

TOWN OF PARADISE VALLEY

Hillside Code Update Safety Section

Town Council
Work Session
March 22, 2018



Safety Section

- ***Identify standards and processes that trigger additional safety measures and reviews. Additional safety measures and reviews may be required at Town's discretion during plan review process and/or construction. Examine typical cost of additional review in those standards and modify application fee (SOD)***
- Issue:
 - Identify and mitigate safety issues regarding hillside development
- Draft Code:
 - Town may require construction staging and safety improvement plans
 - Town may hire outside firm to assist with safety review



Safety Section (Cont.)

- Triggers for safety plan:
 - Conditions that create hazards to person or property in vicinity of Building Site:
 - Drainageways
 - Difficult access to site
 - Unstable rock formations
 - Steep slopes, etc.
- Page 6 – 9 and 48 - 51 of Draft Ordinance



Safety Section (Cont.)

- Construction Staging Plans Address
 - Location of construction entrances and exit
 - Location of equipment and material staging/storage
 - Circulation for construction vehicles plan
 - Conveyance of neighborhood traffic
 - Trash storage/removal plan
 - Constructing Fencing plans
 - Location of toilet facilities
 - Construction means and methods narrative

■ Page 6 – 9 and 48 - 51 of Draft Ordinance



Safety Section (Cont.)

- Safety Improvement Plans Address:
 - Conditions Present on or Adjacent to Subject Property
 - Boulders, loose fill, blasting, etc.
 - Geological Reports & Seismic Refraction Surveys
 - Fractures, unstable rocks/fill, water flows, etc.
 - Blasting
 - Drainage
- Page 6 – 9 and 48 - 51 of Draft Ordinance



Safety Section (Cont.)

- Construction Staging Plan Review Process:
 - Applicant submit Staging Plans
 - Applicant notifies neighbors
 - Neighbors have 45 days to provide comments
 - Applicant directed to address comments and provide updated plans
 - Town Manager/Designee review updated plans
- Page 6 – 9 and 48 - 51 of Draft Ordinance



Safety Section (Cont.)

- Safety Plan Review Process:
 - Applicant submit Safety Plans (sealed by registered engineer)
 - Applicant notifies neighbors
 - Neighbors have 45 days to provide comments (sealed by registered engineer)
 - Town hires third party engineer to review and provide comments
 - Town aggregates comments at 45 days period
 - Applicant directed to address comments and provide updated plans
 - Technical Advisory Board reviews updated plans

Application goes to HBC once complete

■ Page 6 – 9 and 48 - 51 of Draft Ordinance

NEXT STEPS

- Incorporate input and edits from today's meeting
- Tentative Schedule:
 - April 12th – Community Conversation
 - April 26th – TC Work Session
 - May 10th – TC Public Hearing



Questions?

