
DEVELOPMENT APPLICATION REVIEW CRITERIA

2/11/2020 UPD

7.3.504.D.3: HS - HILLSIDE AREA OVERLAY:

D. Hillside Development Submittal Package:

3. Hillside Development Plan Review Criteria: In addition to the development plan review criteria listed in article 5, part 5 of this chapter, criteria for review of a development plan in a designated hillside area shall include the following:

- a. Does the plan meet the spirit and intent of the hillside design manual?
- b. How will the streetscape retain a hillside character after the street is constructed? Is terrain disturbance minimized?

The streetscape should reflect the natural setting of the development. The natural elements such as vegetation and rock features should be a major part of the streetscape. Removal of significant vegetation will be discouraged for construction of the streets, installation of utilities and construction of houses. It is, however, recognized that some amount of vegetation will be removed for development in hillside areas.

- c. Have visual impacts upon off site areas been reduced or reasonably mitigated?

Significant ridgelines and other prominent sites within the City should be given special consideration when a development plan is being prepared. Additional mitigation measures are necessary in these highly visible areas.

Mitigation measures that may be demonstrated on the development plan may include, but are not limited to:

- (1) Alternate siting of structures to include increased setbacks from ridgelines;
- (2) Use of significant vegetation to soften structural mass when building sites are located in highly visible areas;
- (3) Designation of special height restrictions;
- (4) Use of native vegetative cover and retaining walls faced with stone or earth colored materials as stabilization measures for cuts and fills; and
- (5) Alternate street placement to reduce visibility of structures.

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- d. Have the significant natural features and the significant vegetation been placed in preservation area easements?

Because of the terrain in hillside areas it is recognized that utilities and some drainage improvements may have to be located within an easement. The review will consider the necessity of locating these facilities within the preservation area easement.

- e. Have geologic, soil and other natural hazards been identified and evidence of mitigation techniques been provided?

Various natural hazards are encountered when developing in the hillside terrain. It is important to identify and begin the process of addressing the various mitigation techniques. A geologic hazards study shall be provided as required by article 4, part 5, "Geological Hazard Study And Mitigation", of this chapter.