added on the South side of the property.

Chairman Jarson cautioned the applicant to carefully place landscaping lighting. They would also consider the lighting for the barbeque area.

Ms. Teeter noted there was a small seating area under the master deck. She asked if they would need to add that lighting to the plan.

Mr. Jarson said yes, it would need to be shown.

Mr. Vasquez confirmed they would look at the lighting plan to verify it met the requirements. Placement was important.

Commissioner Wastchak asked what the current finish was on the outside and if they would be adding foam under the stucco. He noted the foam was important for energy efficiency.

Ms. Teeter confirmed it was block construction and they would be adding foam below the new stucco.

Chairman Jarson felt that the items had been addressed. He asked the Committee if there were any additional items.

Ms. Teeter asked if they picked a material that was not in supply, how specific those changes would need to be addressed.

Mr. Vasquez noted if it were minor the Chairman could approve it. If it were drastic changes the Committee would need to be involved.

Chairman Jarson noted that the more detail that could be provided on the application would be the best. He noted they did not vary from the plans.

Ms. Teeter asked if an electronic material board would be alright.

Mr. Vasquez said they still want them to have a board with samples in case they need to coordinate picking one up from the applicant.

Chairman Jarson noted they could leave the sample board at the site so the Committee could drive by and see it.

Chairman Jarson opened the meeting for public comment.

Dan Hazelwood a neighbor noted there were three trees that obscured their homes from each other. He asked if those would be removed. He also noted that over the palm trees was a site line for him. He asked how much higher the addition would be on the plans.

Mr. Teeter noted the extension on the bedroom would be 18 feet in height. They could eliminate the chimney and wanted to work with Mr. Hazelwood to adjust the site lines. He asked how many oleanders were on his property.

Mr. Hazelwood noted the trees were on both properties.

Mr. Teeter planned to keep the bushes but had trimmed them. He would leave the height.

Mr. Vasquez commented that they needed to show the oleanders on the landscaping plan if they plan to keep them. The oleanders are not native and would count toward the disturbed land area. He asked if they were doing plantings or re-seedlings on the slope South of the property.

Ms. Teeter noted they would be discussing the solar or native seed in that area.

Mr. Jarson noted there was seed that would come in on its own with little water and restore the disturbed area in short course of time. He wanted to rethink removing all the palm trees.

Ms. Teeter noted that Mr. Vasquez had been helpful.

Mr. Jarson noted they would not be acting but felt the application was moving in the right direction.

Mr. Vasquez noted they needed to submit a safety improvement plan. There was a forty-five day wait period until that could be formerly reviewed.

**Received and Filed**

#### **4. Staff Reports**

None.

#### **5. Committee Reports**

None.

#### **6. Next Meeting Date**

The Committee was fine with both future meeting dates in September and October.

#### **7. Adjournment**

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

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