

TOWN OF PARADISE VALLEY

Hillside Code Update Safety Section

Town Council
Work Session
April 12, 2018



Background

- March 22, 2018 – TC Work Session:
 - Safety:
 - Provide clear background on purpose of safety section
 - Identify issues trying to address
 - Present how safety process will work on sample property
 - Identify which hillside requirements apply to flat land properties



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:
 - Hillside properties prone to natural hazards
- Intent:
 - Reduce negative impacts of construction on neighbors
 - Promote public safety



Safety Section Goal

- Safety section designed to protect lives and property from disasters resulting from development
- Mitigate potential issues:
 - Erosion
 - Boulders rolling
 - Rockfalls
 - Landslides
 - Construction traffic & storage



Safety Section

- Two Components:
 - Construction Staging Plan
 - Safety Improvement Plan
- Process:
 - Applicant notifies neighbors:
 - Hillside application submitted
 - Construction staging plan submitted
 - Safety Improvement plan submitted



Construction Staging

- Plan to 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

Estimated Cost - \$2,500 to \$5,000



Construction Staging (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:
 - Approve completed plan



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.



Safety Improvement Plan

- Plan to Address:
 - Conditions Present on or Adjacent to Subject Property
 - Boulders, loose fill, blasting, etc.
 - Geological Reports & Seismic Refraction Surveys
 - Fractures, unstable rock/fill, water flows, etc.
 - Blasting
 - Drainage



Safety Improvement Plan

- 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 Group reviews updated plans
 - Application goes to HBC once complete



Safety Section Feedback

■ Initial Feedback

- Challenge of “engineer seal” on Safety Improvement Plan. Seal individual parts of plan
- Insurance amounts good
- “Additionally Insured” ok for Town not possible for neighbors
- Post C of O insurance unnecessary
- Staging Plan separate from Safety Improvement Plan. No seal nor neighbor review



Safety Section Feedback (Cont.)

- Initial Feedback (cont.)
 - Can only survey conditions on lot controlled
 - Concern about added time element
 - Burden should be responsibility of contractor not Town
 - Could safety plan be reviewed by project engineer?
 - Definition of Narrow Rd will include all PV streets
 - Seismic surveys not necessary on lots <15% slope
 - Question the intent of the new process



Safety Section Feedback (Cont.)

- Suggested Edits Based Upon Feedback
 - Clarify that no engineer seal required for construction staging plans. Still subject to neighbor review and comment
 - Engineer Seal on each report in Safety Improvement Plan
 - Offer alternative to “Construction Means and Methods Narrative” is civil construction plans.
 - Town requires it be named as additionally insured, but drops requirement for neighbors to be “additionally insured.”
Neighbors to make claims through home owners insurance or civil action knowing insurance is there for builder/owner.



Safety Section Feedback (Cont.)

- Suggested Edits Based Upon Feedback
 - Survey 200' in every direction from building pad
 - Surface survey is “up to the limits of the property”
 - Subsurface is limits of the tool or historical mapping
 - Redefine Narrow Streets to mean “any street where if parking occurred on both sides, a 12 foot lane could not be preserved.”



Safety Section Feedback (Cont.)

- Suggested Edits Based Upon Feedback
 - We are having trouble with Technical Advisory Board
 - Appropriate engineers are also the ones hired for the job and don't want to lose the employment opportunity.
 - They might take assignment if not working that specific job.
 - Looked at professor at ASU. He did not feel qualified.
 - Do have third party, on-call engineer to serve as member
 - Perhaps change "TAC" to "Technical Advisors to T-Engineer."
 - Provides back-up to T-Engineer; Uses engineers available & relevant
 - Reduces time if no board meeting



NEXT STEPS

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



Questions?

