

**TOWN**  
*Of*  
**PARADISE VALLEY**



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**STAFF REPORT**

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**TO:** Hillside Building Committee

**FROM:** Chad Weaver, Community Development Director  
Shar Johnson, Town Engineer  
Paul Michaud, Planning Manager  
Jose Mendez, Hillside Development Planner  
Juan Gonzalez Jr., Hillside Associate Engineer

**DATE:** November 13, 2024

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

**AGENDA TITLE:**  
**Combined Review**  
**Proposed fencing to an existing Single-Family Residence**  
Colwell Shelor Landscape Architecture  
5816 N. Dagoon Lane (APN 172-02-006)  
HILL-24-46

**RECOMMENDATION:**  
Staff recommends the Hillside Building Committee to **approve** Case HILL-24-46, a Combined Review for 5816 N. Dagoon Lane to install a view fence to an existing Single-Family Residence with stipulations.

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**BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)**

On December 9, 2011, the applicant received Hillside Building Committee approval to construct a new single-family residence, a detached guest house, a pool and a pool barrier view fence. Then, on April 3, 2014, the applicant received a variance from the Board of Adjustment to convert a portion of the pool barrier into a non-view fence and extend the fence across the western wash (with approximately 168 lineal feet of view fence converted to a metal woven fence and 30 lineal feet of new metal woven fence to span the western wash) along McDonald Drive. The fence was then connected to a non-conforming chain link fence on the adjacent property 5825 N Superstition Lane per the Recorded Fence Improvement Agreement provided. The property at 5825 N Superstition Lane (APN 172-02-007) went through the Hillside Building Committee process and got Formal approval to build a new single-family residence September 21<sup>st</sup>, 2022. Per the Zoning Ordinance the existing non-conforming chain link fence had to be removed as fencing is not allowed in Hillside.

<b>Lot Data</b>	
1. Area of Lot	2.24 ac or 97,491 SF
2. Area Under Roof	20,559 SF
3. Floor Area Ratio	15.86%
4. Building Site Slope	7.2%
5. Allowable Disturbed Area	58,495 SF (60.00%)
6. Existing Net Disturbed Area	53,024 SF (54.38%)

Single Family Residence

No changes proposed.

Variance

A variance request was approved by the Board of Adjustment on April 3<sup>rd</sup>, 2014, to convert a portion of the pool barrier into a non-view fence and extend the fence across the western wash. Approximately 168 lineal feet of view fence converted to a metal woven fence and 30 lineal feet of new metal woven fence to span the western wash all along McDonald Drive.

Guesthouse and/or Accessory Structures

N/A

Driveway

N/A

Pool

N/A

Solar

N/A

Walls and Fences

The applicant is proposing approximately 300 linear feet of view fencing. The proposed fencing is designed as “sticks in the desert” at a maximum height of 6 feet. There is existing fencing that spans the property on the north along McDonald Road and the east side along Dragoon Lane. Per the **Hillside ordinance VI. WALLS AND FENCES. C.** *Walls that are otherwise permissible in Article XXIV are prohibited in the Hillside Development Area. Retaining Walls, pool barriers, walls used to screen mechanical equipment, Driveway columns and entry gates, and tennis/sport court fencing are allowed provided that they are of minimum lengths and heights, as further specified below, and are approved by the Hillside Building Committee.*

**2. Pool Barriers.** *All pool barriers shall be View Fencing. The pool barrier shall be the minimum amount that is needed to secure the pool and that is appropriate for the site.*

Building Materials

N/A

Hardscape Materials

N/A

Building Lighting

N/A

Landscape & Driveway Lighting

N/A

Landscaping

N/A

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. Further, no structure may extend above a plane that originates on the Primary Ridge Line and angles downward from the Primary Ridge Line by twenty degrees. The property is under the 1,500 feet in elevation and no further restrictions shall apply.

Land Disturbance

N/A

Grading and Drainage

N/A

Sewer

N/A

Fire Protection

N/A

Hillside Safety Improvement Plan

N/A

**ANALYSIS:**

The applicant has proposed additional view fencing to the existing Single-Family Residence that exceeds requirements of Town Code and the adopted Zoning Ordinance. A reduction of the length of view fencing to enclose the pool area is necessary so that the proposed project meets the code.

**STIPULATIONS:**

1. Staff recommends a reduction to the length of the proposed view fencing as the minimum amount needed to secure the pool area.

**REQUIRED ACTION:**

The Hillside Building Committee must consider the facts and determine if the application is compliant with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

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

**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 and stipulations approved by the Hillside Building Committee.

**ATTACHMENTS:**

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