

2. Hillside Development

2. HILLSIDE DEVELOPMENT

The Concept Plan will be revised to include the hillside around Square Lake W, which was previously within an M-GN zone and where development in the future (beyond the life of the Concept Plan) could potentially be visible from Eagle Lake, in the Conservation Easement. In addition, the Concept Plan and Chapter 10 will be amended in the following ways:

- ***Text Changes in the Concept Plan***

- **Amend page 10, E,1,a, by adding a new paragraph at the end, just before E,1, b:**

The Concept Plan also provides new standards to minimize the potential impacts from hillside development in the D-FRL-RS zone:

- i. Prior to development activities, timber harvesting in development areas that are within the viewshed of any lake within the Plan area will be limited to selective harvesting only. See Subsection IV, Section 10.34,A.
- ii. Development on hillsides visible from a public viewpoint or waterbody will meet the following standards designed to minimize potential visual impacts:
 - a. Developments must be designed to fit harmoniously into the visual environment when viewed by the public from public viewpoints. Site clearing must be minimized and vegetation must be retained or provided to minimize the visual intrusion of the development. See Sub-Chapter IV, Section 10.34,B,1.
 - b. As part of an application for a new residential subdivision that may be visible from a lake or other public viewpoint, the developer shall submit design standards for new construction to ensure that new housing units, garages, roads, lighting, and other components of the development will not have an unreasonable potential visual impact on scenic resources within and adjacent to the Plan area. See Sub-Chapter IV, Section 10.34,B,2.
 - c. Subdivisions planning shall include professionals who are trained and have experience in the application of principles of visual quality management and hillside development. As part of the planning process, the developer shall identify areas with high and moderate visual sensitivity (both on and off the site), and take appropriate measures to avoid unreasonable potential visual impacts wherever necessary. See Sub-Chapter IV, Section 10.34,B,3.
 - d. Alterations to existing contours for roads, driveways, utilities, homes, and non-residential structures shall be kept to a minimum by using design and construction techniques that are appropriate to the natural topography of the site. See Sub-Chapter IV, Section 10.34,B,4.
 - e. Vegetated ridgelines shall be preserved to the extent practical by establishing limits to clearing and construction in certain areas (e.g., requiring existing vegetation and natural contours to remain intact; establishing minimum horizontal or vertical setbacks from ridgelines; and incorporating ridgelines into the required open space). See Sub-Chapter IV, Section 10.34,B,5.
 - f. The design standards to be provided by the developer shall include measures to address visual impacts from color, form, line and texture. See Sub-Chapter IV, Section 10.34,B,6. This may include provisions that require:

- o The use of colors and materials that minimize color contrasts with surrounding forestland;
 - o Lighting used for roadways and residential use must be shielded to prevent glare and off-site visibility (e.g., the use of shields may effectively block visibility of light sources);
 - o Consideration of limits on the amount of windows and other reflective surfaces that may be visible from lakes or other public viewpoints;
 - o Cleared openings for building sites, septic systems, roads, driveways, or community uses must have a minimal visual impact if seen from public vantage points (e.g., maintaining a vegetative buffer of a sufficient height, density and composition to make the cleared opening visually indistinct);
 - o Clearing for views may be allowed, but should be limited to minimize potential visual impacts, as seen from public viewpoints (e.g., narrow view openings between trees and beneath tree canopies downslope from development sites may be more effective than removal of mature trees);
 - o Buildings shall be designed to complement the site and topography (e.g., avoiding long unbroken roof lines; orienting buildings in the same direction of the slope; stepping the building down the slope rather than creating building pads requiring extensive excavation and slope filling);
 - o Existing vegetation shall be preserved / maintained where practicable in areas necessary to help screen hillside development from public view points;
 - o Slopes >20% should be avoided (e.g., wherever possible, development should be located in areas where sustained slopes are less than 15%; development may not be allowed on sustained slopes in excess of 25%); and
 - o Homes shall be sited to avoid extensive areas of steep slopes immediately below the homesite where clearing may expose significant portions of the building.
- g. Education and enforceability of these hillside development provisions will also be addressed.

- ***Text Changes in the Chapter 10***

- **On page 22, delete E,4,e.**

- **Add a new Section 10.34:**

10.34 HILLSIDE DEVELOPMENT

A. Timber Harvesting on Hillside in Development Areas

Timber harvesting on hillsides within the viewshed of any lake within Development Area is limited to selective harvesting only. This provision applies in such areas regardless of the provisions of Sub-Chapter IV, Section 10.30.

B. Development on Hillsides

Development on hillsides visible from a public viewpoint or waterbody will meet the following standards to minimize unreasonable visual impacts on public viewpoints and waterbodies within the Plan area.

1. Developments must be designed to fit harmoniously into the visual environment when viewed by the public from public viewpoints. Site clearing must be minimized and vegetation must be retained or provided to minimize the visual intrusion of the development.
2. As part of an application for a new residential subdivision that may be visible from a lake or other public viewpoint, the developer shall submit design standards for new construction to ensure that new housing units, garages, roads, lighting, and other components of the development will not have an unreasonable potential visual impact on scenic resources within and adjacent to the Plan area.
3. Subdivisions planning shall include professionals who are trained and have experience in the application of principles of visual quality management and hillside development. As part of the planning process, the developer shall identify areas with high and moderate visual sensitivity (both on and off the site) and take appropriate measures to avoid unreasonable potential visual impacts wherever necessary.
4. Alterations to existing contours for roads, driveways, utilities, homes, and non-residential structures shall be kept to a minimum by using design and construction techniques that are appropriate to the natural topography of the site.
5. Vegetated ridgelines shall be preserved to the extent practical by establishing limits to clearing and construction in certain areas (e.g., requiring existing vegetation and natural contours to remain intact; establishing minimum horizontal or vertical setbacks from ridgelines; and incorporating ridgelines into the required open space).
6. The design standards to be provided by the developer shall include measures to address visual impacts from color, form, line and texture. This may include provisions that require (examples shown in parentheses in B.6 are provided as potentially suitable techniques to minimize adverse visual impacts, and that the applicant should explore a range of options to determine what is most effective and appropriate for each particular situation):
 - a. The use of colors and materials that minimize color contrasts with surrounding forestland;
 - b. Lighting used for roadways and residential use must be shielded to prevent glare and off-site visibility (e.g., the use of shields may effectively block visibility of light sources);

- c. Consideration of limits on the amount of windows and other reflective surfaces that may be visible from lakes or other public viewpoints;
- d. Cleared openings for building sites, septic systems, roads, driveways, or community uses must have a minimal visual impact if seen from public vantage points (e.g., maintaining a vegetative buffer of a sufficient height, density and composition to make the cleared opening visually indistinct);
- e. Clearing for views may be allowed, but should be limited to minimize potential visual impacts, as seen from public viewpoints (e.g., narrow view openings between trees and beneath tree canopies downslope from development sites may be more effective than removal of mature trees);
- f. Buildings shall be designed to complement the site and topography (e.g., avoiding long unbroken roof lines; orienting buildings in the same direction of the slope; stepping the building down the slope rather than creating building pads requiring extensive excavation and slope filling);
- g. Existing vegetation shall be preserved / maintained where practicable in areas necessary to help screen hillside development from public view points;
- h. Slopes greater than 20% should be avoided (e.g., wherever possible, development should be located in areas where sustained slopes are less than 15%; development may not be allowed on slopes in excess of 25%); and
- i. Homes shall be sited to avoid extensive areas of steep slopes immediately below the homesite where clearing may expose significant portions of the building.