



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Final

Hillside Building Committee

Wednesday, September 8, 2021

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

Present 4 – Chair Scott Jarson
Member Scott Tonn
Member Charles Covington
Member Karen Liepmann

Absent 1 – Member William Nassikas

STAFF MEMBERS PRESENT

Hillside Development Planner Jose Mendez
Hillside Development Administrator Hugo Vasquez
Community Development Director Lisa Collins
Town Engineer Paul Mood

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

A. 21-290 Concept review for a new single-family residence at 5340 E San Miguel Avenue (APN 172-47-085).

Mr. Vasquez provided an overview of the item. The applicant proposed constructing a new home with around 7,500 square feet of livable area on the undisturbed lot, an attached guest suite, garage, and pool. There is a dog run at the back of the property, which the applicant will enclose during the formal review process, and there are two washes running through the property. The property allows for approximately 42% disturbance due to the slope, but the applicant is only proposing about 28%. The applicant is proposing a septic system, but they will have to demonstrate that they cannot extend within 10% of the cost of the building permit evaluation or another issue exists. The safety improvement planning is underway, and there no public comments were received. Staff has comments which will be provided to the applicant before the formal review. The applicant's preliminary grading & drainage plan shows the storm drainpipe collecting water and sending it off to the wash. All the water will have to be collected into the retention basin, and the applicant must demonstrate that it can drain within 36 hours. Mr. Vasquez presented an aerial site plan and a property floor plan with renderings.

Drew Boston, representing the construction zone, noted there are two washes running through the property. There is one to the south and one to the north. He further notes that the south wash will be avoided as it has more water flowing through it and the only way to get a house on the site is by bridging over the north wash, which has less water flow. They're proposing a single-story home, with the grade dropping off on the bedroom end creating a two-story. They plan to bridge the second north wash in the middle of the house with a metal grate bridge, collecting water on the west side and letting it flow around the back of the house, falling in the same historical area. They have not finalized the material palette, but they are providing options that meet the requirements and complement each other. They hope to avoid requesting changes for the material palette later.

Chair Jarson asked if they have a preliminary palette of materials.

Mr. Boston replied that they don't. He elaborated on issues with the underside color of the ceilings and soffits which will be visible to neighboring properties due to the house's location. He wanted to continue the interior ceiling plane to the exterior with the same interior drywall finish and color, Swiss Coffee, which does not meet LRV requirements.

Chair Jarson asked about solar.

Mr. Boston stated that solar is being proposed and will be located primarily on the two parapet roofs.

Member Covington stated that he walked the site and saw no significant rock formations. He asked to see the nearest point of the existing sewer on the site plan.

Mr. Boston explained that they could not build the sewer line for the house on lot 39 due to the dip in the road.

Mr. Vasquez added that the adjacent property may have plans to extend the sewer and added that an easement and access might be needed.

Andrew Burns, an architect representing the applicant, commented on the property and how the main structure was pushed up against the bank on the west side.

Member Covington asked about the westernmost wash and if piping was necessary.

Mr. Burns explained that some of the water from the western wash was going west of the house and under a bridge, connecting to the existing arroyo. He confirmed natural flows would remain and there would be no pipes.

Chair Jarson suggested adding a culvert.

Member Tonn complimented Mr. Burns on his design and asked how he planned to control water erosion. He expressed concern about unintended erosion problems and the potential for glare from the soffit

color.

Mr. Burns stated that most water rushes down San Miguel during a storm and bypasses their lot. He suggested using natural materials to reinforce water flows, ensuring the plan is an improvement, and that Town infrastructure be implemented to control water flow in this area.

Chair Jarson and Mr. Burns discussed the visibility of the soffit from different angles and the concern of exposing them in a white color. They discussed the deck surface around the pool, a gunmetal gray Mexican limestone which will be submitted during Final Review. They also talked about the roof surface and view of the house from different angles and how those might change due to vegetation.

Mr. Burns expressed a preference for a metal roof unless it is not visible, in which case he would proceed with an approved LRV compliant foam roof.

Chair Jarson questioned if a ribbon curb or rolled curbing would be required.

Mr. Mood stated that one of the comments on the grading and drainage plan was that they have the minimum roadway width of 18', no curb, and the need for a thickened edge curb. He also noted a requirement for scour protection or pouring slurry in the area to prevent erosion next to the road.

Mr. Burns questioned who would be responsible for improving both sides of the road. He suggested that the Town should consider how to deal with water runoff crossing the road.

Mr. Mood explained that anything north of the pavement would be the property's responsibility.

Chair Jarson agreed. He stated that more roadways will improve over time as this area is redeveloped.

Ms. Collins shared that the Town relies on property owners to improve roadways during development and redevelopment. She then apologized for having to leave the meeting.

Member Tonn asked about the possibility of sewer versus septic for the property and mentioned the lot to the west extending sewer connections.

Mr. Burns explained that the plan was to demolish the existing house and subdivide the lot into a smaller lot that would be approached on Solano. The clients are not motivated to move for sewer access as it would be expensive.

B. 21-291 Combined review for a new pool, cabana, pool deck, and carport shade structure at 5001 E Valley Vista Way (APN 172-04-008).

Mr. Vasquez provided an overview of the item. The home was originally built in 1980, and the project proposed the construction of a new trellis in

the driveway, negative edge pool, a pool deck, cabana, and fire features at the north of the property. The pool equipment was located on the west side, and other improvements included new concrete paving and new pavers on the driveway. He noted that the cabana contains 26 canned lights which fall under the lighting maximum. The building pad slope on the property was approximately 37.5%, so they're allowed about 10% disturbance. The applicant has only proposed a disturbance of 8%. They were also making improvements to the drainage on the property, including a new drop inlet, riprap for erosion control, and storage tank under the pool deck for drainage collection. He noted that public sewer is located east of the property but here is an existing septic system under the driveway, and since the project was not proposed to be greater than \$500,000, the Town will not require the sewer to be extended. There was ongoing construction on the property to the north, but the staging plan required them to maintain all vehicles within the driveway on the property to avoid obstructing access.

Aaron Bass, an architect representing the applicant, stated that the intent for the project was to keep the home as it was constructed in 1980 as intact as possible, and minimize the footprint and disturbance on the existing property. The pool and cabana were pushed down below the structure towards the Town, away from the hill, to maximize the views of the northern portion above the property. The site was challenging to build on, and the big rock boulder was seen as an integral and beautiful part of the property, which they aimed to elevate and preserve. The addition of a garage was considered, but it didn't seem appropriate, so a shade element was introduced to address code requirements and provide comfort to clients when parking their cars in the sun. The project was intended to be a simple addition that allows clients to enjoy year-round activities on the property.

Chair Jarson thanked Mr. Bass for the restrained approach to the house and asked about the cabana use and its lighting.

Mr. Bass explained that it is an open shade structure, and they did a series of solar optimization and radiant studies that allowed them to tune the fins, and the outdoor spotlights will be dimmable. The client is not interested in drawing a ton of attention to themselves and the property, so the lighting is only meant to provide enough illumination for the clients to get out there. The same language is applied to the shade structure at the driveway, which is suspended from the primary structure, and the lights will be integrated in the same fashion.

Chair Jarson asked if the lights would be aimed and fixed.

Mr. Bass responded that they intended to aim and fix them.

Chair Jarson expressed concern about the lights remaining fixed and asked about the negative edge pool's splash.

Mr. Bass said they are trying to catch as much water as possible with an optimum dimension for the trough.

Member Tonn asked about the lighting's density and how it will affect the

vertical concrete surfaces of the cabana.

Mr. Bass replied that they could easily manage lighting by reducing the number of fixtures and spacing them differently. He also mentioned that the L3 lights they are using are not meant to illuminate the south retaining wall. They could pull the lights away from the fire feature and throw two lights in the middle to get something over the table and chairs.

Member Tonn suggested that improving the lighting would be beneficial due to concerns about the concrete appearing too light from below over time. He then asked about the retention on site, which was small relative to other properties, and questioned whether the calculations were correct.

Mr. Vasquez explained that retention was based on the amount of disturbance and was compliant with the rules. The project is an improvement since the proposal provides slightly more volume than what is required.

Mr. Bass stated that the area slopes, but the property owner is making corrections to ensure that the water flows more smoothly throughout the area.

Mr. Vasquez discussed drainage and noted various properties that are under construction. Some of them are within Paradise Valley jurisdiction, while others are under City of Phoenix jurisdiction. The group talked about the material palette and pool tile options for one property.

Member Covington raised concerns about the size and radius of the turnaround located at the end of Valley Vista Way.

Mr. Vasquez explained that the improvements on the property did not require an extension of the turnaround.

Mr. Mood confirmed an extension would not be needed and noted there is a massive drop-off and a vertical cliff around the turnaround.

Chair Jarson addressed solar and asked if there were any changes to the existing roof on the structure.

Mr. Vasquez responded that the property owner had asked about solar but would need to construct something off to the side due to shading.

Chair Jarson discussed stipulations to reduce lighting, specifically lighting on the cabana and the exterior TV as a light source.

The Committee agreed to eliminate four of the 16 lamps in the cabana and adjust lighting to reduce the number of lumens going across the property line. It was also agreed that the plan would be subject to staff approval.

Mr. Bass suggested shifting the L3s in the planter to make them pathway lights, then repositioned the balance of the lights to the center.

Member Tonn discussed an additional stipulation, that the cabana area

remove 9 L2 fixtures at the South and East alignment as presently presented and reposition the 9 remaining L2 fixtures in two rows evenly space in the East, West direction, subject to Staff approval.

A motion was made by Member Tonn, seconded by Chair Jarson, to approve the application, including the 17 stipulations and adding stipulation 18. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Tonn, Member Covington, Member Liepmann.

C. 21-292 Formal review for a new single-family residence at 6854 N Hillside Drive (APN 169-15-052).

Mr. Vasquez provided an overview of the item which proposed a new residence with approximately 4,700 square feet of livable area, a driveway to the northeast, a decomposed granite section leading to the auto court, and a pool located in the southeast corner of the lot. It was noted that the lot had an existing disturbance from the 1980's and a conflict between the architectural and civil drawings which needed to be addressed by the applicant. Lighting, done by recessed LED tape lights, and landscaping included in the proposal are minimal. Mr. Vasquez addressed the existing disturbance which exceeds what is allowed. He further noted that the applicant would be reducing disturbance on the site. He mentioned the Town would be requiring curbing as part of the proposal. Mr. Vasquez continued to present the proposed projects including retention basins and the Safety Improvement Plan which had no public comments.

Darren Petrucci, the architect on the project, described the main idea of the house, which includes a dark double-score masonry base emerging from the landscape. Further, a stucco volume marries itself to the base, with a material palette consisting of an opal-colored, very dark base and a lighter stucco top. The house follows the site's topography, allowing it to capture the view of Camelback Mountain. The top of the roof is a pea gravel ballast that sits low relative to the grade on the west side of the property. The auto court and drive are designed to minimize the house's impact on the site, creating a small architectural area for cars and a drive that blends in with the desert. The front of the property will be improved with more landscaping and grading to allow the house to sit naturally off the road.

Member Covington asked if they were getting rid of the existing horseshoe driveway.

Mr. Petrucci confirmed it would be removed to minimize vehicular impact on the site. The mailbox and walkway toward Hillside Drive will be positioned in a series of concrete pads at grade, leading to a stair that goes up to the house.

Chair Jarson and Member Tonn disclosed that they both know Mr. Petrucci but will remain impartial during application review.

Chair Jarson complimented the material palette and the attention to the roof surface. He confirmed pavers were being used for the driveway

surface and asked to see the soffits on one specific elevation.

Mr. Petrucci presented the overhang above the garage, and then presented the overhang over the pool area. He shared that the soffit is all stucco, and the color is shown on the material board.

Chair Jarson noted the lighting plan is both subtle, and minimal with the use of LED strip lighting.

Member Tonn asked if there was a water retention basin in the front of the property.

Mr. Petrucci stated that there are two retention areas on the east side, one on the north and one on the south. He mentioned that one of the neighbors to the south currently gets flooded during big storms, so they have had conversations to ensure that the water on this site doesn't affect their neighbor's site. The creation of a lower retention basin will help control the flow of water and discharge.

The Committee and Staff discussed the swale and natural water flow on the property.

Member Tonn asked about the pipe running underneath the auto court down to an area of riprap near the street. He questioned if it flows off into the street.

Mr. Vasquez confirmed that it does.

Member Covington asked if the exterior soffit lighting was dimmable.

Mr. Petrucci confirmed that it was, with a maximum wattage of 27 and a color temperature of 2,700 kelvin. He additionally confirmed that the details on the plan were accurate and mentioned a similar detail from a previous project.

Chair Jarson stated that the lighting was minimal and complimented the site. He questioned if there were any stipulations to discuss.

Mr. Vasquez mentioned stipulations about addressing pool equipment locations, submitting for a building permit, and providing a sample of the roofing material.

A motion was made by Chair Jarson, seconded by Member Tonn, to approve the application, including the 17 stipulations. The motion carried with the following vote:

Aye: 4 – Chair Jarson, Member Tonn, Member Covington, Member Liepmann.

4. STAFF REPORTS

Mr. Vasquez reminded everyone about Friday's meeting with the Planning Commission, Board of Adjustment, and Hillside Building Committee. Ms. Collins and their attorneys will refresh everyone on what each board does. The invite was sent out, but Mr. Vasquez could send it out again if

anyone missed it.

Chair Jarson noted he wouldn't be able to attend, but the meeting will be recorded.

5. COMMITTEE REPORTS

6. NEXT MEETING DATE

The next Hillside Building Committee meeting dates were tentatively scheduled for Wednesday, October 13, 2021, at 8:00 AM and Wednesday, November 10, 2021, at 8:00 AM.

7. ADJOURNMENT

Motion for adjournment made at 9:30 AM.

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

Aye: 4 – Chair Jarson, Member Tonn, Member Covington, Member Liepmann.

Paradise Valley Hillside Building Committee

By: 
Cherise Fullbright, Secretary