

TOWN OF PARADISE VALLEY

Hillside Building Committee Update

Scott Jarson
Hillside Committee Chair
October 12, 2017

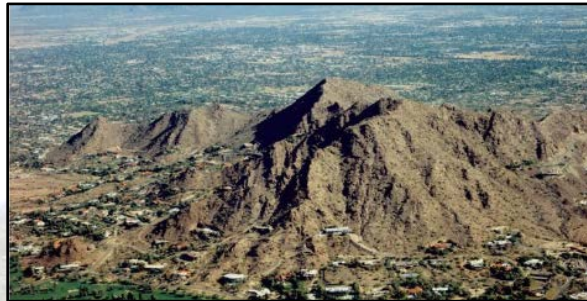


Our Mountains Make Us Unique

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



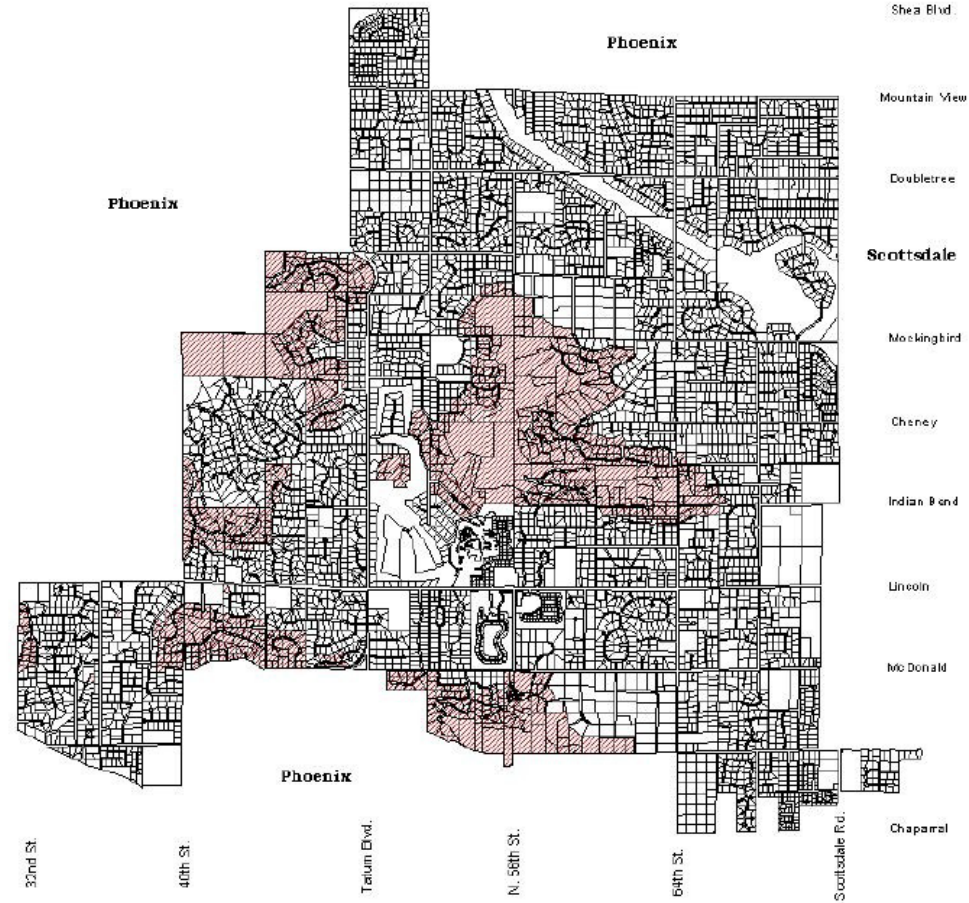
Hillside Ordinance

- 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



Paradise Valley, Arizona Hillside Development Area

- 6,807 parcels in Town
- Almost 1,000 parcels are Hillside:
 - o 15% of lots in Town are Hillside



Hillside Building Committee Members

- Consists of 2 citizen members and 3 rotating Planning Commissioners:

HILLSIDE BUILDING COMMITTEE 2017/18 ROTATION SCHEDULE		
	PLANNING COMMISSIONERS	CITIZEN MEMBERS
April 2017	Wastchak, Wainwright, Strom	Tonn, Jarson
May	Wainwright, Strom, Campbell	Tonn, Jarson
June	Wainwright, Strom, Campbell	Tonn, Jarson
July	Strom, Campbell, Mahrle	Tonn, Jarson
August	Strom, Campbell, Mahrle	Tonn, Jarson
September	Campbell, Mahrle, Anton	Tonn, Jarson
October	Campbell, Mahrle, Anton	Tonn, Jarson
November	Mahrle, Anton, Covington	Tonn, Jarson
December	Mahrle, Anton, Covington	Tonn, Jarson
January 2018	Wastchak, Anton, Covington	Tonn, Jarson
February	Wastchak, Anton, Covington	Tonn, Jarson
March	Wastchak, Wainwright, Covington	Tonn, Jarson





Hillside Code Process Flow Chart



Hillside Committee Reviews & Stats



Hillside Committee Reviews (2015)

Hillside Review	No.	Description
Administrative Chair	16	69% were remodel/addition 31% were pool/hardscape/landscape
Combined Review	12	40% were remodel/additions 25% were pool/hardscape/landscape 35% mix of small items (e.g. ramadas, solar, and hillside removal)
Concept	13	75% were new single-family homes 25% Major remodel/additions
Formal	12	85% were new single-family homes 15% Major remodel/additions
Total	53	Includes continued applications



Hillside Committee Reviews (2016)

Hillside Review	No.	Description
Administrative Chair	11	60% were remodel/addition 40% were pool/hardscape/landscape
Combined Review	18	50% were remodel/additions 40% were pool/hardscape/landscape 10% were small items (e.g. solar panels)
Concept	10	75% were new single-family homes 25% Major remodel/additions
Formal	9	100% were new single-family homes
Total	48	Includes continued applications



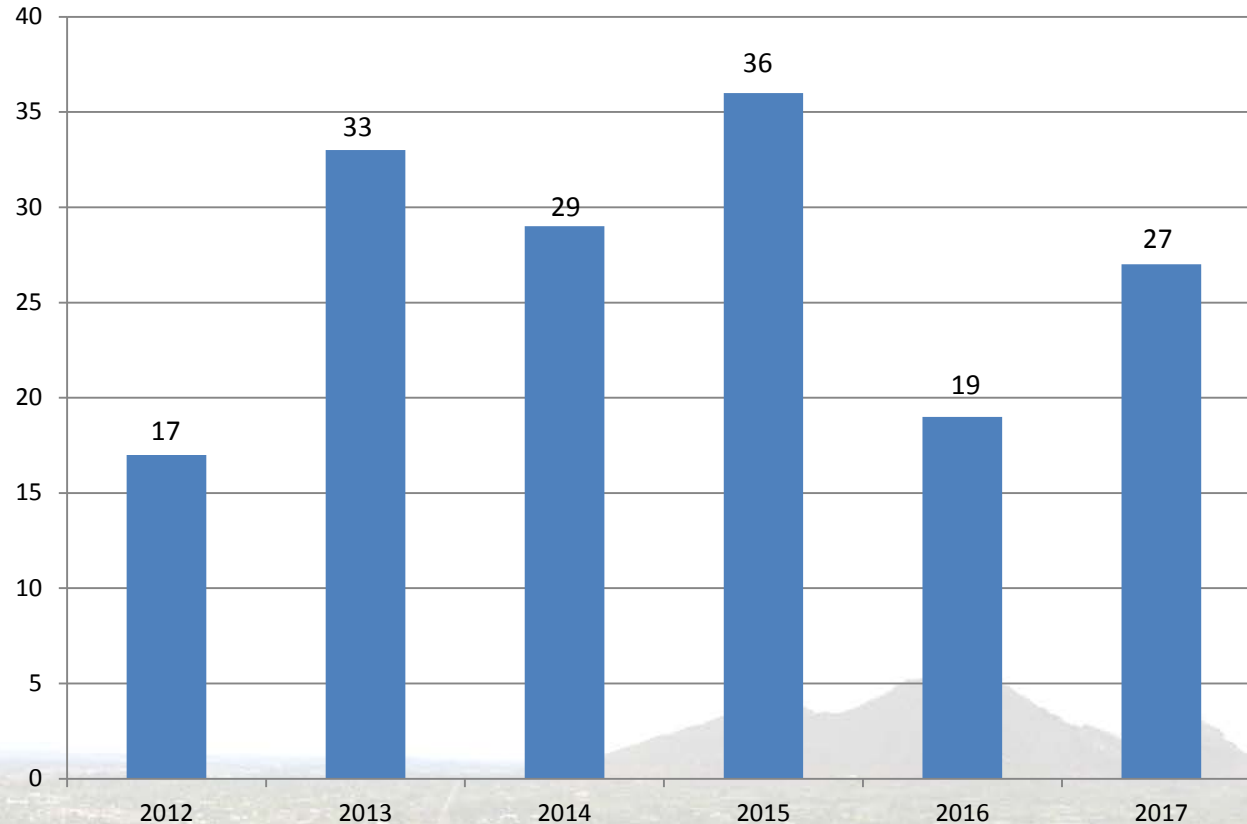
Hillside Committee Reviews (2017)

Hillside Review	No.	Description
Administrative Chair	10	60% were remodel/addition 40% were pool/hardscape/landscape
Combined Review	19	38% were remodel/additions 50% were pool/hardscape/landscape 12% were small items (e.g. solar panels)
Concept	5	75% were new single-family homes 25% Major remodel/additions
Formal	3	75% were new single-family homes 25% Major remodel/additions
Total	37	Includes continued applications

2017 Data from January – September



Hillside Committee Reviews



Excludes
Administrative
Chair Reviews.

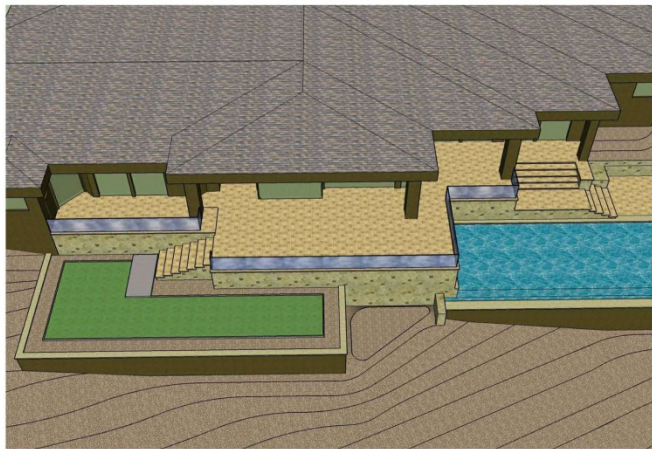
2017 Data from
January –
September



Remodel/Addition



New Pool



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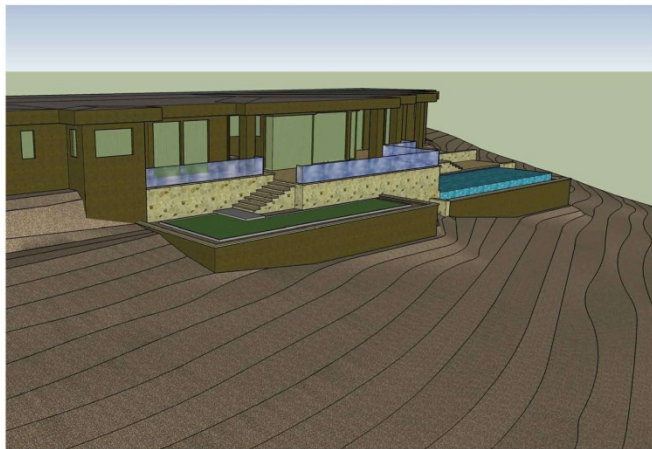
south exhibit

scale
n.t.s.

f

southwest exhibit

scale
n.t.s.



g

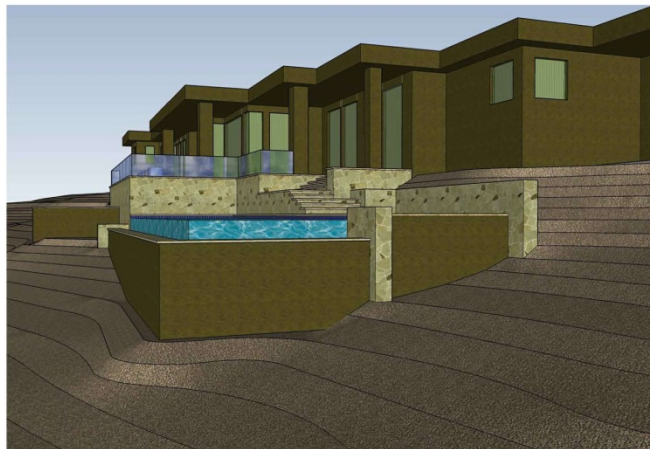
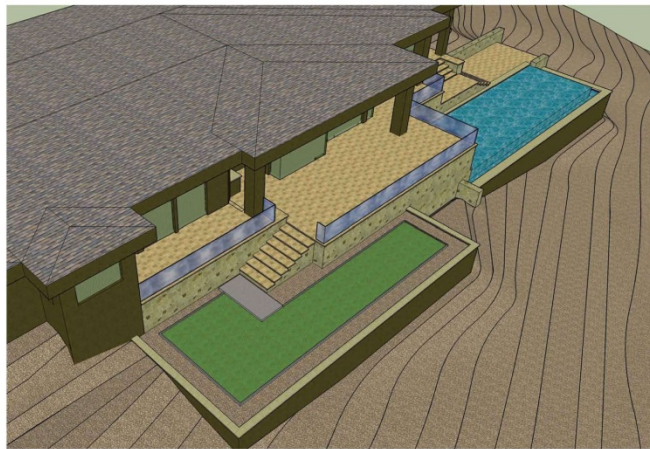
southwest exhibit

scale
n.t.s.

h

southeast exhibit

scale
n.t.s.



New SFR



Questions?

