

TOWN OF PARADISE VALLEY

Hillside Safety Improvement Ordinance

Town Council
Public Meeting
June 14, 2018



History

- Hillside Safety Improvement Started in a Community Conversation in April 2016
- Identified as Council Initiative in March 2017
- 10 Council Meetings on the Topic Including Executive Sessions
- 10 Internal Staff Meetings (Many with Attorney Bill Sims)
 - Does not include weekly Development Team meetings
- 4 Specific Meetings between Staff and Council Champions
- Council Champion Review Time
- 3 Council Champion Meetings with Stakeholders



Safety Section Goal

- *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:
 - Promote public safety



How to Accomplish

- Most of this is:
 - Repackaging existing requirements;
 - Adding transparency; and
 - Adding additional review by experienced professionals
- Hillside Safety Improvement Measures and Process **Manual**:
 - Revised Process
 - Safety Improvement Plan (including updates to blasting)
 - Construction Staging Plan



Process Comparison

Current Process

- A. Preliminary Meeting
 - 1. Concept Plan Application
 - 2. Staff Review of Concept Plan

 - 3. Concept Plan Review at HBC
 - 4. Formal Plan Application

 - 5. Formal Plan Review at HBC
 - 6. Building Permit

Revised Process

- A. Require Pre-Application
 - 1. Concept Plan Application
 - 2. Staff Review of Concept Plan
 - Applicant may submit SIP. If so, staff follows SIP Review Protocol

 - 3. Concept Plan Review at HBC
 - 4. Formal Plan Application
 - Staff follows SIP Review Protocol

 - 5. Formal Plan Review at HBC
 - 6. Building Permit + CSP



Pre-Application

- Industry Group recommended Pre-App requirement:
 - Currently, most applicant comes in and talks with staff before submitting
- Review Insurance Requirement:
 - Owner/Applicant required to maintain insurance, not just contractor
 - \$2M per occurrence, \$5M aggregate, project specific policy
 - Name the Town as “additionally insured”
- Advise of Construction Staging Plan at Building Permit or earlier if Applicant desires
- Advise Safety Improvement Plan Requirements
 - Provide and Review Checklist
 - Provide and Review Definitions



SIP Checklist

- All Safety Improvement Plans may include up to 4 Reports:
 - Geotechnical Report – which includes:
 - Seismic Refraction
 - Groundwater Occurrences
 - Slope Stability Report – If Necessary
 - Boulder Survey – If Necessary (boulders over 36”)
 - Stabilization and Mitigation plan
 - Blasting Plan & Permit (if blasting is proposed)
 - Grading & Drainage Plan

- Engineering Reports Evaluate Only Applicant's Property within 200' of Pad & Driveway



SIP Checklist Definitions

- List of definitions used in Safety Manuel and Article 22:
 - Boulders - 36”
 - Drainage – Consistent with Storm Drainage Design Manual
 - Blasting – Consistent with revised Blasting Code
 - Applicant – means Applicant, Owner/Builder, Architect, Developer, Engineer or Contractor
 - Technical Advisory Board (TABP):
 - Town Engineer, Building Official & Hillside Administrator
 - TAB may use third-party engineers



SIP Review Process

1. Submit 2 copies & digital version of SIP Reports
2. TAB & third-party engineers review
3. Neighbors Notified – have 45 days from notice mailing date to submit comments from professional engineer
4. At expiration of 45 days, Town aggregates comments and submits redlines to applicant to address
5. Newly sealed plans reviewed by TAB (new redlines if necessary)
6. Accepted SIP Reports included in HBC Packet



Blasting Revisions

- Reviewed Blasting Ordinances from other Jurisdictions:
 - Carefree
 - Fountain Hills
 - Oro Valley
 - Phoenix
 - Scottsdale



Blasting Revisions (Cont.)

- Expand pre-blasting radius from 300' to 500'
- Submit blasting schedule – includes phases, number of holes, times, and dates
- Employ use blasting mats
- Inspector present at time of blast
- Requires video recording of blasting (to be provided to Town)
- Owner must have insurance for blasting



Construction Staging

- Plan to Address (at building permit unless submitted earlier):
 - 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



Look Back

- 1 Year Look-Back:
 - Consistent with recently adopted Hillside Code (Article 22)
 - Evaluate how well this is working at 1 year anniversary of adoption



RECOMMENDATION

- Adopt Ordinance 2018-09 regarding the Hillside Safety Code Updates
- Adopt Ordinance 2018-13 regarding updates to the Blasting Section of Town Code



Questions?

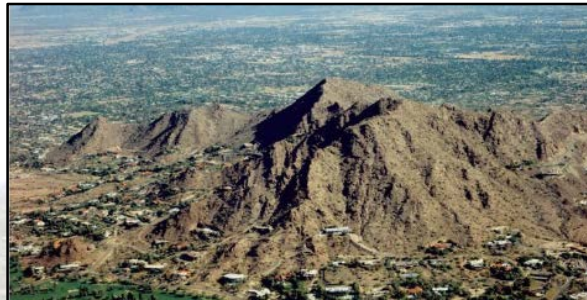


Exhibit F - Estimated Time Line Chart

Estimated Review Times	2 Months	1 Day	7 Months	1 Day	6 Months	
Application Submittal & Concept Reviews	4 to 8-week review depending upon completeness and compliance					
HBC Concept Review	Once deemed complete, submittal goes to HBC for Concept Review	HBC reviews plans & receive neighborhood input. No action taken – input & direction given.				
Formal & SIP Plan Submittal & Reviews			2 to 7-month review depending upon completeness and compliance			
HBC Formal Review				HBC reviews and takes action – approve, approve with stipulations, deny, or continue.		
Building Permit Submittal with Construction Staging Plan					Applicant submits building permit and Construction Staging Plan after HBC approval. Town Bldg. Dept & Eng. Dept review for compliance and completeness.	15 business days per review. Depending upon completeness, new homes average 3 reviews. Average of 4 to 6 months to get Building Permit



Exhibit H – Typical HBC Stipulations

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the north side of the street. No construction materials will be allowed to be stored on the Town's right-of-way;
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
3. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan.
4. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$\$\$\$.

