

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
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DATE: May 13, 2026

DEPARTMENT: Community Development Department
Jose Mendez, (480)348-3519

AGENDA TITLE:
Solar Combined Review
New Solar
Sunlink Energy
7000 N Mummy Mountain Rd (APN 169-06-007D)
#HILL-26-14

RECOMMENDATION:
Staff recommends the Hillside Building Committee to review and **approve** Case #HILL-26-14, a request by applicant Sunlink Energy, on behalf of the property owners at 7000 N Mummy Mountain Road, for new solar panels on a flat roof portion of the home hidden from view.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposed project will add new solar panels to the existing single-family residence. A total of 142 new solar panels are proposed to be mounted on the roof.

Lot Data	
1. Area of Lot	3.349 ac or 145,911 SF
2. Footprint	Approximately 15,858 SF
3. Floor Area Ratio	10.22%

Single Family Residence

The existing single-family residence is approximately 8,400 square feet (SF) of livable area. The homeowner updated the driveway, added a pool deck and utility room, and made updates to the grading and drainage on site through the Hillside Development Committee on October 14, 2020.

Solar

The proposal is for a solar power installation of approximately 142 solar panels mounted on the flat area of the roof. The solar panels will be flat pitched at a grade of 2% no taller than approximately 6 inches. There are parapets that will help screen the panels at a height of approximately 6-8 inches. The applicant has proposed to refinish the roof with an Amerilast roof coating in tan to be tested by staff for compliance.

Per code solar panels must be hidden from view when viewed from the same elevation or lower. *Per Article XXII of the Hillside Development Regulations, II. ARCHITECTURAL STANDARDS. E.: Solar panels may be allowed if they are integrated into the building design and hidden from view when viewed from the same or a lower elevation and approved by the Hillside Building Committee by a Combined Review. Solar panels may be allowed on pitched roofs when screened from the same or a lower elevation by the adjoining hillside or hillside Cut and approved by the Hillside Building Committee by a Combined Review.*

The solar panels will have black frames, and the racking system will be black. The solar utility equipment, inverters and electrical disconnects will be located towards the rear at the north side of the home. All site disturbances will remain the same.

ANALYSIS:

The proposed new roof mounted solar panel arrays on the existing single-family residence meet the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1. All improvements shall comply with the enclosed Standard Approval Information.
2. Provide a physical sample of the finish/color for the portions of the roof where the panels will be installed. The material or color used shall not have a LRV (Light Reflective Value) greater than 38%.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application complies with Article XXII - Hillside Development Regulations.

The Hillside Building Committee may take the following actions:

1. Approve the application request, subject to the stipulations noted by staff and/or the Hillside Building Committee.
2. Continue the application for further review.
3. Deny the application request if not compliant with Article XXII.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:

If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall comply with the plans, stipulations, and approval by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Photos
- F. Notification Materials
- G. Standard Approval Information