

# **TOWN OF PARADISE VALLEY**

## Hillside Safety Improvement Ordinance

Town Council  
Work Session  
May 31, 2018



# 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

- Three Components:
  - Revised Process
  - Construction Staging Plan
  - Safety Improvement Plan
- Most of this is:
  - Repackaging existing requirements;
  - Adding transparency; and
  - Adding additional review by experienced professionals.
- A question about impact on cost and time



# 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



# A. Pre-Application

- Industry Group Recommended Required. Currently almost every applicant comes in and talks with staff before submitting now.
- Review Insurance Requirement
  - Owner/Applicant required to maintain insurance, not just contractor
  - \$2M per occurrence, \$5M aggregate
  - 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

- No Conditions Section
- All Safety Improvement Plans to Include 4 Reports
  - Geotechnical Report – which includes
    - Seismic Refraction
    - Boulder Survey – If Necessary (boulders over 36")
    - Slope Stability Report – If Necessary
    - Groundwater Occurrences
  - Stabilization and Mitigation plan
  - Blasting Plan & Permit (if blasting is proposed)
  - Grading and Drainage Plan



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

# SIP Checklist Definitions

- Most definitions no longer relevant because using traditional engineering reports.
- Boulders - 36"
- Drainage – Consistent with Storm Drainage Design Manual
- Blasting – Consistent with revised Town Blasting Code
- Applicant – means Applicant, Owner/Builder, Architect, Developer, or Contractor
- Technical Advisory Board – Town Engineer, Building Official, Hillside Administrator. TAB may use third-party engineers.





# Blasting Revisions

- Reviewed Blasting Ordinances from other Jurisdictions
  - Carefree, Fountain Hills, Oro Valley, Phoenix and Scottsdale
- Town still the best but suggest a few revisions





# Blasting Revisions

- Submit a blasting schedule – includes phases, number of holes, times and dates.
- Expand radius from 300' to 500'
- Employ use of Blasting Mats
- Inspector Present at Time of Blast and video record
- Owner must have insurance for blasting



# SIP Review Protocol

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 technical registrant.
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



# 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 the recently adopted Hillside Code, it is suggested to evaluate how well this is working at the 1 year anniversary of adoption.



# Decision Point

- Is there majority support for a Safety Improvement Plan?



# NEXT STEPS

- Incorporate input and edits into ordinance language.
- Review Ordinance Language at Second Study Session
- Tentative Schedule:
  - June 14 – Public Meeting and Action



# Questions?





# Exhibit F - Estimated Time Line Chart

| Estimated Review Times  | 2 Months   | 1 Day  | 7 Months   | 1 Day   | 6 Months  |  |
|---|--|--|--|---|---|--|
| <b>Application Submittal &amp; Concept Reviews</b>              | 4 to 8-week review depending upon completeness and compliance  |  |  |   |   |  |
| <b>HBC Concept Review</b>                                       | Once deemed complete, submittal goes to HBC for Concept Review | HBC reviews plans & receive neighborhood input. No action taken – input & direction given. |  |   |   |  |
| <b>Formal &amp; SIP Plan Submittal &amp; Reviews</b>            |  |  | 2 to 7-month review depending upon completeness and compliance |   |   |  |
| <b>HBC Formal Review</b>  |  |  |  | HBC reviews and takes action – approve, approve with stipulations, deny, or continue. |   |  |
| <b>Building Permit Submittal with Construction Staging Plan</b> |  |  |  |   | 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.<br><br>Depending upon completeness, new homes average 3 reviews.<br><br>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 \$\$\$\$.

