



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Final

Hillside Building Committee

Wednesday, November 18, 2020

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

Chair Jarson called the meeting to order at 8:00 AM.

Present 5 – Chair Scott Jarson
Member Scott Tonn
Member Thomas Campbell
Member Pamela Georgelos
Member John Wainwright

STAFF MEMBERS PRESENT

Hillside Development Planner Jose Mendez
Hillside Development Administrator Hugo Vasquez
Community Development Director Lisa Collins
Planning Manager Paul Michaud

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

A. 20-442 Solar Combined Review for a rooftop solar installation at 7039 N 40th Street (APN 169-13-043).

Mr. Vasquez provided an overview of the proposal for solar on a home constructed in 1971. He explained that 32 solar panels would be added to the northeast corner of the residence, and metal screens would be used to screen the solar ray. Panel materials and framing would be black. Mr. Vasquez also provided additional information about the mechanical and electrical equipment plans.

Suzanne Hall, an applicant, explained that she only wanted to install solar panels on the two sides of the garage where they were visible, as the other sides were already covered. She also described the location of the panels in relation to the house and garage. Ms. Hall clarified that she would like to build as submitted.

Member Campbell then confirmed that the proposed screening would comply with the requirements.

Chair Jarson asked about Ms. Hall's plans for recoating the roof surface and noted that the

color of the house may be non-compliant with Hillside regulations.

Ms. Hall stated that the roof had recently been recoated and would be good for 50 years. She expressed surprise at the existence of a Hillside Committee and promised to be more aware in the future.

Chair Jarson mentioned that the equipment and panels themselves would be appropriately screened by the existing parapet, and Mr. Vasquez agreed that it shouldn't be an issue, especially if kept lower.

There was no public comment.

A motion was made by Member Campbell, seconded by Member Tonn, to approve the application. The motion carried with the following vote:

Aye: 5 – Chair Jarson, Member Tonn, Member Campbell, Member Georgelos, Member Wainwright

B. 20-443 Concept Review for a new single family residence at 6519 E Hummingbird Lane (APN 174-52-002G).

Mr. Vasquez provided an overview of the item for a new single-family residence and guesthouse on a lot where the previous residence had been demolished in 2011. The proposed development would consist of three levels, including a parking garage, a detached guesthouse/office, and a pool. The lot had public sewer available but the applicant would have to investigate how to connect sewer to the property. He noted drainage retention basins were also proposed. The proposed site plan included three driveways. The proposed development would take place on the western lot, while the eastern lot would receive minor landscaping improvements. Surveys and preliminary grading plans were available.

Member Campbell asked about access to the east lot and suggested leaving it undeveloped for architectural and engineering purposes.

Mr. Vasquez explained that the proposed development would not allow access to the east lot and that access would be through Meadowlark Lane. He presented a historic exhibit showing the undisturbed land on the northeast corner of Lot 2. Mr. Vasquez stated that he believed the applicants had reached out to the fire marshal and that he would verify the information.

Chair Jarson cautioned the applicants to check the driveway for egress before investing in it and asked about a structure on the corner of Meadowlark Lane.

Mr. Vasquez explained that it was compensation for the City of Phoenix for a nearby water line. He provided correspondence between Vanessa Reef and Robert Lee about concerns with stability and turnaround but confirmed that there were no fire safety issues.

CP Drewett, an architect representing the applicant, showed a video rendering of the proposed development. The material palette was discussed, with plans for golden portside stone cladding, champagne-colored composite panel wrap, and a compliant exterior plaster. The roof would be a T.P.O. membrane with an aggregate broadcast.

Chair Jarson cautioned against using ornamental grasses in the landscaping, as well as outdoor television screens that could impact the night sky.

Member Campbell commented on the deep overhangs and recommended careful placement of

soffit lights and avoiding lights illuminating vertical architectural surfaces.

Commissioner Georgelos asked about the proposed development straddling across two lots.

Mr. Drewett explained that they were exploring tying the lots together again.

Member Campbell suggested that the applicants consider setbacks and lot combinations, encouraging them to place the same size house on twice as much land.

Member Georgelos raised concerns about fire ingress and egress.

Mr. Vasquez assured her that the fire marshal would approve it.

Member Wainwright expressed concern about the legally non-conforming lot and vague setback lines. He requested the applicant figure out lot dimensions and setbacks before investing too much time in design. Member Campbell and Member Wainwright discussed the missing setback lines in the northeast corner of the lot.

Mr. Drewett asked why this issue would affect first responders.

Member Wainwright responded that it had to do with changing regulations and requirements that might impact the lot's dimensions and orientation.

Member Campbell asked Member Wainwright if the access on Meadowlark Lane would mitigate his concerns.

Member Wainwright responded that he is just raising a concern and believes that they should do some research because access may not meet the 50 ft requirement for a cul-de-sac.

Member Campbell shared Member Wainwright's concerns and suggested that the applicant initiate conversations with the Town for a lot combination.

Mr. Drewett added that the current submittal was located on one singular lot, but they were considering moving house and doing a lot combination.

Member Wainwright emphasized the importance of doing the research before spending too much time and effort on the project.

Chair Jarson suggested that there might be some helpful historical public records regarding Meadowlark access.

Chair Jarson opened the public comment.

Jesse Robin, a resident, expressed concern about where the retention area would be located. He explained that when the original house was torn down, a block wall that had been keeping the house and pool in place was removed, and now dirt runs onto his property during heavy rain. He asked where the retention area would be for Lot 2 if the lots were split.

Nick Prodanov, a civil engineer, acknowledged Mr. Robin's concerns and stated that the outfall would be at the northeast corner of the two lots if combined. Mr. Prodanov further explained that he designed the grading drainage plan for the neighboring house on 6527 Hummingbird Lane. With the proposed plan, water flows coming from the west will be directed to the new house's westerly property line, where they will be conveyed to the east through a drainage opening at the east corner. He assured Mr. Robin that the proposed improvements would result

in less runoff to his property and that there would be on-site retention to capture additional runoff created by the development.

Member Wainwright expressed appreciation for the project but also cautioned about the challenges that come with unorthodox lots.

Chair Jarson emphasized the importance of the material palette being in harmony with the natural landscape and avoiding lighting of the vertical surfaces.

C. 20-444 Concept Review for a new single family residence at 5221 E Cheney Drive (APN 169-06-100).

Mr. Vasquez provided an overview of the item for a new single-family residence with about 5,500 sq ft of the livable area. The applicant has also provided preliminary grading drainage plans, including underground stormwater retention. However, further research needs to be done regarding the private sewer that runs through the lot. Mr. Vasquez shared that the applicant would need to connect to the City of Phoenix sewer main. Elevation details of the proposed residence have not been provided yet.

Mr. Drewett presented the design for the project, which included a material palette of plaster, a painted metal roof, and fascia.

Member Campbell expressed concern about staking and the proposed disturbance to the rock outcroppings.

Chair Jarson asked about the variance application.

Mr. Drewett clarified that no variance was required since the proposal was compliant. There was discussion about the significance of the adjacent rock outcroppings, which staff would need to look into.

Member Wainwright stated that he was familiar with the site and had experience with private sewer in the area. He offered the applicant advice on connecting to the sewer. He also asked about the progress made with the fire marshal regarding the absence of a cul-de-sac on the site.

Mr. Drewett responded that they have not yet addressed that issue, but they have invested in a full civil plan to ensure safety.

Member Wainwright suggested that it may be beneficial to consider public safety concerns sooner rather than later, as the site is steep and may require special attention. He also recommended that the applicant reach out to neighbors for input, as the site was high-profile and in an active neighborhood.

Mr. Drewett acknowledged the suggestion and was thankful for the feedback.

There was no public comment.

D. 20-445 Concept Review for a new single family residence at 5235 E San Juan Avenue (APN 172-47-035).

Chair Jarson disclosed that he was a friend of the architect on this project.

Mr. Vasquez provided an overview of the item, noting that the existing disturbance on site was

about 14%, and the proposed residence would be about 12%. The applicant provided preliminary grading and drainage plans, and is proposing underground stormwater retention. He noted the nearest sewer connection on Solano Drive or 56th Street, so the applicant will have to provide septic.

Darren Petrucci, an architect representing the applicant, explained the difficulty of the site which needed to obtain four variances. The new design was smaller and would not encroach as much as the original house did. The interior footage of the house was about 4,100 sq ft and included a garage at the top. The lot was well-shaded and had a lot of rock overhang, which the house tries to capitalize on for views. There is nothing above the house except for a water tower and two residences slightly to the east. The house was composed of a lower retaining wall built from stone from the mountain, a new retaining wall to hold up the pool, stucco walls, and a metal roof. The upper roof will be metal and the other will be a foam roof with a granite aggregate top to blend in with the rest of the Hillside.

Commissioner Campbell raised a concern about reflectivity, but Mr. Petrucci explained that he did not anticipate much reflectivity since the house faced north, and the mountain entirely blocked the west side.

Chair Jarson expressed his satisfaction that the variances were beneficial, allowing the house to be mainly placed in the existing disturbance and making it more Hillside compliant. Finally, he suggested using a mostly native palette for the material colors and dealing with invasive grass in the landscape plan by possibly abating it.

Member Tonn asked about the location of the house in relation to a cut at a certain point.

Mr. Petrucci replied that they were trying not to cut too much and that the wall visible on the site plan may or may not be needed.

Member Tonn noted that the south portion of the lot had a lot of water, even when it hadn't rained for 60 days, and advised the applicant to consider underground water management.

Mr. Petrucci and Mr. Prodanov responded that they had already done the civil work for the site but would consider the suggestion.

Chair Jarson asked about the existing palm trees.

Mr. Petrucci replied that the palm trees would be removed and replaced with native vegetation.

Member Wainwright asked about street improvements for a building permit.

Mr. Vasquez responded that they didn't have many details but that they planned to keep the street the same and address any issues.

Member Wainwright expressed concern about erosion control and a percolation test.

Mr. Petrucci noted that discussions were underway for an alternative septic system that would not require additional disturbance and may involve the use of excess effluent for irrigation.

Mr. Wainwright expressed concerns about the lack of sunlight in the site and the challenges it may pose for an alternative septic system.

Member Campbell reminded the applicant about the restriction on architectural lighting and cautioned against lighting up the vertical surfaces.

Member Georgelos also advised the applicant to be mindful of interior lighting and glazing to avoid causing issues for the neighbors.

Mr. Petrucci assured the Committee that most of the glass faces out over and towards the mountain.

Mr. Wainwright encouraged the applicant to reach out to their neighbors beforehand to address any concerns they may have.

Mr. Petrucci confirmed that they had already started that process.

There was no public comment.

**E. 20-446 Concept Review for a new single family residence at 4502 E
Moonlight Way (APN 169-11-003D).**

Mr. Vasquez provided an overview of the item involving the existing home being demolished and reconstructing a new home within the large site that spans three lots. The site had no sewer, so a septic system would be required. A variance was requested to allow for a five-foot building setback and setback allowances on some retaining walls. Retention basins were proposed on-site, but there were concerns about their location on Maricopa County lots, which would make enforcement difficult for the Town. The engineer provided a grading and drainage plan for all lots, but more discussions were needed to address retention basin placement. The applicant made progress on the plans, which include a paver driveway and a rear yard area.

Scott Carson, an architect representing the applicant, stated that this was a unique project as it was located in Maricopa County and Paradise Valley. He noted that an existing agreement with Clearwater Hills stated that only one single-family residence would be built on the two parcels. The project received a variance to reduce the front setback on the Paradise Valley lot from 40 ft to 5 ft, since the front setback would be much greater if the parcels were combined. The Maricopa County parcel would need to be annexed into the Paradise Valley to combine the parcels, so they moved forward with the variance process. They aim to reduce the amount of disturbance on the lot and comply with the Hillside ordinance. Mr. Carson shared that the ridge line was removed during development, so a variance was also received for Hillside ridgeline ordinance. There was sewer on the north side, so septic would not be needed on the site. The existing landscape would be completely removed and redone, with some large trees on the east and west sides remaining in place to provide screening. Landscaping will be brought into conformance with the Hillside ordinance.

Chair Jarson expressed concerns about the design of the proposed residence, specifically the high contrast details and excessive grass on the site plan. He requested the applicant be mindful of the surfacing around the pool and choose appropriate trees to preserve on the property.

Member Campbell mentioned that the architectural accents must meet the Light Reflection Values (LRV) and suggested the use of toned stones. He also requested Mr. Vasquez to highlight the three parcels on the aerial view and asked about the rectangles on the southeast corner of the county parcel, which was deemed out of their jurisdiction.

Member Wainwright asked if the three parcels were owned by the same person.

Mr. Carson confirmed.

Member Wainwright suggested that combining the parcels into one would be beneficial and

encourage it to happen during or after construction. He also inquired about sewer ownership and location.

Member Georgelos agreed with comments about combining the parcels and expressed concerns about the project straddling different jurisdictions, adding that it would be best to have one lot in one jurisdiction. She also suggested revisiting the Light Reflection Values (LRV).

Mr. Carson agreed with the comments and assured the Committee that all would be considered as they move forward.

Chair Jarson suggested making the design more harmonious with the surrounding area and being mindful of mature trees and naturalized landscaping. He also pointed out non-compliant elements, such as grass and excessive detail in the pool decking. He suggested those aspects be redesigned. He reminded the applicant to comply with lighting ordinances.

F. 20-447 Formal Review for a new single family residence at 4343 E Keim Drive (APN 169-22-047A).

Mr. Vasquez provided an overview of the item. The plan was to expand the existing home with a new roof and additional patio area, complete an interior remodel, add a new pool and walkway, reconstruct the driveway, and re-vegetate a major portion of the slope. A solar system will also be added. The landscaping would mostly be natural, with three palm trees kept and the rest eliminated. Public sewer was not available in the area, and an extension would be too costly. Plans were displayed, including views from different courses of the residents, site plans, renderings, cross sections, and elevations. The materials and lighting were compliant with the code. The solar plans included screening the electrical equipment with materials matching the home solar array.

Catherine Teeter, an applicant, stated that her husband Wayne and she were proposing small additions to their home to modernize the master bedroom and dining room while keeping the rest of the home intact. The pool and decking would be removed and redone as recommended by the Committee during the concept meeting. She stated they would be using ground-mounted solar, which would be screened with the landscape. They paint would match the guest ouse and use standing seam steel on the remodel.

Chair Jarson commented positively on the ground-mounted solar solution and its screening. He mentioned some concerns about driveway encroachment.

Ms. Teeter explained that changing the driveway and relocating a significant drainage system would be difficult. Further, three palm trees would be left since they were loved by the hawks and the neighbors.

The Committee discussed the need for a curbing to improve drainage. It was agreed this could be dealt with during the permitting process.

Mr. Chuck, the civil engineer, explained that a ribbon curb would be extended across the property to allow for drainage to enter.

Member Campbell inquired about any additions to the existing structure and the proposed plans. Herequested that the lighting be aimed away from the vertical surfaces.

Chair Jarson stated that the proposal was close to what was presented in the concept review and was a good approach to the site.

Mr. Vasquez suggested that the applicants could look into staining the concrete driveway.

Ms. Teeter agreed but noted that she did not want to replace the concrete since it was relatively new.

Chair Jarson suggested that the applicants could use a topical application of a brown stain to match the color tone of the rest of the new drive.

Gene Kniaz, the architect, agreed that this approach was doable and would be successful in decreasing the Light Reflection Value (LRV).

The Committee discussed the possibility of staining the concrete as a step in the process.

Chair Jarson opened the public comment.

Dr. Griffiths expressed concern about glare and reflective heat from the solar panels. Specifically she wondered how it may impact two mesquite trees near the northeast corner of their pool because she did not want to lose the trees due to excessive heat from the panels. The solar panels in relation to Dr. Griffiths' location were discussed. She expressed concerns about the steep slope on the drawings and erosion problems during rain.

Ms. Teeter noted that they received comments from Steven and that Mr. Kniaz was reviewing those comments to come up with some ideas for improving the slope.

Mr. Kniaz talked about lowering the panels and doing pocket terracing.

Member Campbell raised concerns about the color of the framing materials and suggested painting them black.

Chair Jarson addressed the re-vegetation plan and suggested a stipulation for further review by the Chair and staff on any alterations to the slope area.

Member Campbell suggested adding a stipulation to cover any changes without having to go back to the Committee.

Mr. Vasquez noted that the proposed stipulation would cover any changes that may occur.

Mr. Hazelwood, a resident, had two technical questions regarding the height of the roof in the master bedroom addition and the height of the chimney.

Mr. Kniaz answered that the roof height had to be lowered to comply with the 24 ft height limit, and the chimney was close to the limit. The roof height in the main section of the house was approximately six inches lower than before, and the extension towards the existing pool deck was around 20 ft.

Ms. Teeter confirmed that the extension would reach the current existing pool deck.

Mr. Hazelwood mentioned that he might need to put an additional tree on his property to maintain privacy between his and his neighbors' pools.

Member Campbell suggested lowering the chimney below the ridgeline.

Mr. Kniaz suggested matching the height of the ridge with the lowered master bedroom portion.

Mr. Hazelwood said that the chimney's height would not significantly impact him.

Member Tonn raised a concern about the solar panels and suggested that the applicant should consider an all-black panel without light separations to prevent any reflections.

Ms. Teeter agreed to make the panels all black.

Stephen Brendan, a resident, expressed support for the project and solar power but was concerned about the panels reflecting into his house. He suggested that any future additions to the solar array should have a maximum tilt of 5° to avoid any reflection.

Mr. Vasquez confirmed that any changes to the solar array would need to be reviewed by the Committee.

Chair Jarson mentioned that installing the panels on the ground might be preferable to mounting them on the guesthouse roof. It would be less visible from the Hillside and more natural if it is re-vegetated around the array.

Mr. Brendan mentioned that his own flat solar panels had improved his energy efficiency, and he didn't see the Hillside as a protected natural feature.

Commissioner Campbell suggested that an all-black REC solar panel with an anti-reflective coating be used, mounted in a fixed position at the lowest possible angle to produce less reflectivity.

Member Tonn agreed and suggested that an anti-reflective coating would help reduce reflectivity.

Member Georgelos asked if landscaping would be enough to mitigate the disturbance.

Chair Jarson confirmed that it was not intended to be, as sight walls were not allowed.

A motion was made by Member Campbell, seconded by Member Wainwright, to approve the application with stipulations. The motion carried with the following vote:

Aye: 5 – Chair Jarson, Member Tonn, Member Campbell, Member Georgelos, Member Wainwright

G. 20-448 Concept Review for a modification to the previously-approved single family residence plans at 5564 E Palo Verde Drive (APN 172-47-058C).

Mr. Vasquez provided an overview of the item. He noted that the item was previously discussed but additional exhibits were required. During the final inspection, Mr. Vasquez found discrepancies with the pool decking not matching the proposed color. The applicant was asked to provide more details and exhibits to help the Committee review the application. The Committee discussed the materials and changes made to the lighting.

John McLinden, the applicant, stated that he prepared additional exhibits to prove that their property's pool deck material and soffits cannot be seen from adjacent properties due to the house's courtyard nature. They went around the property to confirm that the pool area was not visible from neighboring properties.

Dr. Howard Ginsberg, the neighboring property owner, supported the application and could not

see the pool area from his house.

Chair Jarson asked about the two toned Mexican tile crema stone's.

Andy Burns, an engineer working on the project, clarified that the two tones in the Mexican tile crema stone were natural variations from the quarry.

Chair Jarson confirmed that the stone's diversity shows the range of the material.

Member Campbell asked about the additional lighting proposed in the plan that was not in the original approved plans, and Mr. Vasquez confirmed that it was added later.

The Committee requested more photos of the recessed light, and Mr. Vasquez mentioned that it was the same as the canne lights on the inside.

Member Campbell wanted to confirm that the deep cone light source was used and not the flush light source. He mentioned that the Light Reflection Value (LRV) on the soffit did not comply with the code, and asked about the Light Reflection Value (LRV) of the originally approved soffit material.

Mr. Burns explained that the oak wood ceiling was the same color as the inside of the house, and the community was comfortable with it due to the floating roof's architectural nature.

Member Campbell mentioned that the ceiling looked lighter than the inside.

Mr. Burns explained that the low coating on the glass brightens it. The exterior was made of synthetic plaster, and the interior was painted with matching drywall paint.

Mr. Vasquez presented site photos, and Member Campbell suggested using a light meter to measure the Light Reflection Value (LRV) of the horizontal surface under the roof.

Member Campbell suggested getting an as-built Light Reflection Value (LRV) instead of the proposed Light Reflection Value (LRV) for the pool deck. He supported the concept of the courtyard element and agreed that the soffits were either a contrasting design element or a non-visible portion of the home.

Member Georgelos asked to see what the soffit material would have been, but it was only shown in the rendering.

Mr. Burns explained that the underside of the soffit was not historically considered, and they made a mistake by not showing it on the material board.

Member Campbell supported matching the interior and exterior with the full glass wall.

Member Georgelos expressed concern about the tile around the pool. The crux of the meeting was to revisit the matter and try to see if the courtyard could be seen from anywhere, and the data showed that it could not.

Chair Jarson stated that it was unfair for the applicant to seek forgiveness after the fact for the material substitution, but it was not highly visible.

The Committee discussed allowing the change and moving forward.

Member Wainwright believed that mistakes happened in a project of that magnitude and did

not think there was any nefarious intent regarding the material change. He supported moving forward and made a motion to that effect.

Chair Jarson agreed that forcing a return to the original material would have been unfair. He stressed the importance of following the process and notifying staff early on when field changes were made.

Member Georgelos believed the appropriate approach would have been to come back to staff and did not feel the process was respected.

Member Tonn expressed agreement with previous comments that the material change was intentional and that forcing a return to the original material would be an unfair burden. However, they would like to have some standing to vote for this from someone like staff or the Town to confirm that the limited views make this a special condition for approval.

Mr. Vasquez stated there was no specific approval for a courtyard or significant contrast area, and it came down to the interpretation of the Committee.

Member Georgelos asked about the monetary cost of changing the material and questioned why it should not be changed since it was not approved.

Mr. Burns explained that the intention was not to switch to a non-approvable stone and that the stone delivered to the site was very white due to what came out of the quarry at that time. He added that replacing the stonework would cost around \$100,000 to \$200,000.

Member Campbell asked if the stone could be treated with stain.

Mr. Burns explained that they had looked into it and confirmed that it could be stained to meet the Light Reflection Value (LRV) requirements, but they were concerned about the durability of the stain.

Member Campbell believed the stone would last longer than two years.

Mr. Burns explained that they had tried staining the stone using an acid-based stain, resulting in a splotchy appearance.

Member Wainwright recalled that weathering on the stone would not be uniform due to the small overhangs and noted that long-term maintenance would be a challenge.

Mr. Burns agreed and added that they didn't have any real data on how the material would hold up over time as they hadn't stained this particular material for an extended period.

Chair Jarson stated that staining the stone would have created an ongoing maintenance burden and that the Light Reflection Value (LRV) difference was negligible.

Member Georgelos asked about the general budget of the project.

Mr. McLinden responded that the project cost over \$4 million dollars in hard costs.

Member Campbell suggested taking a poll before making a motion.

Chair Jarson proposed accepting the premise that the courtyard was not as visible and that they could gauge support before making a motion.

Member Wainwright supported allowing the existing condition to remain.

Member Tonn stated that he did not support the proposal as it was, but he wanted to make sure that the Committee was not disadvantaged in the future.

Mr. McLinden explained that pre-existing conditions could not be used as a standard.

Chair Jarson confirmed that the Town Attorney had expressed the same sentiment.

Member Tonn retracted their statement and agreed with Mr. McLinden's point about protecting the Committee's interests in the future. He expressed sympathy towards the cost and the unintentional swap out. Finally, he stated that he could support the proposal if they didn't have to be sympathetic toward future positions.

Member Wainwright suggested that all real estate was inherently individual, and it did not set a precedent.

Member Campbell questioned how long the Certificate of Occupancy (COO) had been held up due to the matter.

Mr. Vasquez shared it was three to four months, but the inspection was called in three weeks ago.

Member Georgelos expressed being torn about the situation and understanding the initial approval. She suggested looking at the soffit as an extension of the architectural feature, but it still didn't work with the Light Reflection Value (LRV). She felt it was a tough situation and that they were conflicted, but she didn't want to hold up a \$4 million construction project.

Chair Jarson explained that the Hillside Building Committee was a zoning compliance committee, and the proposal in front of them was non-compliant. However, he believed that exceptions could be made based on non-visibility and how it impacted the community's view of the surrounding Hillside. He noted that the proposal was relatively non-visible and did not seem to expose the Hillside. He believed that every application was unique and had its own challenges, but he did not want to put an undue burden on people building on Hillside in the community. He mentioned that the applicant had chosen a harmonious material palette before making a bad decision. Based on this, he suggested that the proposal should move forward and called for any comments from the community.

There was no public comment.

A motion was made by Member Wainwright, seconded by Member Campbell, to approve the application with stipulations. The motion carried with the following vote:

Aye: 5 – Chair Jarson, Member Tonn, Member Campbell, Member Wainwright, Member Georgelos

4. STAFF REPORTS

Mr. Vasquez informed the Committee that he would send out the schedule for next year and mentioned that they needed to get the newest Planning Commissioner, Jim, up to speed.

Chair Jarson thanked everyone for their insight, especially for the tough decision on the final application.

Member Campbell recommended an excellent presentation on best practices called "Regan's Rules" that they had during the Planning Commission portion.

Member Wainwright shared that he had already received a copy of the rules and could forward it to everyone. He acknowledged that the rules mostly applied to Paradise Valley and were worth looking at.

Chair Jarson agreed and expressed interest in seeing it.

5. COMMITTEE REPORTS

6. NEXT MEETING DATE

The next Hillside Building Committee meeting dates were tentatively scheduled for Wednesday, December 9, 2020, at 8:00 AM and Wednesday, January 13, 2021, at 8:00 AM.

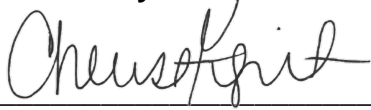
7. ADJOURNMENT

Motion for Adjournment made at 11:48 AM.

A motion was made by Chair Jarson, seconded by Member Campbell, to adjourn the meeting. The motion carried with the following vote:

Aye: 5 – Chair Jarson, Member Tonn, Member Campbell, Member Georgelos, Member Wainwright

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary
for Hugo Vasquez