



5400 West Civic Center Drive - Suite 1
Highland, UT 84003
Phone 772-4516 Fax 756-6903
Community Development Department

Swimming Pool Building Permit Checklist

All plans shall include the following:

- Completed and Signed Building Permit
- Architectural review committee approval signature/ architectural committee release form.
- Two complete sets of working drawings.
- Two scaled site/plot plan on 8.5"x11" paper showing all easements including Public Utilities Easement (10')
- Accurate setbacks shown on plans, to scale.
- Both sets of plans with engineer requirements must be wet stamped.
- Detail showing steel requirements.
- Gas piping diagrams showing BTU's for each appliance; and footage only.
- \$100.00 Plan Check fee deposit due at submittal.
- Separate building permit required for any structure/equipment shelter over 200 square feet in size.

Regulations:

- Plans will only include what will be constructed.
- Structures nor equipment can be placed in the "public utility easement", or in the "setbacks".
- Must meet retaining wall requirements.
- Plans need to be lot specific.
- Environmental fence installed on property lines contiguous with open space, park, or trail.



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Swimming Pool Ordinance:

3-4111: Swimming Pools (Adopted 9/2/08). A swimming pool is a semi-permanent structure that is constructed to hold water for recreational purposes. A pool that could be installed by the typical homeowner and may be packaged as a kit is not considered a permanent pool. A swimming pool that is constructed near or below grade with the intention of lasting more than one year shall be considered a permanent pool and shall be subject to the following requirements:

- (1) All permanent pools shall be subject to all setback requirements for accessory structures as defined in Section 3-4109 of this Code; and
- (2) Any structural portion of a swimming pool shall not be permitted within an easement of any kind; and
- (3) Pools that are enclosed or covered within a permanent structure shall be considered an accessory structure and shall be subject to Sections 3-4104 and 3-4109 of this Code.

(a) For the purposes of this section only, a **“permanent structure”** shall be considered any structure or landscaping object exceeding one-hundred twenty (120) square feet in size or exceeding fourteen (14) feet in height constructed for the purpose of enhancing the swimming pool or pool equipment facilities.

- (4) A swimming pool may cover the area within a rear yard not located within an easement unless the construction of that pool would require the need to vary from existing ordinances.

Minimum setback requirements from property lines are as follows:

- (a) Front Yard: Thirty feet (30') Min.
- (b) Rear Yard: Ten feet (10') Min.
- (c) Side Yard: Ten feet (10') Min.
- (d) Side Yard Adjacent to a Street: Ten feet (10') Min. (fence is permitted 5' from property line).
- (e) Trail or Landscape Easement: Ten feet (10') Min. (measured from nearest easement line)

- (5) All swimming pools shall be enclosed with a fence with a minimum height of four feet and include a self-closing locking gate; or

(a) That all swimming pool properties shall be enclosed with a fence that is a minimum height of 6 feet, unless in an open space subdivision which will then be a minimum height of 5 feet;

(b) In either case, it will include a self-closing locking gate and an automated swimming pool cover.

- (6) All permanent swimming pools shall require a building permit.

Date _____

Signed _____