



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Hillside Building Committee

Wednesday, September 21, 2022

8:00 AM

Town Hall Boardroom

Committee Members

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Hillside Development Planner Jose Mendez
Hillside Development Administrator Hugo Vasquez
Community Development Director Lisa Collins
Town Attorney Andrew McGuire
Senior Engineering Tech Shawn Snyder
Town Engineer Paul Mood
Administrative Assistant Jim Zugenalis

2. EXECUTIVE SESSION

3. APPLICATION REVIEW

A. 22-284 Combined review for a detached guesthouse at 6210 E Indian Bend Road (APN 169-36-038).

Mr. Mendez provided an overview of the item. He described the proposed attached guesthouse located on a 4.02-acre property at 6210 East Indian Bend, where an existing 30,000 square foot home was constructed in 2014 already exists. The addition to the guesthouse is about 1,378 square feet. Staff met with the applicant multiple times and has had much communication back and forth. The new plans for the guesthouse are to stay within an existing footprint and not create any additional disturbance. The heights are conforming, and the materials will match the existing development. There will be no new light sconces and no new landscaping.

The applicant described a guesthouse addition that was part of the

original design. He explained that the columns and retaining walls already exist on-site and that they were just building on top of the existing pad. He also confirmed that there will be no solar on the structure and that there will be no real changes to the landscape other than a few contours and a little bit of replanting.

Chair Jarson asked the applicant if he anticipates any solar that might come on the structure and also asked about the landscape changes, specifically if there are any changes to the retention and drainage.

Mr. Mood confirmed that staff has reviewed the new retention basin and the rework of the storm drain behind the structure. When the building permit application is submitted, they will provide a full grading and drainage plan review.

Member Covington asked if the addition was associated with any new retention or drainage.

Member Nassikas asked where the water would exit the property once the retention basin is filled.

The applicant showed the location of where the water will exit the property and explained that as it comes out of the hill, everything flows out to the bottom of the property.

Chair Jarson asked to see the lighting plan and where the canned lights will be placed in relation to the glass and the carport. He thanked the applicant for remaining conscious of lighting placement as a way not to illuminate vertical surfaces.

The applicant agreed to keep light off of glass surfaces.

At the request of Member Tonn, it was confirmed that the calculation requiring the new retention area is included in the grading and drainage plan. Member Tonn also confirmed that the Hillside assurance amount is 4,000 as presented in the report.

A motion was made by Chair Jarson, seconded by Member Covington, to approve the item as presented with 15 stipulations as provided in the report and adding a 16th stipulation that the three canned lights under the soffit on the deck on the south side of the new structure shall be relocated so as not to illuminate any structure or glazing. The motion carried with the following vote:

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

B. 22-285 Formal review for a new single family residence at 7602 N Moonlight Ln (APN 169-11-004C).

Mr. Mendez provided an overview of the item. The original application was submitted on December 22 and went through a variance due to the existing disturbance on the lot and the difficulty of getting fire truck access. The variance was approved, which allowed the applicant to surpass the allowable 10% disturbance to a disturbance of 10.7%. The

development is proposed at the front edge of the lot, with a grade of about 43-44%. The maximum building height is about 35 feet, and the overall height is 39 feet from the bottom to the very top. The house will be built using natural materials and mainly natural stones, with limited use of metal and wood. The applicant is conscious of lighting and dark skies, so the lighting plan is minimal and meets the code. The landscaping plan maintains the least disturbance possible, re-vegetates the whole front area, and provides landscaping in specific areas. Overall, the site will remain mostly intact and undisturbed.

David Dick, an architect representing the applicants, stated that they have been working on the project for almost a year and that staff has helped generate all the opportunities. He is happy to answer questions.

Chair Jarson congratulated the applicant on the difficult site and thanked them for providing the turnaround and obtaining the variance. He has a couple of questions and confirms that the site is correctly set back from the gate that exists to the east of the property and that there is no solar with this application.

Member Nassikas asked if they had touched on drainage.

Mr. Mendez described the extensive drainage analysis that was done given the site conditions and explained that engineers were able to reduce the cut in the rear and go towards the house. He showed plans of the site and explained how the drainage system works, including a retaining wall, a swale on the back, a slow on the south side, an underground 24" pipe, and a daylighting outlet structure. He also explained the use of a detention tank and French drains.

Nick Prodanov, civil engineer on the project, explained the drainage system in more detail, including the use of a retaining wall, a swale, an underground pipe, an outlet structure, a dry well, and drains to capture and redirect water flow.

Mr. Michaud stated that staff had reviewed the grading and drainage plan, and it appears to meet all the requirements for maintaining historic flows and capturing on-site flows.

A motion was made by Member Tonn, seconded by Chair Jarson, to approve the item as presented with 13 stipulations as provided in the report. The motion carried with the following vote:

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

C. 22-286 Formal review for a new single family residence at 5825 N Superstition Lane (APN 172-02-007).

Mr. Mendez provided an overview of the item. The proposed project involves constructing a new single-family residence with approximately 8,700 square feet of livable area. The existing pond on the property will be removed, and the area will be used for stormwater retention. The lot is 2.23 acres. The proposed floor area ratio will be 21%. The existing gross

disturbance is 100% and the proposed disturbance is 72% or 70,052 square feet. They are proposing a guesthouse, a pool, and a new pond. The proposed materials are of the natural stone palette and meet LRV requirements of the code. He noted that the applicant was very helpful in providing an exhibit of the walls, including their height and what they are. They also have an extensive lighting and landscape lighting plan, including pendant lights, recessed step lights, beam-mounted spotlights, recessed can lights, up lights, path lights, and downward hanging lights. Changes should be made to the proposed landscape plan related to non-native vegetation. A draining and grading demo plan was initially submitted, but this submittal with the home has been filed.

Gene Kniaz, an architect representing the applicants, shared that the design has changed from the last review, including the fencing down the Hillside towards McDonald being pulled tighter to the lower accessory structures, exploring the idea of a flat turfed area, and an invisible fence. In addition, there's been a change in hardscape material. The roof on the accessory structures will be terracotta and the cobblestone driveway will be seated with exposed aggregate. The pool fencing will be rebar type material, painted black, and the windows will also be black. The stone will be a mortar-washed McDowell Mountain-type stone.

Chair Jarson confirmed there is no solar considered for this residence. He asked about the natural grass area and how they plan to retain it.

Mr. Kniaz responded that they would be using 6" stone curbs to retain it.

Chair Jarson jumped to the landscape plan and asked about the locations of the olives and proposed citrus trees.

Mr. Kniaz responded that they have kept the same development pattern as the existing house and have configured the new driveway to keep the existing olive trees. They also plan to add a few more olive trees in the front courtyard and around the auto court. In addition, there will be a number of olives around the pool, and the citrus trees will be confined to the half-circle lawn.

Member Tonn expressed concerns about the number of olives being planted on the property.

Chair Jarson asked for input and thoughts on the landscape plan, specifically mentioning the number of olives visible on the property's exterior, and the contrast color on the columns.

Member Tonn suggested reducing the number of olives visible on the property's exterior and replacing them with another selection of ironwoods that have been identified as an alternative tree. He also suggested a darker color be used on the stucco for the columns.

Chair Jarson asked if the columns were always stucco, or originally stone-faced, and if there was a pathway for a lighter palette for the columns.

Mr. Kniaz stated that the conceptual design showed the lighter stucco for

the columns and that there was no hard decision made about the columns at the previous meeting. He agreed the darker stucco color could be used.

Chair Jarson noted that the idea was to allow a certain amount of contrast color around entries, windows, and doors, but the volume exceeds what would be considered a contrast color.

Mr. Kniaz stated that they would be amenable to trading in ironwoods where they're currently showing olives around the perimeter, with the exception of the grouping of four olives around the spa and pool.

Chair Jarson agreed that ironwoods would be a good alternative and noted that although they are not a native plant, they have a desert color and are not invasive.

Member Nassikas stated that he was okay with the signature citrus trees because of their historical significance to the area.

Member Covington stated that he was also okay with them as long as they were mixed in and not laid out in a rectilinear pattern like an orchard.

Mr. Kniaz explained that the trees would be hidden and well-camouflaged in the landscape.

Member Tonn expressed concern about the size of the grass area and the juxtaposition between the fruit trees and cacti. Furthermore, he asked about the reduction of the disturbed area and if there was anything unusual about it.

Mr. Mendez explained that the applicant is reducing the disturbance area and adding native vegetation.

Mr. Kniaz noted that all the palm trees will be eliminated and that they will be replaced with more naturalized plants.

Chair Jarson expressed his approval of this change and the fact that these sites are moving towards a more naturalized setting. They also discuss the use of color for the columns on the house.

Mr. Kniaz agreed with Chair Jarson's recommendation for the color of the columns to match the color of the house.

Chair Jarson also mentioned that the lighting plans for the property are appropriate for the home's size and the project's scope.

Mr. Kniaz noted that the exterior sconces are hidden behind roof tiles and are very soft.

Mr. Tashman, a resident, stated that he has been living in the area for nearly 30 years and has witnessed a lot of construction and turnover in the neighborhood. He was concerned about the impact of the current project on traffic and parking, as he has seen issues with both in the past. He was also concerned about the potential for accidents due to parked

cars on the street and the amount of vegetation that can block views and create a tunnel-like atmosphere on the street. He suggested that the Committee should consider traffic and parking during construction and find a balance between privacy concerns and maintaining views.

Chair Jarson noted that parking stipulations are usually included in the agreement. and that the parking will be limited to one side of the street.

Mr. Kniaz confirmed the stipulation that parking be limited to one side of the street. He assumes some construction parking will be on site, there'd be more and parking along Superstition on the side of the property, and parking along McDonald if there is enough right-of-way. Although there is no time limit on construction, Mr. Kniaz estimated an 18-24 month construction window.

Chair Jarson hoped that communication would remain open with the neighbors, and Mr. Ashman was encouraged to reach out if any issues arose.

It was confirmed that before obtaining a building permit, the applicant must submit a construction staging plan which would address parking locations.

Member Nassikas questioned in the neighboring resort has had the opportunity to visit regarding the plans of this project.

Mr. Mendez advised that notification had gone out to the surrounding properties within a 1,500 sq ft radius. He added that staff has not received public input on this project.

A motion was made by Chair Jarson, seconded by Member Tonn, to approve the item as presented with stipulations 1-13, and adding stipulations 14, that the contrasting exterior columns be changed from the submitted lighter color to the same darker stucco color of the home, and 15, that olive trees be reduced to a minimum of 10 and substituted with ironwood or a similar desert regional tree to be approved by staff and Chair (courtyard interior placed olive trees may remain). The motion carried with the following vote:

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

4. STAFF REPORTS

5. COMMITTEE REPORTS

6. NEXT MEETING DATE

Chair Jarson noted that the next meeting dates would be Wednesday, October 12, 2022 at 8:00 AM and Wednesday, November 9th, 2022 AM.


7. ADJOURNMENT

Motion for adjournment made at 9:49 AM.

A motion was made by Chair Jarson, seconded by Member Tonn, to adjourn the meeting. 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