



Planning Commission Hearing Staff Report Hearing Date: September 23, 2020

***ITEM #7** The Development Services Dept requests an Ordinance Text amendment to Section 14.34.210 to allow for consistency between the International Building Code and the Zoning Ordinance regarding swimming pool fencing and coverings. Citywide impact. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20200286

Applicant: Development Services

Staff Coordinator: Aaron Ardmore

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is October 14, at 5:00 P.M.*
2. **Deny** the requested ordinance amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

Relevant History: Provo City zoning regulation was adopted into code in 1988. There have been various revisions since that time.

Neighborhood Issues: This is a city-wide application; no issues have been reported to staff at the time of this report.

Summary of Key Issues:

- The Provo City zoning regulations for swimming pools have become outdated which has created inconsistency between the Zoning Ordinance and the International Building Codes.
- The International Swimming Pool and Spa Code allow for alternative safety measures for pool security.
- This proposal is a request from the Provo City Building Division.

Staff Recommendation: Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed amendment.

BACKGROUND

Provo City Development Services is requesting approval for an ordinance amendment to Section 14.34.210, Provo City Code. This amendment comes by request of the Building Division as a way to update the zoning codes on swimming pools to better match the International codes that the building inspectors review from.

The current city code states one option for securing pools on private property, a six (6) foot high fence surrounding the pool. However, the International Building Code now allows for a variety of measures including a safety cover.

In an attempt to have the City Code parallel today's building codes, staff has prepared the text amendment for adoption.

STAFF ANALYSIS

The proposed amendment is a very simple and needed change to the City Codes. This update will allow private homeowners more options when installing a pool and will comply with International codes.

Staff has reviewed the proposal and is in full support of its' adoption.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed amendment.

ATTACHMENTS

1. Proposed Amendment

ATTACHMENT 1 – PROPOSED AMENDMENT

14.34.210

Swimming Pools.

~~Swimming pools, as defined by the Uniform Building Code, shall be set back at least five (5) feet from all property lines and shall be provided with access gates and a fence or barrier at least six (6) feet high notwithstanding any contrary height provision of the International Building Code.~~

Swimming pools, as defined by the International Swimming Pool and Spa Code, shall be set back at least five (5) feet from all property lines and shall be provided with access gates and a fence, barrier, or a safety cover according to the provisions of the International Swimming Pool and Spa Code.