



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – Final

### Hillside Building Committee

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Thursday, June 17, 2021

8:00 AM

Town Hall Boardroom

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#### Committee Members

#### 1. CALL TO ORDER

Chair Jarson called the meeting to order at 8:01 AM.

**Present 5 –** Chair Scott Jarson  
Member Charles Covington  
Member James Rose  
Member William Nassikas  
Member Scott Tonn

#### **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. 21-242      Formal review for a new single-family residence at 5455 E Desert Jewel Drive (APN 169-06-068).**

Mr. Vasquez provided an overview of the proposal to demolish the existing house on the property to make way for the new house with 7,800 sq ft of livable area, attached guesthouse, second-story pool, and driveway off East Desert Dual Drive. The proposed site plan complied with allowable disturbance amounts, and a retention basin was included to capture stormwater runoff. The building included a subterranean portion that was subtracted from the floor area ratio calculation to comply with code. Landscaping would consist mostly of native plants, concrete for the driveway, and minimal landscape lighting. The proposed water feature had two proposed upward-facing lights that may require approval from the Committee.

CP Drewett, an architect representing the applicant, stated their objective was to maintain the existing disturbance areas and return the site to native desert. The stucco color had been darkened and lighting was reduced. He explained that the project would use natural stone for the vertical massing, and a color study was planned to take place on-site to ensure the stone matches. Wood would also be used for the underside of the project.

Chair Jarson expressed appreciation for the roof material and asked about the pavers' permeability.

Mr. Vasquez replied that the pavers were not permeable.

Chair Jarson asked Mr. Drewett how he planned to handle the water for a new construction project.

Mr. Drewett explained that they would maintain historic flows and use a detention basin downstream to mitigate runoff and silt.

Mr. Vasquez added that there would be fencing added.

Chair Jarson looked at the landscape plan and asked about the retention basin, which would be made of natural rock. He then asked about the water feature and lighting details.

Mr. Drewett explained that illumination would be added to the water feature itself.

The Committee discussed whether lighting would affect the water feature only or surrounding architectural surfaces as well.

Mr. Vasquez suggested looking at an elevation to determine the lighting's impact.

Mr. Drewett explained that the water feature was 4 ft wide.

Member Nassikas suggested submerging the lights to avoid reflecting light toward the neighborhood.

Chair Jarson expressed concern about the projected beam illuminating the architectural panel and suggested using a different fixture.

Member Covington asked about the light's wattage and color.

Mr. Vasquez provided information about the light, which was a soft white LED water light made by Pentair.

Chair Jarson proposed specifying the placement of the light to focus on the water and avoid washing adjacent walls.

Member Rose asked about the noise implications of the mechanical room for the upper pool.

Mr. Vasquez explained that the equipment was built inside a concrete room.

Member Covington suggested reducing the number of fixtures to avoid reflection on glass doors and windows.

Mr. Drewett agreed to reduce six fixtures, which would mitigate the central patios' density of lighting and prevent reflection on the glass.

Member Nassikas agreed, stating that lights outside his windows have caused issues for occupants.

Mr. Vasquez showed the mechanical room exhibit in the upper pool area.

Member Tonn thought that the density of the lights could be reduced and suggested combining some lights and utilizing baffles.

Chair Jarson proposed reducing the fixtures by ten and requiring the placement to not illuminate certain architectural features and Mr. Drewett agreed.

Mr. Vasquez asked about the use of tackle mesh for a hillside cut, and Chair Jarson suggested having staff approve it. He referred to the Safety Improvement Plan (SIP).

Chair Jarson and Member Covington discussed the potential of excavation challenges due to soil conditions. Chair Jarson expressed confidence in the staff's ability to approve materials as needed.

Member Nassikas inquired about the lack of perimeter walls on the plan.

Mr. Drewett explained that pool safety and code compliance was met without additional fencing.

**A motion was made by Chair Jarson, seconded by Member Rose, to approve the application, including 15 stipulations and adding stipulations 16 and 17. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Tonn, Member Covington, Member Rose, Member Nassikas

#### **4. STAFF REPORTS**

Mr. Vasquez stated that the August and July meetings would be open for final approvals. He noted that the upcoming meetings would take place on July 21 and August 12.

#### **5. COMMITTEE REPORTS**

#### **6. NEXT MEETING DATE**

The next Hillside Building Committee meeting dates were tentatively scheduled for Wednesday, July 14, 2021, at 8:00 AM and Wednesday, August 11, 2021, at 8:00 AM.

#### **7. ADJOURNMENT**

Motion for Adjournment was made at 8:33 AM.

**A motion was made by Chair Jarson, seconded by Member Covington, to adjourn the meeting at 8:33 AM. The motion carried with the following vote:**

**Aye:** 5 – Chair Jarson, Member Tonn, Member Covington, Member Rose, Member Nassikas.

#### **Paradise Valley Hillside Building Committee**

By:   
Cherise Fullbright, Secretary  
for Hugo Vasquez