

# 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 12<sup>th</sup> – Community Conversation
  - April 26<sup>th</sup> – TC Work Session
  - May 10<sup>th</sup> – TC Public Hearing





# Questions?

