

TOWN OF PARADISE VALLEY

Hillside Development Regulations
Cleanup

Town Council Study Session
September 27, 2018



BACKGROUND

- May 10, 2018 – Recent Update to Hillside Regs (Article 22)
- June 14, 2018 – Hillside Safety Manual (Chapter 5)
- July 17, 2018 – PC Review of 3 Proposed Amendments:
 - No Commission Edits of Draft Ordinance
- August 7, 2018 – Citizen Review: No Public Comments Received and no Commission Edits
- August 21, 2018 – Commission Public Hearing: No Public Comments; Commission recommends approval



AMENDMENTS TO HILLSIDE REGS (ARTICLE 22)

1. Update Definitions
2. Pre-Application Submittal Requirement
3. Expiration of Hillside Applications
4. Clarify Language on Request to Remove Property from Hillside Designation



COUNCIL RECOMMENDATIONS

- The Council reviewed the draft ordinance at its September 13, 2018 meeting and recommended two changes:
 - a reference should be made in the required pre-application section (Section 2205.I) that fees for pre-applications, if any, be noted and that the future fee be tied to the Town's Fee Schedule
 - the application expiration section (Section 2205.IX) should define what constitutes a complete "Hillside Application" and what criteria should be used to determine whether the Hillside Application is complete
- The suggested changes have been made and are identified in the redline draft of the ordinance



RECOMMENDATION

- Receive Council comments on revisions to Ordinance
- If there are no comments or concerns, then schedule Ordinance 2018-15 for a public hearing by the Council



SCOPE OF AMENDMENTS

- Definitions:
 - Remove several definitions that are no longer needed or referenced in adopted regulations
 - Add new or modify definitions to address items in regs



QUESTIONS



SCOPE OF AMENDMENTS (CONT.)

- **New or Modified Definitions:**
 - **Chair - The chair of the Hillside Building Committee as selected by the members of the Hillside Building Committee pursuant to Town Code Section 2-5-6(D).**
 - **Committee or Hillside Building Committee - The Hillside Building Committee of the Town of Paradise Valley as constituted pursuant to Town Code Section 2-5-6.**
 - **Storm Drainage Design Manual – The manual adopted pursuant to Town Code Section 5-10-3.**



SCOPE OF AMENDMENTS (CONT.)

- Pre-Application Submittal:
 - Recently adopted Hillside Safety Manual requires all hillside applications to submit a pre-application
 - Consistency between Regs/Codes is needed:
 - Update Hillside Regs to include pre-application submittal requirement
 - Pre-application will be first step in hillside process
 - Pre-application new - but similar to current practice of having a preliminary meeting with applicant/architect



SCOPE OF AMENDMENTS (CONT.)

- Expiration of Hillside Application:
 - Similar to bldg. permit applications, hillside applications also expire
 - Add language to clarify this:
 - Must receive Committee or Chair approval within 18 months from date of hillside application
 - One automatic 6 month extension
 - Then, Town Manager or designee has discretion to grant two 6 month extensions (based upon proof of hardship and circumstance beyond applicant's control)



SCOPE OF AMENDMENTS (CONT.)

- Request to Remove Property from Hillside:
 - Language added to Regs to clarify that removal from hillside is subject to Council discretion
 - Current process has been subject to a process that has discretionary approval

