

ACC – Swimming Pools Addendum to 3.1.10

3.1.10 No fence, wall or swimming pool or other construction shall be erected, placed, or altered on any lot without the approval of the ACC.

3.1.10 Addendum

The purpose is to outline the requirements, guidelines, and recommendations by the ACC to a Stagecoach Estates lot owner should consideration of a pool be proposed and/or accepted by the ACC.

A. The swimming pool.

A1. Any pool (above ground or in-ground) will be considered by the ACC on a case-by-case basis only, with consideration given to lot location, topography, building land impact, design, and proposed usage, and in relation to access road, visual and audible impact to surrounding neighbors and other affected lot owners and, above all, to human and animal safety.

A2. A pool, by definition in this addendum, refers to a Swimming Pool (above or in-ground). A “swimming pool” is any outdoor enclosure located at a private residence (a) designed, intended, or used for the containment of water, whether construction below ground level or above ground level, (b) having a surface area of one hundred (100) square feet or more and a depth of eighteen (18) inches or more, and (c) which is designed, intended, or used for swimming, wading, or other recreational use by the owner or tenant of the property upon which the pool is constructed, or by their family or invited guests.

A3. A design submission must include a statement from the owner that the swimming pool is designed to comply with this SELOA ACC requirement addendum.

A4. Any installation of a swimming pool and/or related equipment is subject to pre-approval by the Committee and shall be undertaken in strict compliance with all conditions established by the ACC. Furthermore, any constructed or installed pool shall comply with all Summit County, Utah health department and county regulations, permits, requirements, codes and generally accepted pool construction standards.

A5. Complete plans and specifications for the construction of the pool shall be provided to the ACC for review.

A6. A site plan shall be provided to the ACC showing the relationship of the proposed swimming pool to the property lines; existing structures on the lot including the house, garage and fences; trees; overhead and underground wiring; utility easements; and on-site septic system; the proposed location of pumps, motors, electrical power source, if any; flushing and drainage outlets; and other operational or significant features.

A7. No pool may be located within any utility easement, ingress or egress easement, drainage, or other location in which it will represent a threat to the natural environment. Any swimming pool must be fully contained within the approved building envelope and all property line setbacks.

A8. Pools, pool decks, filtration equipment, and other pool accessories are prohibited in the front yard and in the side-yard setback and shall not be visible from the road to which home is accessed.

A9. Private swimming pools shall be constructed to avoid hazard or damage to the occupants of the subject property or the occupants of adjacent or neighboring property.

A10. The conduct of persons and the operation of a pool is the responsibility of the owner (or the tenant thereof), and such conduct of persons and operation of the pool shall be done in such a manner so as to avoid any nuisance or breach of peace and safety.

A11. Swimming pools must be designed as a visual extension of the residence and must be shielded from view of adjacent lots using walls or decks.

A12. Water Features must not be audible to adjacent properties, or common areas.

A13. Any pool lighting shall be achieved by underwater lights only. For all underground pool lights and above ground plug-in motors, compliance with the appropriate electrical code is required.

A14. All pumps, motors, and heaters must be fully screened from view from the road/street, adjacent Lots, or common areas. Additionally, all equipment noise must be dampened to be quiet from adjacent Lots, and common areas.

B. Fencing/Enclosure:

B1. Location and specifications of protective fencing shall be provided to the ACC for review prior to any approval of pool.

B2. All swimming pools must have an 8-ft non-privacy, permanent, secured fence surrounding the pool perimeter and connecting to the house structure in order to prevent wildlife, children, or non-invited persons from entering pool area.

B3. A sturdy temporary or permanent fence must be installed during construction of the pool/hot tub foundation. Fence must be placed around pool perimeter to prohibit wildlife from becoming entrapped.

B4. The fencing should be sturdy with durable wood or metal framing and heavy gauge wire panels, 3-4-inch grid spacing or less, to the ground (no spacing) or approved by the ACC. The bottom 2-3 ft of the fence, to ground surface, should be comprised of ½ inch mesh to deter smaller animals from entering pool area. Fencing with pointed or narrow extensions on the top should be avoided. Fencing must have top rails as they provide a better visual cue for wildlife judging the height of the fence, reduce unintentional collisions and entanglements, and help prevent damage to the fence.

B5. The fence may not block the view of the pool from the house.

B6. Retractable full pool enclosures will be considered with/without fencing if meets Summit county codes.

B7. Any gate entry to pool must be self-closing and self-locking. The latch shall be no less than four (4) feet above the ground level and shall be so constructed and placed as to be inaccessible to small children. All gates shall be locked when the pool is not in use or is unattended by an adult who knows how to swim.

C. Draining of Swimming Pool:

C1. The ACC research has determined, as a recommendation, that leaving water in a pool protects the pool foundation and lining. Pool linings can dry out over time when left without water, leading to expansion/contraction, stretching, and cracking. When the pool is re-filled, water can seep through cracks and cause structural damage and leakage. Preferred winterizing is to use chemicals and algaecide to prevent freezing and algae growth. If the pool surface remains covered, debris is minimized.

Winter draining of the pool to just below skimmer levels is recommended; the ability to clean the plumbing system should prevent freezing and bursting during the winter. Above-ground pools require less water drainage in general, because many have removable pumps and skimmer systems.

C2. To eliminate ground erosion, disturbance, and environmental contaminants, and to minimize hydrostatic force, **any** drainage of swimming pool water **must** be removed from property by truck. Drainage of swimming pool water to the ground surface is prohibited. Regardless, draining of swimming pools should be minimized.

D. Pool Cover:

D1. A sturdy pool cover shall always remain on pool while not in use to minimize animals and critters from entering and drowning or being trapped inside of pool.

(When selecting pool cover, it is recommended to consider snow load, and weight factors. Use of critter skimmers or similar devices are recommended to assist small animals, mice, rodents, and other to exit a pool. It is recommended that pool filters should not be run during nighttime hours to prevent small animals and critters from entering filtration system).

SELOA Pool Assessment Impact Fees:

Total Sq. Footage for the purpose of SELOA fees shall include pool area.

A swimming pool, as an additional potential hazard, and to the potential building impact to the Stagecoach Estate roads, and for the additional trucks of draining pools, maintenance and service, and possible natural disaster hazards such as, but not limited to, earthquakes, landslides, a separate "Swimming Pool" assessment will be collected by SELOA in the amount of \$250 per year.

Created by the ACC Committee of Stagecoach Estates, Park City, UT

5.25.2020