

Hillside Code Update

-Statement of Direction-

June 8, 2017

The Town of Paradise Valley is preparing an update to the Hillside Code, pertaining to Article XXII of the Town Zoning Ordinance.

A Statement of Direction (SOD) as outlined in the Town Code is not required for code updates. However, based upon differing viewpoints and multiple discussions regarding how to update the Hillside Code, the Town Council suggested a Statement of Direction. As such, direction to the Planning Commission by the Town Council is beneficial.

As in any Statement of Direction, this direction to the Planning Commission is not a final decision of the Town Council and such matters addressed may differ through the course of the code update process. Therefore, the Town Council issues the following Statement of Direction for the Hillside Code Update:

- The purpose of the Hillside Ordinance is 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; and to establish rules and procedures for review by the Hillside Building Committee of hillside development, building and construction plans.
- The Planning Commission shall focus their review on the following topics:
 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 the material they retain, and address guard rail requirements.
 2. *Material Palette and Light Reflective Value (LRV).* Clarify that the applicant must demonstrate how the colors blend with the surrounding hillside and give the Hillside Building Committee more latitude on approving contrasting colors.
 3. *Hillside Reviews and Administrative Hillside Chair Review.* Clarify the type of hillside reviews and increase the scope of the Chair review to include a limited amount of site walls, disturbance, and solar panels.
 4. *Disturbed Area Calculation.* Evaluate and determine if the house footprint should be included in the 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.
7. *Accessory Structure and Accessory Structure Height Limit (including raised decks/platforms).* Clarify that detached accessory structures are limited to a maximum height of 16' above natural grade and establish requirements for raised outdoor living areas.
8. *40' Overall Height Measurement.* Clarify that the overall 40' height limit is taken from the natural grade at the lowest building or structure.
9. *Driveway Disturbance Credit.* Evaluate and update the amount of disturbance credit for decorative driveways that service new homes and remodeled homes.
10. *Lighting.* Evaluate the current lighting standards and update several of the 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 the process and requirements on how to remove a property from the hillside designation.
12. *Hillside Assurance/Bond.* Update the code to tie the assurance to building and demolition permits and update the fee schedule used to calculate the amount of the assurance. Also, explore the use of a landscape assurance option in which the Certificate of Occupancy may be issued without the installation of the landscaping. Establish requirements on when and how this landscape assurance is applicable.
13. *Define which Hillside Code applies to La Place du Sommet Subdivision.* Add language to the code to clarify that the La Place du Sommet subdivision is governed by the 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 a building and for pool decks.
16. *On-Site Retention.* Identify that on-site retention shall be in accordance with the Town's Storm Drain Design Manual; on-site retention is included in disturbed area, and evaluate and address the 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 the site and shall be the minimum needed to secure the pool.

18. *Administrative relief on hillside lots (Article XXII).* Establish criteria for administrative relief on hillside properties.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved.

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