



Legislation Details (With Text)

File #: 15-122 **Version:** 1 **Name:**

Type: Study Session Item **Status:** Agenda Ready

File created: 7/15/2015 **In control:** Planning Commission

On agenda: 7/21/2015 **Final action:** 7/21/2015

Title: Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report 122, 2. Hillside Code Update Topics Chart, 3. Hillside Code Update Timeline Process Chart, 4. Article 22 - Hillside Development Regulations

Date	Ver.	Action By	Action	Result
7/21/2015	1	Planning Commission	Received and Filed	

TO: Chair and Planning Commission

FROM: Eva Cutro, Community Development Director
Paul Michaud, Senior Planner
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DATE: July 21, 2015

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AGENDA TITLE:
Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

BACKGROUND:
As part of a periodic review and update of the Town Code, staff identified issues and concerns with the hillside ordinance. This memo is intended to initiate a discussion on the issues, policies and requirements pertaining to the hillside ordinance. The topics and recommendations contained within are suggestions meant as a starting point for discussion. The topics are outlined below.

DISCUSSION:
The potential code updates address the following topics:

1. Retaining Walls and Screen Walls.
2. Material Palette and Light Reflective Value (LRV).
3. Administrative Hillside Chair Review.
4. Disturbed Area Calculation.
5. Demolition on Hillside Properties.
6. Hillside Model.

7. Accessory Structure and Accessory Structure Height Limit (including raised decks/platforms).
8. 40' Overall Height Measurement.
9. Driveway Disturbance Credit.
10. Lighting.
11. Process to Remove a Property from Hillside Designation.
12. Hillside Assurance/Bond - Potentially increase the assurance amount.
13. Define which Hillside Code applies to La Place du Sommet Subdivision.
14. Solar Panels and Hillside Review Process.
15. Cantilever Limitations.
16. On-Site Retention.
17. Pool Barriers and Perimeter Fencing Standards.
18. Release of Certificate of Occupancy.
19. Administrative relief on hillside lots (Article XXII).

The attached "Hillside Code Update Topics" chart identifies the specific issues or concerns regarding each topic.

The intent of this meeting is to get input from the Planning Commission and discuss the tentative schedule for the hillside code updates. Staff will continue to refine the proposed updates over the next three months and will present a draft ordinance to the Commission in October of 2015. It is anticipated that the Commission will complete its review by February of 2016 and make a recommendation to the Town Council.

Next Steps

The Planning Commission should review and discuss the topics listed above. A draft ordinance will be presented in October of 2015 for Commission review.

ATTACHMENTS:

Tentative Hillside Code Update Topics Chart
Tentative PV Hillside Code Updated Process Chart
Article XXII - Hillside Development Regulations