



Legislation Text

File #: 17-224, **Version:** 1

TO: Hillside Building Committee

DATE: June 14, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Marsoner Residence - 6199 N. 44th Street (APN: 169-20-115).
Application for landscape and site drainage improvements.

Request

The owners of the property located at 6199 N 44th Street submitted an application for site drainage improvement and landscaping.

History/Background

The Town received a complaint regarding grading and landscape improvements on the subject property. The owner hired a landscape company to address existing erosion issues; however, the contractor did not receive Town approval for the modifications. Staff met with the owner and the neighbor to discuss the changes made to the site. The owner was informed that the modified area would have to be restored back to its natural state or submit an application for site and grading improvements. The applicant retained an engineer and submitted application for landscape and grading improvements.

This application was briefly presented to the Hillside Committee at the March 8th meeting. The application was continued to April 12th to allow the applicant to provide additional information on drainage. On March 14th, a water test was performed to identify where the water travels. The water test consisted of using a water truck that released water at several areas around the site. Per the applicant's original narrative, there were no evident diversions of the historic flows observed and the improvements to the property do not have an adverse impact on downstream properties.

The application was then reviewed by the Hillside Committee at the April 12th meeting. The Committee continued the application to the May 10th meeting allow the applicant to restore the area back to an original state. On May 10th, the applicant requested a continuance to June 14th since additional time was needed to work on a solution that will satisfy the neighbors and work from an engineering standpoint.

A copy of the March 8, 2017, April 12, 2017, and May 10, 2017 meeting minutes are enclosed for reference.

Drainage Improvements

The new grading design will remove the existing rip-rap, restore most of the un-approved disturbance, and add a retention basin at the northeast part of the lot. At each point of discharge, rock outlets will be used as energy dissipaters. According to the drainage report, the historic drainage patterns and magnitudes will be restored and preserved. The drainage report also identifies that the proposed retention basin will attenuate the flows and will mitigate the amount of silt that leaves the property.

Landscape Improvements

The restored areas will be graded back to natural grade and re-vegetated with native plants.

The landscape/re-vegetation pallet consists of hop bush, creosote, golden eye, and barrel cactus.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	1.606 acres or 56,870 Sq Ft
Area Under Roof	10,153 Sq Ft
Proposed Floor Area Ratio	17.9%
Building Site Slope	14%
Allowable Disturbed Area (%)	38.21% (21,730 Sq Ft)
Existing Disturbed Area	42.21% (24,006 Sq Ft)
Proposed Disturbed Area (Sq Ft)	34.10% (19,395 Sq Ft)
Percentage of Disturbed Area Used	89.3%
Volume of Cut/Fill	191 CY
Hillside Assurance	\$4,775.00
Number of Retaining Walls	Existing
Length of New Retaining Walls	Existing
Maximum Building Height	Existing
Overall Height	Existing
On-Site Retention	413 c.f.

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the east side of 44th Street or the south side of Valley Vista Ln. Off-site parking shall not obstruct site visibility/corner vision at the corners of 44th Street and Valley Vista Ln and 44th Place and Valley Vista Lane. No construction materials will be allowed to be stored on the roadway;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan.
4. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$4,775.00.

CC: Nick Prodanov (Applicant)