

TOWN OF PARADISE VALLEY

Hillside Code Update Statement of Direction

Town Council Meeting
June 8, 2017



Our Mountains Make Us Unique

Camelback Mountain, Mummy Mountain, and the Phoenix Mountains

- Valuable scenic resources,
- Define the location and character of the Town,
- Shape our sense of place,
- Contribute to the Town's identity, and,
- An intrinsic aesthetic value to the Town

Therefore they require unique development standards



Hillside Code

- Regulate the intensity of development
- Preserve and protect hillside environment
- Provide for safety and welfare of Town and its residents
- Establish rules and procedures for review by Hillside Building Committee



PURPOSE OF CODE UPDATE

- Update originally intended to clarify ambiguities in code, codify interpretations, and address items such as on-site retention
- Staff then tasked with exploring Quality of Life Initiatives, including Hillside Code
- Staff and PC examined eighteen topics pertaining to Hillside Code
- Other topics, such as blasting, variances, and Hillside Committee appointments not part of update



BACKGROUND

- Latest draft reviewed by PC at January 17th meeting
- Discussed 18 topics
- Additional discussion and/or research needed
- Next Slide outlines the 18 Topics:
 - Red Topics – No PC consensus and/or more work needed
 - Green Topics – PC consensus





Summary of Topics

- 1. Retaining Walls and Screen Walls**
2. Material Palette
3. Reviews & Admin Chair Review
4. Disturbed Area Calculation
5. Demolition on Hillside Properties
6. Hillside Model
7. Accessory Structure and Accessory Structure Height Limit (including raised decks/platforms)
8. 40' Overall Height Measurement
- 9. Driveway Disturbance Credit**
- 10. Lighting**
11. Process to Remove a Property from Hillside Designation
- 12. Hillside Assurance/Bond**
13. Define which Hillside Code applies to La Place du Sommet Subdivision
- 14. Solar Panels and Hillside Review Process**
- 15. Cantilever Limitations**
- 16. On-Site Retention**
17. Pool Barriers and Perimeter Fencing Standards
18. Administrative relief on hillside lots (Article XXII)

STATEMENT OF DIRECTION

- SOD as outlined in Town Code not required for code updates
- Based upon differing viewpoints and multiple discussions regarding how to update Hillside Code, Town Council suggested a SOD



STATEMENT OF DIRECTION (CONT.)

- Commission shall focus their review on:
 1. *Retaining Walls and Screen Walls.* Clarify when these walls must meet setback requirements, examine when retaining walls may extend more than 6 inches above material they retain, and address guard rail requirements
 2. *Material Palette and Light Reflective Value (LRV).* Clarify that applicant must demonstrate how colors blend with hillside and give HBC more latitude on approving contrasting colors
 3. *Hillside Reviews and Administrative Hillside Chair Review.* Clarify type of hillside reviews and increase scope of Chair review to include limited amount of site walls, disturbance, and solar panels



STATEMENT OF DIRECTION (CONT.)

- Commission shall focus their review on:
 4. *Disturbed Area Calculation.* Evaluate and determine if house footprint should be included in disturbed area calculation
 5. Demolition on Hillside Properties. Evaluate or explore the requirement of a demolition assurance and require the disturbance limits to be staked prior to demolition
 6. *Hillside Model.* Clarify that a 3D computer model is acceptable and establish requirements for the 3D model



STATEMENT OF DIRECTION (CONT.)

- Commission shall focus their review on:
 7. *Accessory Structure and Accessory Structure Height Limit (including raised decks/platforms)*. Clarify that detached accessory structures are limited to maximum height of 16' above natural grade and establish requirements for raised outdoor living areas
 8. *40' Overall Height Measurement*. Clarify that overall 40' height limit taken from natural grade at lowest building or structure
 9. *Driveway Disturbance Credit*. Evaluate and update amount of disturbance credit for decorative driveways that service new homes and remodeled homes



STATEMENT OF DIRECTION (CONT.)

- Commission shall focus their review on:

10. *Lighting.* Evaluate current lighting standards and update several standards to address such items as Kelvin requirements and extending holiday lighting to October 15th
11. *Process to Remove a Property from Hillside Designation.* Identify process and requirements on how to remove a property from hillside designation
12. *Hillside Assurance/Bond.* Update code to tie assurance to building and demolition permits and update fee schedule used to calculate the amount of the assurance. Also, explore use of landscape assurance option in which CofO may be issued without installation of the landscaping. Establish requirements on when and how this landscape assurance is applicable



STATEMENT OF DIRECTION (CONT.)

- Commission shall focus their review on:

13. Define which Hillside Code applies to La Place du Sommet Subdivision.
Add language to code to clarify that La Place du Sommet subdivision is governed by 1984 Hillside Code

14. Solar Panels and Hillside Review Process. Identify which hillside reviews apply to solar panels and clarify when solar panels may be used on pitched roofs

15. Cantilever Limitations. Prohibit driveway cantilevers and establish criteria for cantilevers as part of building and for pool decks



STATEMENT OF DIRECTION (CONT.)

- Commission shall focus their review on:
 16. *On-Site Retention*. Identify that on-site retention shall be in accordance with Town's Storm Drain Design Manual; on-site retention is included in disturbed area, and evaluate and address use of disturbance credit based upon specific retention designs (e.g. partial credit for retention basins that do not use retaining walls and are vegetated with native plants)
 17. *Pool Barriers and Perimeter Fencing Standards*. Clarify that pool barrier fencing must be appropriate to site and shall be minimum needed to secure the pool
 18. *Administrative relief on hillside lots (Article XXII)*. Establish criteria for administrative relief on hillside properties



NEXT STEPS

- Update SOD via input from tonight's meeting
- Present updated SOD at June 22nd meeting
- Town Manager will facilitate discussion on other Hillside matters not in the Hillside Code



Questions?

