

# Town of Paradise Valley

## Hillside Building Committee

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Wednesday, June 8, 2022

8:00 AM

Town Hall Boardroom

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### 1. CALL TO ORDER

The Hillside Building Review Committee met on Wednesday, June 8, 2022, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona 85253. Committee Members present: Chair Scott Jarson, Scott Tonn, Thomas Campbell, Kristina Locke, and James Rose. Staff present: Hillside Development Administrator Hugo Vasquez, Hillside Development Planner Jose Mendez, Community Development Director Lisa Collins, and Administrative Assistant James Zuganelis.

Chair Scott Jarson called the meeting to order at 8:02 a.m.

### 2. EXECUTIVE SESSION

None.

### 3. APPLICATION REVIEW

#### **A. 22-238      Formal review for a new single-family residence at 4517 E Desert Park Place (APN: 169-11-100).**

Mr. Vasquez presented an overview of the project for a new 6,800 square foot single-family residence and pool on an undisturbed lot. He noted that the building pad slope was approximately 34% which allows for a disturbance of roughly 10% of the lot. He shared that the plans included adding underground water retention in a storage tank below the driveway, as well as a trench drain at the end of the driveway with a sump pump to aid water runoff.

Mr. Vasquez provided elevation renderings and noted the plans abide by the overall 40-foot height limit and the 24-foot height from natural grade limit. He reviewed the landscape plan which included native plants and revegetation of areas disturbed during construction. He shared the lighting plan, which included driveway path lights, recessed canned lights on the home, and some wall sconces in the rear yard.

Stephen Smiley, architect on the project, reviewed the layout of the home. He displayed proposed materials for the home including stucco, concrete, metal, porcelain tile, and wood. He noted all the materials should be within the allowable limits of the light reflective value (LRV).

Chair Jarson inquired if the driveway pavers were permeable.

Mr. Smiley advised they were not.

Member Campbell asked the dimensions of the underwater retention tank and for further details on the pump for the trench located at the end of the driveway.

Mr. Smiley explained it was precast concrete system that was 7 feet wide, 15 feet long, and 3 feet tall. He shared that the pump was a dual pump system that relocated water in the trench into the water storage system. Additional details in the grading and draining report were discussed.

Member Campbell asked if any neighbors would see the lights located in the rear of the home.

Mr. Smiley replied they would not. He noted that the lights were also down facing.

Member Campbell cautioned that they did not allow lighting that lit up vertical surfaces. He encouraged them to keep the lights as far from vertical surfaces as possible.

Mr. Smiley indicated that the recess lights could be moved closer to the edge of the soffits.

Member Locke complimented the design, and questioned a trench drain at the bottom of the driveway.

Mr. Smiley confirmed there is a drain although it is not shown on the renderings.

Member Tonn remarked that he would like to see the trench drain made wider to 12 inches. He indicated that the velocity of the water coming down a driveway this length would result in water flowing over the drain rather than being caught.

Mr. Smiley indicated this would not be an issue and they'd explore widening the trench drain opening.

Constance Loca identified himself as the subject property's neighbor to the south. He commented that he did not want to see the home turn into a short-term rental. He stated that he would also like to see more intense landscaping especially on the side that bordered his property.

Zach Kiebke, Landscape Architect, indicated they used landscaping on the south side to create a buffer between the neighbor which included fast growing Palo Verde trees among other desert vegetation. He indicated that the mature dimension of those trees was about 18 feet high by 18 feet wide if watered. He noted the 36-inch boxes they planned to plant were about 5-8 feet tall and 4-5 feet wide at the time of installation, providing screening.

Chair Jarson suggested planting some of the trees ahead of construction to give them extra growth time.

Mr. Smiley indicated they could plant ones that were away from the house before construction and could come back with more located closer to the house later.

Chair Jarson clarified that they would like to stipulate a larger 12-inch trench drain at the entry of the drive, patio lighting to be relocated 6-8 inches further away from vertical surfaces, the addition of an earlier planting schedule for plants on the south side of the property, and the possible addition of one or two trees at key locations to be approved by staff and chair.

Member Rose expressed concern with any promises to overwater trees due to the current water situation. Discussion took place regarding landscaping and trees.

A motion was made by Chair Jarson, seconded by Member Campbell to approve item 22-238 as submitted with 15 existing stipulations and adding stipulations 16, that all exterior patio soffit lighting be 6-8 inches closer to the exterior fascia line subject to approval by staff and Chair, stipulation 17, that the width of the trench drain at the entry drive be increased to 12 inches subject to approval by staff and Chair, and stipulation 18, the landscape plan be revised to indicate a landscape schedule and planting

time frame for the trees on the southeast corner of the lot subject to approval by staff and Chair. The motion carried by the following vote:

Aye: 5 – Chair Scott Jarson, Member Scott Tonn, Member Kristina Locke, Member Thomas Campbell, and Member Jim Rose.

**B. 22-239 Combined review of a natural-looking path and sitting area with Sonoran Desert vegetation 4211 E Claremont Avenue (APN: 169-22-097).**

Mr. Vasquez reviewed the revised proposal for a path and sitting area. He noted that since they last saw the item in May the number of exterior path lights had been reduced and landscape plans were reduced because of plans to revegetate the area with a natural seed mix. Plans also included treating the DC Cobble rocks to darken their color and blend the site more. Disturbances remain the same but are within the allowable limits.

Yeali & Keith Wellnitz, applicants and owners of the property, reiterated that they planned to treat the DC cobble rocks with a stain to make them darker in color, reduce lighting to include only path lighting on the most elevated parts, and update the landscape plans to include only a natural seed mix. Mrs. Wellnitz noted materials will blend in with the dessert now.

Member Campbell expressed concern that there were some lights located near vertical surfaces of the home that could still be changed to point upward. He shared that Hillside rules do not allow architectural lighting.

Member Locke agreed that remaining four lights that could be tilted upward should be changed to path lights.

Member Rose concurred with Members Campbell and Locke about the lighting.

Member Tonn indicated he would be in favor of all the lights being the same path lights which could only be pointed down.

Michelle Wellnitz, daughter of the applicants, thanked the Committee and staff for their time and attention to the project.

Chair Jarson recommended they amend stipulation 11 to add “and to include DC coble with test sample and final color, subject to review and approval by staff and chair.” He stated he would also like to add, “final seed mix to be submitted for approval by staff and chair” to stipulation 14. He suggested they also add a stipulation 15 “that all exterior lighting be the same path light subject to approval by staff and chair”.

A motion was made by Chair Jarson, seconded by Member Tonn, to approve item 22-239 with stipulations 1-14 with the following exceptions: Stipulation 11 be amended and to include DC coble with test sample and final color subject to review and approval by staff and Chair, stipulation 14, suitable desert seed mix shall be provided for undisturbed areas subject to final approval by staff and Chair, adding stipulation 15, that all exterior lighting be the same path light as indicated on the plans (Moonrays 95804) subject to final approval by staff and Chair. The motion carried by the following vote:

Aye: 5 – Chair Scott Jarson, Member Scott Tonn, Member Kristina Locke, Member Thomas Campbell, and Member Jim Rose.

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

Mr. Vasquez announced there would most likely be two conceptual reviews at their next meeting. He noted those meetings would likely be taking place remotely.

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

None.

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

Chairperson Jarson indicated their next meeting dates were tentatively Wednesday, July 6<sup>th</sup>, 2022 at 8:00 AM and Wednesday, August 10<sup>th</sup>, 2022 at 8:00 AM.

Mr. Vasquez stated that he would explore moving the July meeting to the 13<sup>th</sup> to avoid member absences around the holiday weekend.

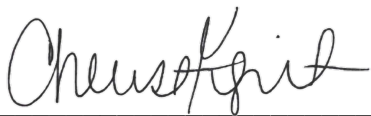
#### **7. ADJOURNMENT**

Motion for adjournment made at 9:24 AM.

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

Aye: 5 – Chair Scott Jarson, Member Scott Tonn, Member Kristina Locke, Member Thomas Campbell, and Member Jim Rose.

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

By:   
Cherise Fullbright, Secretary