



Action Report

File #: 17-251

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: July 11, 2017

CONTACT:

AGENDA TITLE:

Discussion of Statement of Direction for Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

BACKGROUND

History

Hillside related matters can be found throughout the Town Code but are most prevalent in the Zoning Ordinance and Chapter XXII Hillside Development Regulations which is often referred to as the "Hillside Code."

On July 21, 2015, staff presented a list of topics relating to the Hillside Code to the Planning Commission as part of a periodic review and update of the Town Code. In January of 2016, the Town Council identified several Quality of Life Initiatives including an Update to the Hillside Code. Staff worked with then Planning Commissioner Moore in preparing a draft ordinance identifying topics of discussion and potential amendments. The draft ordinance was reviewed by the Planning Commission at the December 20, 2016 and January 3, 2017 work sessions and the January 17, 2017 citizen review work session. In March and May of 2017, the Town Council identified Hillside as one of its five top initiatives for the 2017-2018 term.

On June 22, 2017, the Town Council issued a Statement of Direction (SOD) for the Hillside Code update. The SOD identifies nine topics for Commission review:

1. Retaining Walls.
2. Driveway Disturbance Credit.
3. Lighting.
4. Hillside Assurance/Bond.
5. La Place du Sommet Subdivision and applicable code.
6. Solar Panels and Hillside Review Process.
7. Cantilever Limitations.
8. On-Site Retention.

9. Add a Safety Section in the Code.

DISCUSSION/FACTS

Since there has been a significant amount of work already done on the draft ordinance, the SOD identifies which updates or topics the Council agrees with (and do not require further changes) and identifies which topics need additional study and review by the Planning Commission.

Enclosed is a copy of the SOD, the draft Hillside Code amendments, and a copy of the June 22nd Town Council Power Point presentation. The Commission should review the attachments in preparation for the August 1, 2017 work session.

Attachments

- Statement of Direction (SOD)
- Draft Hillside Ordinance
- June 22nd Council Power Point Presentation