

TOWN OF PARADISE VALLEY

Hillside Building Committee Update

Scott Jarson, Chair
January 9, 2020

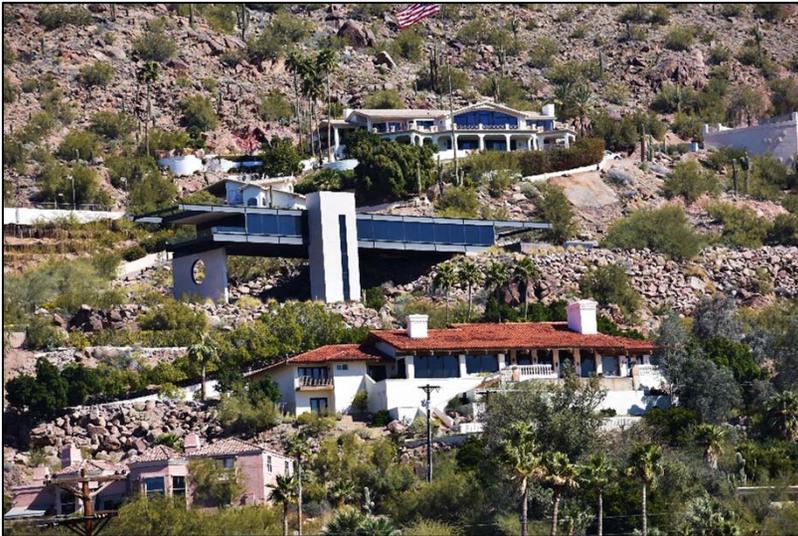


Our Mountains Make Us Unique

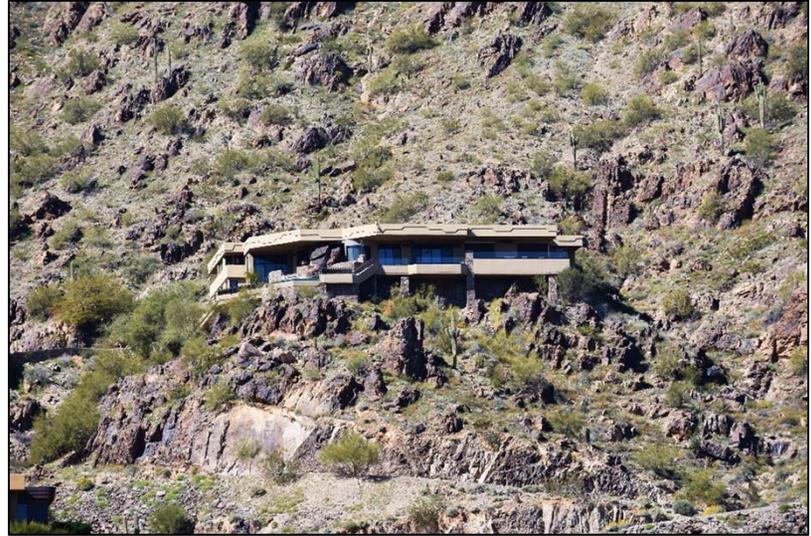
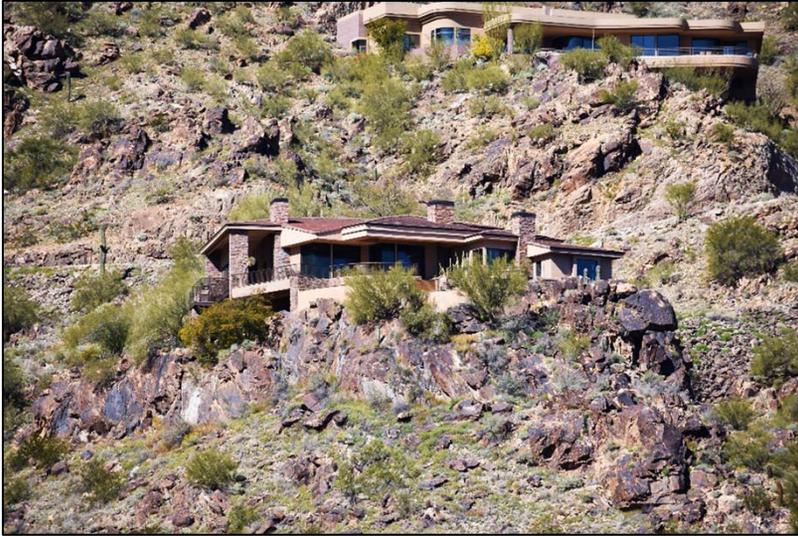
- Camelback Mountain
- Mummy Mountain
- Phoenix Mountains
- Valuable scenic resources
- Shape our sense of place
- Contribute to the Town's identity
- An intrinsic value to the Town
- Define the location and character of the Town
- Therefore they require unique development standards



Hillside – City of Phoenix (Camelback Mountain)

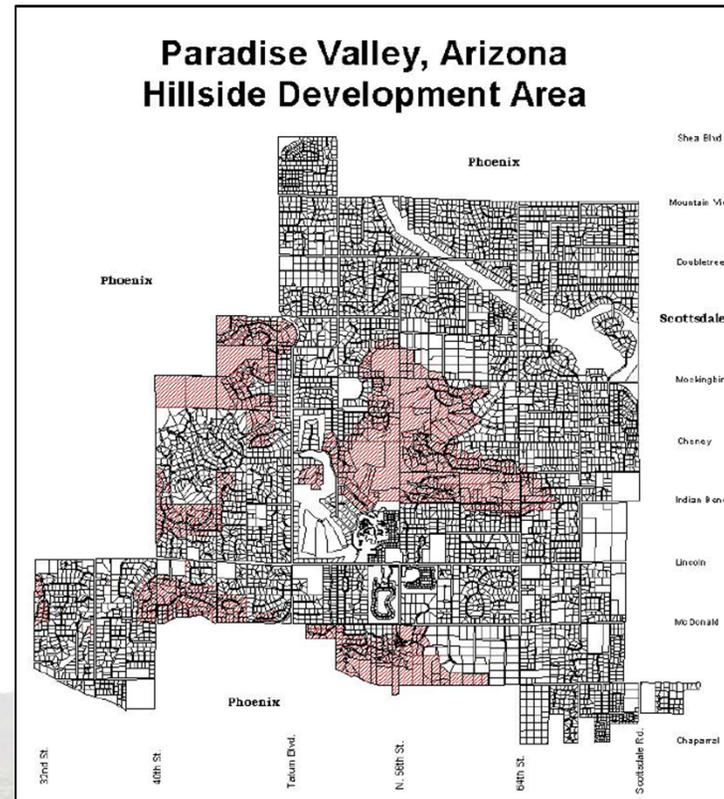


Hillside – Paradise Valley (Mummy Mountain)



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

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

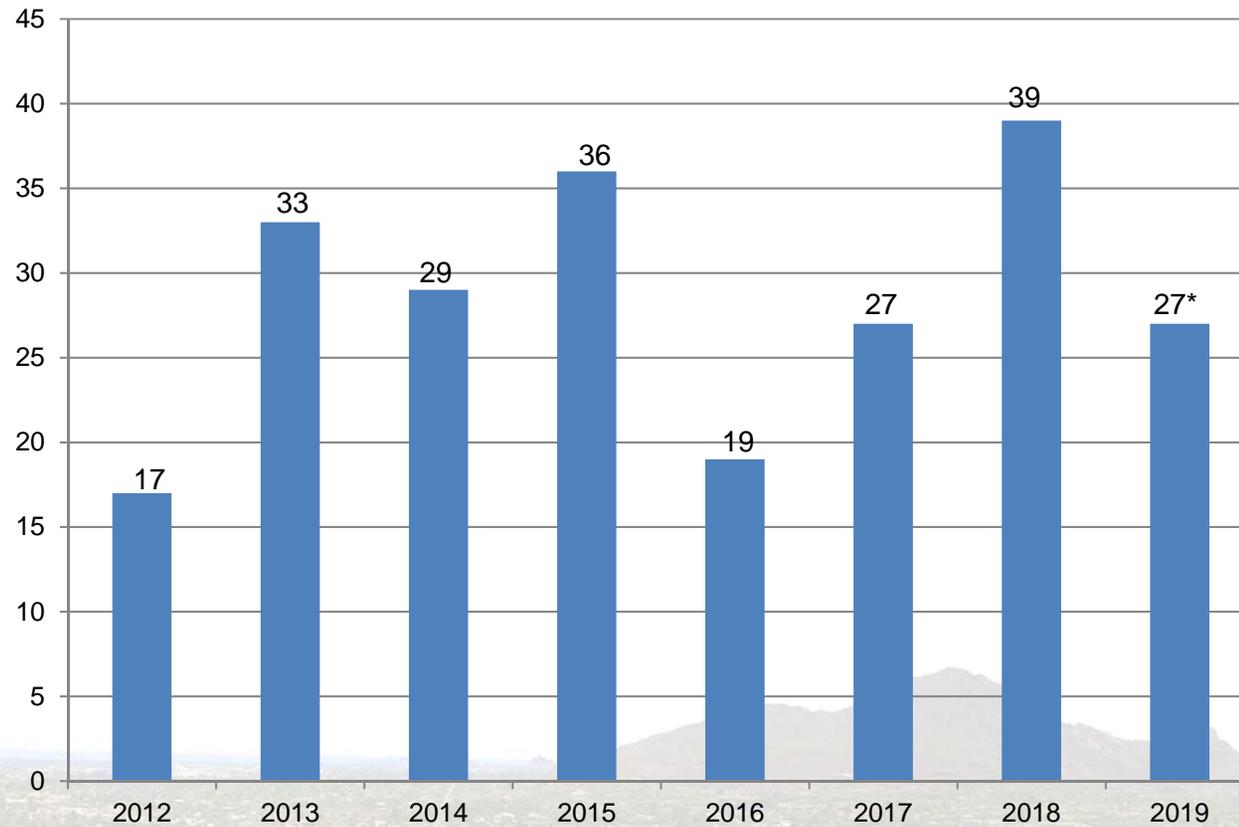
- Small Remodel/Additions outside of Administrative Chair Review

Combined Solar Review

- Solar applications only



Hillside Committee Reviews



Excludes Administrative
Chair and Staff Reviews

2019 Committee Reviews



Hillside Committee 2018 Reviews

Review Type	Quantity	Details		
Concept Review	2	2 – New SFR		
Formal Review	5	4 – New SFR 1 – Major Remodel		
Combined Review	17	8 – Minor Remodel 2 – Addition	7 – Other	
Solar Combined Review	3	3 – Solar		
Total	27			



Proposed Hillside Brochure

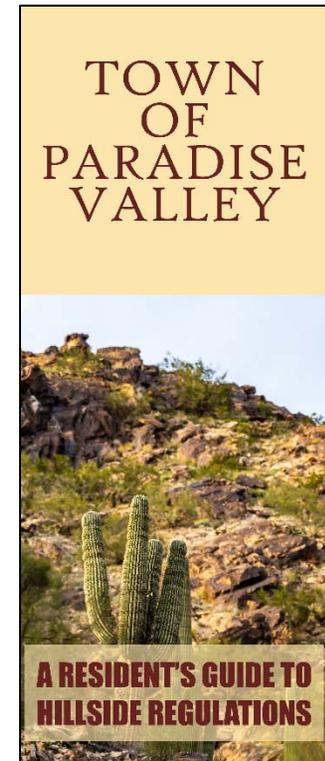
Provide awareness to Residents on Hillside properties

- 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?

To be included on Hillside webpage

Provide with new resident welcome package

Mail out annually to all Hillside properties



Proposed Hillside Brochure

RESIDENTIAL DEVELOPMENT
 If you are planning a new home, addition or other construction on a Hillside property, or if you have any general Hillside questions, please contact the Hillside Development Administrator.



CODE VIOLATIONS
 If you see a Hillside property that may be actively creating a code violation, please contact the Hillside Development Administrator.

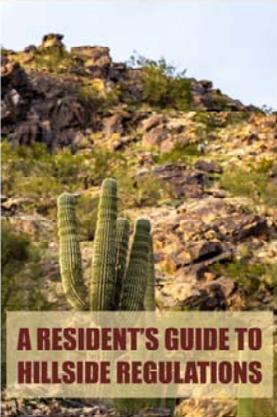
CONTACT US
www.pvhillside.com
Engineering Department
 Hugo Vasquez
 Hillside Development Administrator
 (Monday-Friday, 7 AM to 4 PM)
 6401 E Lincoln Drive
 Paradise Valley, AZ 85253
 480.348.3526
hillside@paradisevalleyaz.gov



Town of Paradise Valley
 6401 E Lincoln Drive
 Paradise Valley, AZ 85253

Type address here or use Mail Merge to recipients.

TOWN OF PARADISE VALLEY



A RESIDENT'S GUIDE TO HILLSIDE REGULATIONS



Proposed Hillside Brochure

HILLSIDE DEVELOPMENT IS IMPORTANT
 In an effort to preserve the beauty of the natural mountains and to protect Town residents, the Town of Paradise Valley developed regulations in 1984 for properties located in the Town's mountain ranges. To find out if you are part of the Hillside Development Area, please visit the website below or contact the Town Engineering Department.

www.pvhillside.com

HILLSIDE DEVELOPMENT REGULATIONS
 Hillside properties are subject to additional requirements per Article XXII of the Town Zoning Ordinance.

HILLSIDE BUILDING COMMITTEE
 Properties designated Hillside may be subject to a Hillside Building Committee Review prior to making exterior modifications to the property. Please contact the Town Engineering Department for more information regarding the Hillside approval process.

DO I NEED A HILLSIDE APPROVAL?
 New building or addition? Yes
 New exterior finishes (paint, tile, etc.)? Yes
 New exterior amenities (pool, fire pit, etc.)? Yes
 New lighting? Yes
 New walls? Yes
 New solar? Yes
 New roof? Yes
 New land disturbance or earthwork? Yes
 New driveway? Yes
 New hardscape? Yes
 New landscaping? Yes
 Interior work? No¹

¹Interior remodels modifying 50% or more of the residential structure may be required to meet all current zoning regulations.
²Remodels with a building permit valuation of \$500,000 or greater may be required to meet all current Storm Drainage Design Manual standards.

OUR MOUNTAINS MAKE US UNIQUE
 Our mountains provide us with valuable scenic resources and contribute to the Town's identity. They help shape our sense of place, add an intrinsic value to the Town, and define the location and Character of the Town. Therefore they require unique development standards.

COMMON MISTAKES IN THE HILLSIDE DEVELOPMENT AREA

- Painting the exterior of a residence in a non-compliant color (i.e. white).
- Coating a roof in a non-compliant color (i.e. white).
- Planting non-native plants, trees, or grasses.
- Unapproved disturbance of land.
- Installing unapproved lighting.
- Altering grades or drainage.



PARADISE VALLEY MOUNTAIN PRESERVE TRUST (PVMPT)
 The purpose of the PVMPT is to acquire, maintain, preserve, and protect land currently in a natural state or land being returned to a natural state. Any owner may donate property to the Trust in fee simple or with a conservation easement. The Trust also accepts cash donations to support acquiring land. Please visit the website at www.pvmpt.com for more information.



Geographical Information System (GIS)

- Staff has developed an internal GIS application on Google Maps platform to show Hillside parcels
- Hillside parcel database has been updated to include all recent removals
- Public Version of GIS application will available for the public on Hillside webpage



Proposed Hillside Native Plant List

- Multiple applications with non-native plants
- Create a native plant list
- Include additional banned plants

TREES	NATIVE LIST
 <p><i>Acacia constricta</i> White Thorn Acacia</p>	 <p><i>Celtis pallida</i> Desert Hackberry</p>
 <p><i>Acacia greggii</i> Catclaw Acacia</p>	 <p><i>Chilopsis linearis</i> Desert Willow (all varieties)</p>
 <p><i>Canotia holacantha</i> Crucifixion Thorn</p>	 <p><i>Olneya tesota</i> Ironwood</p>



Needs and Concerns for Town Council Consideration

- Adopt proposed “Approved Hillside Plant List”
- Provide additional restrictions for grasses
 - Grasses should be explicitly approved by the Hillside Building Committee
 - Prohibit grass at front of properties
 - Provide prescriptive measures to prevent the spread of grass
- Limit number of reviews returned to Committee/Chair under original applications
 - Several applicants have returned to make changes to previously approved plans
- Concerns about exterior lighting created by large exterior televisions
- Follow formal Ordinance Amendment Process



Questions?

