

# TOWN OF PARADISE VALLEY

## Hillside Building Committee Update

Scott Jarson, Chair  
February 28, 2019

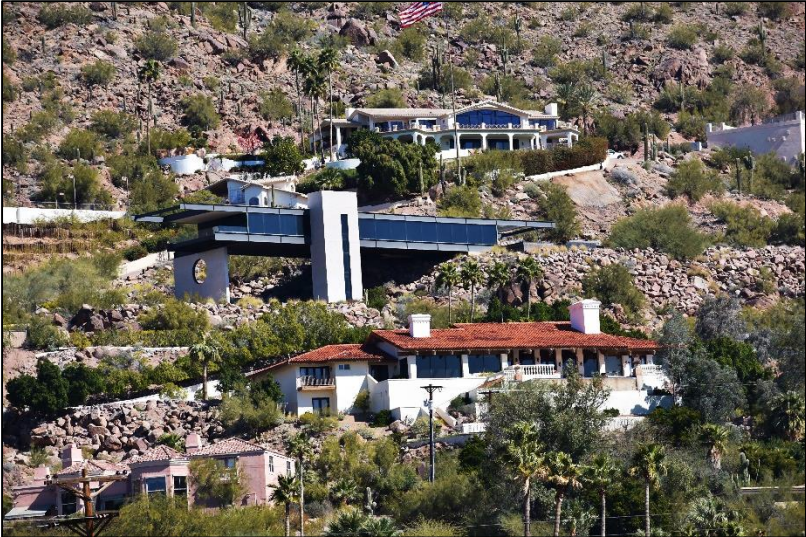


# Our Mountains Make Us Unique

- Camelback Mountain
- Mummy Mountain
- Phoenix Mountains
  
- Valuable scenic resources
- Shape our sense of place
- Contribute to the Town's identity
- An intrinsic value to the Town
- Define the location and character of the Town
  
- Therefore they require unique development standards



# Hillside – City of Phoenix (Camelback Mountain)

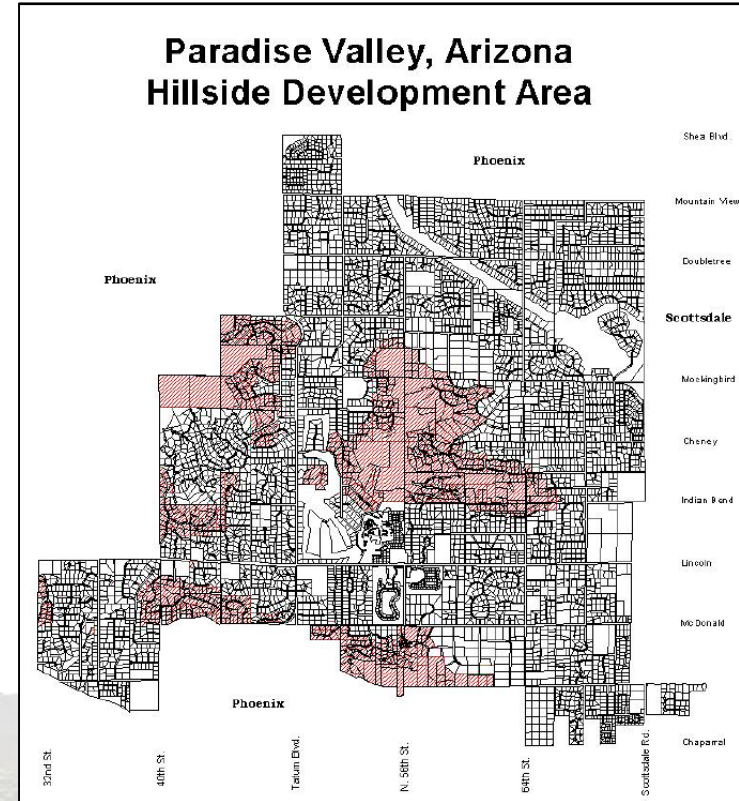


# Hillside – Paradise Valley (Mummy Mountain)



# Hillside Development Regulations

- Approximately 6,800 parcels in Town
- Approximately 1,000 parcels are designated Hillside
- 15% of lots in Town are Hillside



# Hillside Development Regulations

## Purpose

Hillside Ordinance (Chapter XXII) exists to establish provisions to:

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

## Mission

The Hillside Committee is a code compliance committee

Section 2-5-6 of Town Code: The Committee shall review applications for building permits in a Hillside Development Area, as defined under the Zoning Ordinance of the Town



# Hillside Development Administrator

Staff liaison to Hillside Building Committee

New position created July 2018

- Handles application process
- Provides pre-application meetings
- Reviews Hillside Safety Improvement Plans with Town Engineer
- Reviews plans for compliance with Hillside Development Regulations
- Creates Hillside Building Committee Reports
- Organizes Hillside Building Committee Meetings



# Hillside Building Committee Members

Consists of two (2) Citizen Members and three (3) rotating Planning Commissioners with four (4) month terms:

- Chair, Citizen Member - Scott Jarson
- Citizen Member - Scott Tonn
  
- Planning Commissioner - Charles Covington
- Planning Commissioner - Daran Wastchak
- Planning Commissioner - James Anton
- Planning Commissioner - Jonathan Wainwright
- Planning Commissioner - Orme Lewis
- Planning Commissioner - Pamela Georgelos
- Planning Commissioner - Thomas Campbell





# Hillside Review Process

## Six (6) Types of Hillside Reviews:

### Staff Review

- Small modifications (paint, similar materials, etc.)

### Administrative Chair Review

- Minor improvements (additions up to 100 SF, walls up to 15 LF, minor lighting and landscaping, etc.)

### Conceptual Review

- “Part One” of a major project
- New Single Family Residences (SFR) and Major Remodel/Additions

### Formal Review

- “Part Two” of a major project
- New Single Family Residences (SFR) and Major Remodel/Additions

### Combined Review

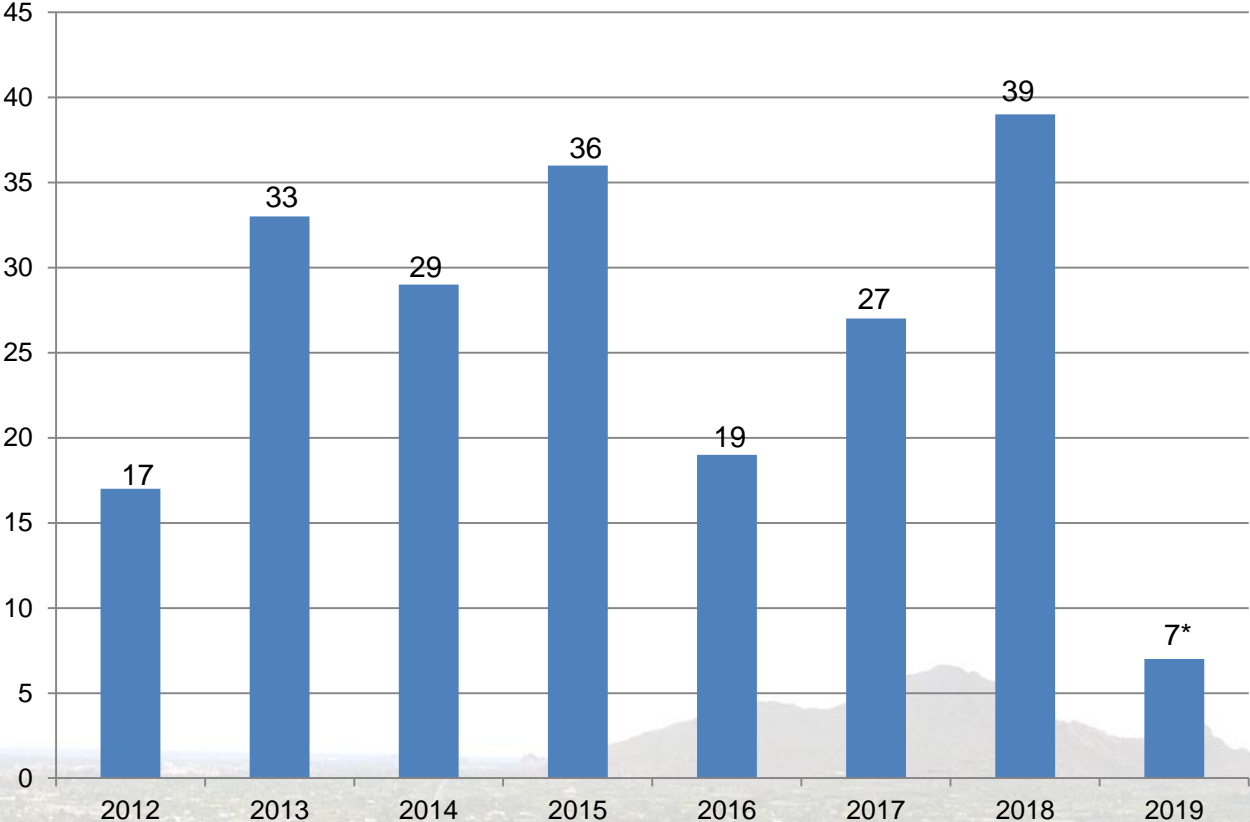
- Small Remodel/Additions outside of Administrative Chair Review

### Combined Solar Review

- Solar applications only



# Hillside Committee Reviews



Excludes Administrative Chair and Staff Reviews

\*2019 Committee Reviews to Date



# Hillside Committee 2018 Reviews

Review Type	Quantity	Details		
Staff Review	8	5 – Paint 1 – Mailbox	2 – Repair	
Administrative Chair Review	13	3 – Gate/Mailbox 2 – Pool	1 – Minor Addition 3 – Landscape/Hardscape	4 – Other
Concept Review	17	15 – New SFR 2 – Major Remodel		
Formal Review	7	6 – New SFR 1 – Major Remodel		
Combined Review	12	3 – Removal 5 – Addition	2 – Minor Remodel 2 – Other	
Solar Combined Review	3			
<b>Total</b>	<b>60</b>			



# 2018 Hillside Ordinance Update

- ❑ Formalized Administrative Chair Review
- ❑ Added Hillside Safety Improvement Plan (SIP)
- ❑ Major Ordinance Updates
  - Reduced cantilever dimensions
  - Reduced driveway disturbance credit
  - Retention basin revegetation disturbance credit
  - Added stealth solar technology usage
  - Added landscape deferral process during summer months
  - Increased Hillside Assurance requirement
  - Added lighting color temperature limitation (3,000 Kelvin max)
  - Clarified Hillside removal process

## HILLSIDE SAFETY IMPROVEMENT MEASURES AND PROCESS MANUAL

### I. PURPOSE

This Hillside Safety Improvement Measures and Process Manual provides guidance for compliance with specific town regulations applicable to building and construction on all land within the **Hillside Development Area**, as designated and defined pursuant to Section 2202 of Article 22 of the Zoning Ordinance of the Town of Paradise Valley, that is, the "Hillside Development Regulations." This manual does not modify or change any requirements or approval processes required pursuant to the Hillside Development Regulations, but it does supplement the Hillside Development Regulations with specific requirements related to building and construction activities within the Hillside Development Area to ensure construction plans and construction activities on properties within the Hillside Development Area are conducted in a manner that improves safety.

In furtherance of this purpose, the Town Engineer may require a Safety Improvement Plan ("SIP") (as defined in the Requirements section below) to reduce the negative impacts of construction activities in the Hillside Development Area on the surrounding neighborhoods by mitigating potential civil engineering infrastructure failure; subsurface or hillside seismic refraction damage that may result in future landslides; falling boulders; subsurface or surface erosion; subsurface water erosion created by seismic cracks or fissures; noise; and/or dust.

A Construction Staging Plan ("CSP," as defined in Requirements section below) is required for all construction activities in Hillside Development Areas.

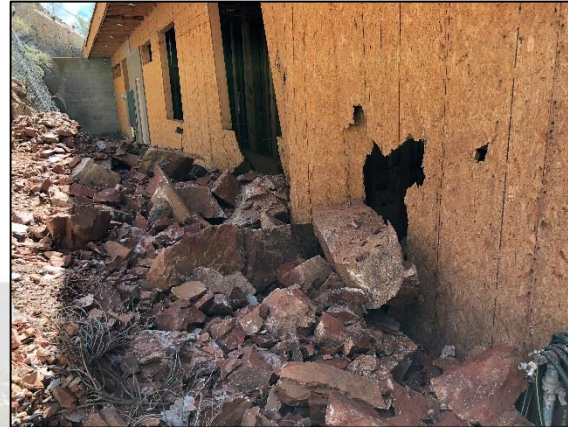
Safety Measures and Review Process. The Safety Measures and Review Process (as defined herein) consists of a Safety Improvement Plan. The Safety Improvement Plan shall be reviewed prior to Combined Hillside Building Committee Review or Formal Hillside Building Committee Review (as such are defined in the Hillside Development Regulations). The Town may hire outside firms or technical advisors to assist with the Safety Improvement Plan review or may require third party inspections. Unless waived by the Town Manager, the costs associated with such reviews and inspections shall be borne by the applicant.

Construction Staging Plan Requirement and Review Process. The Construction Staging Plan shall be required and reviewed no later than the beginning of the building permit application process.



# Hillside Safety and Awareness

- ❑ Hillside Safety Improvement Plan (SIP)
  - Mitigate safety issues on Hillside properties during and after construction
  - Properties within 1,500 ft radius notified of proposed SIP
  - 45 day review period
  - SIPs reviewed by staff and available for public review/comments
  - “One Year Lookback” to be provided by staff at future meeting




2018 Rock Slope Failure





# Hillside Application and Notification Updates

- Staff created new application and checklist
- Formalized pre-application procedure
- Created Hillside “Notify Me” subscription



**Notify Me**



▼ Available Lists

1. Type your email address in the box and select Sign In.  
 2. If you want to receive text messages enter your phone number and select Save.  
 3. To subscribe or unsubscribe click  and/or  next to the lists to which you wish to subscribe/unsubscribe.


Please sign in to subscribe, unsubscribe, or manage your subscriptions

Email Address

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  Hillside Building Notices

Subscribe to receive notices and meeting agendas related to the Hillside Building Committee.



**TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT**

DATE: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

	NAME	PHONE NUMBER
ADDRESS		E-MAIL ADDRESS

ENGINEER/OTHER: \_\_\_\_\_

	NAME	PHONE NUMBER
ADDRESS		E-MAIL ADDRESS

OWNER: \_\_\_\_\_

	PRINT NAME	PHONE NUMBER
ADDRESS		E-MAIL ADDRESS

SIGNATURE OF OWNER OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

SCOPE OF WORK: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



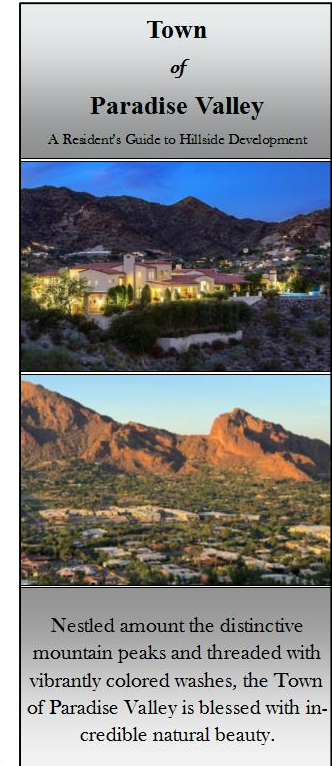
# Proposed Hillside Brochure

Provide awareness to Residents on Hillside properties

- Is my property in Hillside?
- What regulations govern Hillside properties?
- What improvements need Hillside approval?
- What colors can I paint my house/roof?
- Are there lighting restrictions?

Provide with new resident welcome package

Mail out annually to all Hillside properties



# Questions?

