

PARADISE VALLEY
HILLSIDE BUILDING COMMITTEE MINUTES - Final

March 10, 2021

Present: Chair Scott Jarson, Scott Tonn, Thomas Campbell, Orme Lewis, James Rose

Staff: Hillside Development Administrator Hugo Vasquez, Planning Manager Paul Michaud

1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, March 10, 2021, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. The meeting began at 8:00 a.m.

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

21-099 Solar Combined Review for the residence at 6204 N Hogahn Circle (APN 169-22-080C)

Hugo Vasquez, Hillside Development Administrator, introduced the project to install solar panels on a pitched roof. He explained the 1972 home was comprised of 5,200 sq ft of livable area. He spoke briefly about the variance that had been previously granted in January to install unscreened solar panels. The project consisted of 36 solar panels being installed at a 20-degree pitch across the rooftop, with no additional site disturbances. He indicated the materials would be painted to match the home.

Mark Grabowski, Aneva Solar Representative, stated the mountain would screen most of the components. He believed there was ample vegetation to allow for additional camouflage.

Chair Scott Jarson questioned if the panels would be mounted at a 20-degree pitch, in addition to the roof pitch.

Mark clarified the roof had a 20-degree pitch and the panels would be flush mounted to the roof.

Member Thomas Campbell voiced concern regarding the tall array tower, which contained six panels on top of the roof.

Mr. Grabowski explained the reasoning behind the placement of the tower. He indicated that measurements were taken and compiled into a report regarding the placement of the panels is the most energy efficient location. He offered to provide the report.

Chair Jarson agreed with Member Campbell's concerns. He questioned if Mr. Grabowski had explored alternative installation locations, perhaps a ground array.

Mr. Grabowski replied they had studied alternative installation possibilities extensively, as part of the variance request, specifically the ground mount. He stated there would be no place to put it due to the slope and topography of the lot.

Member Scott Tonn summarized there was not an alternative location to install the six panels in question.

Mr. Grabowski agreed with Member Tonn. He indicated that any other placement would decrease the production of the panels. He spoke about the wall along the pool and the shade it produced.

Member Campbell requested a copy of the report showing alternate placement readings.

Chair Jarson agreed to continue the item pending further information.

Member Tonn discussed specifics pertaining to what the committee members would like to see included in the report. He questioned if they had completed studies on the east or west portions of the roof.

Mr. Grabowski advised they had not due to the placement of the trees.

Member Campbell reiterated the goal was to incorporate the six panels among the other panels, without the use of the tall array tower.

Chair Jarson supported Member Campbell's position. He indicated that although they had a variance in hand, they still needed to be mindful of the Hillside Conditions.

Mr. Grabowski mentioned the legal obligation not to require installation of the panels that would reduce efficiency or result in a greater financial burden on the customer.

Chair Jarson recommended they request information from the Town Attorney. He believed they were close to a continuance and opened the public comment.

No public comments were offered.

Chair Jarson requested information from the Staff regarding the continuance procedures.

Staff Member stated they could possibly hear from Hillside again on April 14, 2021. He questioned what bearing the repositioning of the panels would have on the existing variance approval.

George Burton replied they would confer with legal counsel. If it was a minor modification, they may be able to deem it substantially compliant.

Member Campbell motioned to continue the item to April 14, 2021 with the stipulation the Committee be provided the study that quantified the output of locating all the arrays on the roof plane, with the upper locations being eliminated. Chair Jarson seconded the motion. The motion passed unanimously.

21-100 Concept Review for a new single-family residence at 5870 E Indian Bend Rd (APN 169-55-013)

Mr. Vasquez introduced the proposed project for an existing 1961 home. The proposed single-family home would consist of approximately 6,600 sq ft of livable area. The applicant would attempt to connect to the existing sewer located on 59th Place. Retention underneath the driveway and in the rear area was also proposed and documentation demonstrating alternative stormwater storage would be provided. He reviewed the basic lot layout, with the driveway being moved to 59th Place. Mr. Vasquez stated most of the site should be restored in the building process.

Member Campbell requested Mr. Reefman review the perimeter, including heights and setbacks. He questioned if the project would meet the open-space criteria.

John Anthony, Architect, briefly reviewed details of the property. He stated he was familiar with the open-space criteria and believed the project was within the allowable height. He added they would be

sensitive to how the transition lots would relate to the flat land lots, specifically the open-space criteria. He requested the applicant provide dimensions with the formal application.

Chair Jarson requested information regarding the material palette.

Mr. Anthony addressed the rendering being too light and stated they would be moving toward darker shades.

Chair Jarson explained the requirements and discussed preferential color palettes, lighting, blending into the existing topography, foliage, and using naturalized landscape with as many native plants as possible, and no palm trees or grasses. He recommended being very selective with the types of stones used on the structure to avoid not meeting the required Light Reflection Value (LRV).

Member Campbell elaborated on the overhangs and lighting. He suggested not lighting the vertical surfaces.

Mr. Anthony stated lighting would be primarily downlighting, with some sconces built in the header of the walls.

Chair Jarson questioned the current allowable pad height.

Paul Michaud, Planning Manager, shared the slope of the lot and clarified the allowable was 24 feet rolling from point of disturbance to point of disturbance, and not to exceed 40 feet from lowest to highest point.

Mr. Vasquez reviewed the code regarding the allowable and required fill amounts, as well as the retaining wall and setback code.

Member Campbell questioned the grading criteria.

Mr. Vasquez explained they did not have the information regarding the current engineered topography.

Mr. Anthony added the grade would not be far off from the existing topography. He then questioned if they would be allowed a screening wall along Indian Bend.

Mr. Vasquez replied screening walls were only allowed for mechanical equipment, bathroom areas, and electrical equipment.

Mr. Anthony inquired about the possibility of a security fence around the pool.

Mr. Vasquez responded that would be allowable.

Chair Jarson opened the public comment.

Rich Rechter voiced concern regarding grading and drainage.

Mr. Michaud stated the existing property did not currently have any stormwater retention. The project would be required to keep the water passing through the existing entry and exit points. They would also be required to provide calculations regarding pre versus post first flush. They would need to retain the water, typically by a storm drain or catch basin routed to a retention basin. If the water did not percolate within 36 hours, they could use underground storage tanks and slowly bleed off the water at a rate of less than one cubic foot per second.

Chair Jarson thanked Mr. Rechter for being concerned. He reminded Mr. Anthony the palm trees on the landscape would need to be eliminated and suggested planning ahead for hiding any solar arrays.

21-101 Concept Review for a new single-family residence at 6854 N Hillside Drive (APN 169-15-052)

Mr. Vasquez provided an overview of the item and noted the lot had been partially developed in the 1980's. The proposed home would consist of approximately 4,700 sq ft. The stormwater storage would be provided by on-site basins. A septic system would be installed as there were no existing sewer lines to the property. He reviewed the preliminary grading and drainage plan and discussed the setback requirements for the retention facilities.

Darren Petrucci, Project Architect, described the strategy for the home, to build over the garages on one side to reduce the footprint and maintain the mountain views. He believed they were as high up on the hill as they could go to maintain the 24 feet limit from natural grade. He discussed the grade of the pool and briefly described the layout of the home. He added that landscape would be revegetated to natural with the least amount being in the driveway. The material palette would be very simple with a double-faced masonry block along the bottom with a dark stucco upper with a Light Reflection Value (LRV) of 37.

Chair Jarson disclosed he was a friend of the architect. He did not believe his friendship would have an impact on his ability to remain impartial to the application and his judgement would not be affected.

Member Tonn disclosed that Mr. Petrucci was also the architect on his personal home but did not believe it would inhibit his ability to be fair or impartial as well.

Chair Jarson questioned the anticipated driveway material.

Mr. Petrucci replied they were tentatively planning to use decomposed granite on the driveway. They were striving for the least impact upon the site.

Chair Jarson inquired about solar panel intentions.

Mr. Petrucci responded that the client was not interested in any solar on the property.

Chair Jarson voiced concern about landscaping and lighting.

Mr. Petrucci stated they would include outdoor canned lights which would be recessed into the wood ceiling.

Member Campbell questioned the materials comprising the swale on the west side.

Mr. Petrucci stated it would be a colored gunite that would camouflage well with the landscape and disappear visually.

Chair Jarson opened public comment.

Debbie LePraud stated she was a neighbor and voiced concern regarding property lines, setbacks, and existing drainage.

Mr. Petrucci and Member Campbell discussed the property lines and Member Campbell suggested providing additional property measurement documents at the time of the formal review.

21-102 Formal Review for a new single-family residence at 5235 E San Juan Avenue (APN 172-47-035)

Chair Jarson reiterated his disclosed friendship not having any effect on his ability to remain fair and impartial.

Mr. Vasquez introduced the project proposing a new single-family residence. The original home had been demolished in 2004 and the new construction would take place within the existing footprint, reusing driveways currently on the property. He briefly mentioned the variance that had been granted for a setback encroachment and retaining wall heights. The net disturbance would be reduced to 12.7%. The applicant had provided a percolation test identifying on-site retention was necessary. He added there was no sewer on the property so a septic system would need to be installed. Stipulation number 13 was briefly addressed. The site plan was very minimalistic with a metal roof portion. Mr. Vasquez reviewed the site plan, material palette, landscape, lighting, and grading and drainage plan.

Mr. Petrucci stated they were trying to utilize as much of the existing driveways and retaining as possible. A minimalist material palette allowed the house to be the framework for the landscape. The plan included a large amount of glass, as the lot was greatly shaded. He added the roof would be bronze, metal, and ballasted.

Chair Jarson further disclosed he had sold the lot to the applicant. He requested more information regarding the roof ballasting.

Mr. Petrucci described the roof plan which introduced additional trusses to allow for the dead load of the ballasts on top of the roof.

Chair Jarson questioned the surface of the soffits.

Mr. Petrucci advised the soffit would have an 18-gauge metal knife edge and a stucco underside surface matching the building.

Member Campbell requested the lighting plan.

Mr. Petrucci explained the lighting would be LED tape with a lens, recessed approximately ½ inch into the ceiling to allow for minimal projection. It was intended to be just enough lighting to eliminate the space. He added that those areas would not be visible from the street.

Chair Jarson questioned what the alternative would be if the existing retaining wall was not proven to have sufficient integrity.

Mr. Petrucci explained the need to excavate behind the wall to inspect the footing. If the wall was not sufficient, they would replace it with similar material.

Chair Jarson opened the public comment.

There were no public comments offered.

Member Campbell asked about landscape lighting.

Mr. Vasquez stated it would be minimalistic with some grade and up lights.

Chair Jarson addressed the grass currently on the existing property. He appreciated the cooperation of the applicant to remove as much as possible.

Chair Jarson motioned to Approve Application 21-102 Formal Review for a new single-family residence at 5235 E San Jan Avenue with the stipulations 1-13, as provided by Staff. Member Tonn seconded the motion. The Motion passed unanimously.

21-103 Formal Review for a new single-family residence at 4502 E Moonlight Way. (APN 169-11-003D and 169-11-003E)

Mr. Vasquez presented an overview of the item, noting it was two parcels which complicated the application and variance for retaining walls and setbacks. The new home would be located entirely within the Town of Paradise Valley. There were some large pine trees they were hoping to keep to provide screening. The proposed disturbance would be approximately 51%. The project proposed connecting to the existing sewer. The proposed retention was unique and would need to be approved by both Maricopa County and the Town of Paradise Valley. He briefly reviewed the retention rendering and stated that historic outflows would be maintained. He reviewed the lighting plan and mentioned all the plans had been broken up between the Paradise Valley lot and the Maricopa County lot. He stated the plan complied with all the allowed lighting. He also discussed the landscape plan, as well as planned material palette, which appeared to meet the Light Reflection Value (LRV) requirements. He turned the presentation over to the project architect.

Architect Scott Carson, with Cosan Studio, stated there had been extensive research regarding the best use of the property. It had been decided to remove the home and build a new home on the Paradise Valley area, so it was no longer split between Maricopa County and Paradise Valley. He briefly reviewed the three variances that had been obtained. He discussed the building material palette, which was primarily stucco with stone accents, complying with the Light Reflection Value (LRV) requirements. The landscape plan was reviewed. He added that majority of the non-native palm trees would be removed and a few of the large pine trees would remaining to assist in screening. He stated that the chimney over the 40-foot height limit had been lowered to comply with the variance stipulation.

Chair Jarson voiced concern regarding the light-colored details of the stone. He believed it was far too contrasting against the hillside. He requested alternatives be explored.

Mr. Carson believed the style would relate to the Hillside. He agreed if they were required to select a darker stone, they would be amenable.

Member Tonn questioned if a contingency plan existed if the pine trees were to die.

Mr. Carson explained if it were to become an issue, they would return to the committee to receive instruction for replacement of the trees.

Member Campbell suggested a stipulation being put in place that would require the same type of trees to be replanted.

Chair Jarson did not believe relying on an aged tree long term would be sound planning. He voiced additional concern with the landscape plan including multiple non-native plants. He believed it was a tropical landscape and he would not support it in any other location. He was concerned there had been no attempt to naturalize the landscape.

Mr. Carson commented that the lot had never been developed properly for as a hillside lot. He believed the client was trying to use what had been given in the setting and develop it in a way they could enjoy the property.

Member Tonn agreed with Chair Jarson regarding the landscape. He stated there had been a detailed guidance document published encouraging species that were harmonious. He believed the landscape plan was a wholesale departure from that list. He requested disturbance clarification.

Mr. Vasquez clarified the disturbance percentages.

Member Campbell opened a discussion regarding staining the concrete, for the cut areas behind the aged pine trees. He believed it would be a good solution to camouflage the rocks, in the event the trees were to die. He requested additional information about the lighting. He questioned if the soffit light fixtures could be further recessed.

Mr. Carson stated they could be recessed further.

Member Campbell expressed concern around lighting vertical surfaces. He mentioned the Committee would likely include a stipulation surrounding lighting.

Chair Jarson opened the public comment.

Mr. Vasquez brought attention to a letter that had been forwarded to the Committee. The letter had been written by a neighbor to the west of the proposal who expressed concern with the amount of construction traffic, mailbox placement, overall height of the home, and nighttime lighting.

Chair Jarson stated he would like to add stipulations to address all the Committee concerns. He was specifically concerned with the Light Reflection Value (LRV) of the contrasting accents, roof fascia, and the landscape plan.

Member Campbell believed there needed to be a complete redraw of the landscape plan.

Chair Jarson sympathized with the applicant and the complexity of the project given that it spanned across two different jurisdictions. He suggested a continuance of the application.

Mr. Vasquez stated they could continue the application to April 14, 2021.

Chair Jarson asked if that would allow enough time for the applicant to make the necessary changes.

Mr. Carson did not believe it would be problematic for the fascia to match the body color of the home, complaint with Light Reflection Value (LRV) requirements. They would also select an alternative stone with a darker shade. He stated they had been in the design process, with the necessary variances, for more than a year. They would be willing to make needed adjustments to speed along the process going forward.

Mr. Vasquez suggested the committee approve the application with an added stipulation that the revised landscape design would need to be approved by the Committee Chair.

Chair Jarson did not agree with that suggestion. He believed the revised plan would need to be seen by the entire Committee as a measure of fairness and continuity. He reiterated the concern regarding the

pine trees. He believed it would behoove them to remove the pine trees now when they had unobstructed access, rather than waiting for them to die and removal becoming a larger problem.

Member Campbell requested Mr. Vasquez point out the pine trees in question on the plan. He suggested stipulating that the pine trees be removed now as they would have great difficulty accessing them post construction and allowing the more accessible pine trees to remain.

Chair Jarson did not wish to limit the scope and suggested the landscape plan be totally reevaluated.

Chair Jarson motioned to continue Application 21-103 Formal Review for a new single-family residence at 4502 E Moonlight Way (APN 169-11-003D and 169-11-003E) until April 14, 2021 so it could incorporate discussed suggestions in a revised form. Member Campbell seconded the motion. The motion passed unanimously.

4. STAFF REPORTS

Chair Jarson suggested the committee preselect Light Reflection Value (LRV) colors that the Staff could preapprove, providing uniformity.

Mr. Vasquez stated he handled most requests and only reached out to the committee if there was something to question.

Member Campbell voiced concern with approving specific uniform colors with no regard to the immediate surrounding of the project.

5. COMMITTEE REPORTS

6. NEXT MEETING DATE

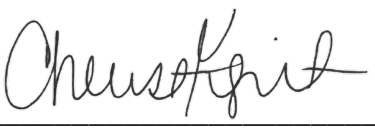
Chair Jarson announced that the next Hillside Building Committee meeting would take place on Wednesday, April 14, 2021.

7. ADJOURNMENT

Chair Jarson motioned to adjourn the meeting. Member Tonn seconded the motion.

The motion passed unanimously, and the meeting was adjourned.

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary
for Hugo Vasquez