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Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

City Recorder
Remington Whiting

**City Council
Representative**
Julie Thompson

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
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www.WBCityut.gov

Chairman
Robert Merrick

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Richmond Thornley
Dennis Vest

**THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR
MEETING AT 7:30 PM ON TUESDAY, SEPTEMBER 22nd, 2026, AT THE CITY
OFFICES**

Invocation/Thought – Commissioner Mitchell
Pledge of Allegiance – Commissioner Thornley

1. Confirm Agenda
2. Text Change Application – Pool Safety Barrier Requirements – Cody Reddick.
3. Approve Meeting Minutes from September 8th, 2026.
4. Staff Reports.
5. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmnn), the city website (WBCityut.gov),
and posted at City Hall on September 18th, 2026, by Remington Whiting, City Recorder.*



APPLICATION TO REZONE/CHANGE TEXT

West Bountiful City
PLANNING AND ZONING
550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.WBCity.org

PROPERTY ADDRESS: _____ **DATE OF APPLICATION:** _____

PARCEL NUMBER: _____ **CURRENT ZONE:** _____ **PROPOSED ZONE:** _____

LEGAL DESCRIPTION ATTACHED: YES _____ NO NO _____

Applicant Name(s): Cody Reddick

Applicant Address (if different than above): _____

Primary phone: _____ **E-mail address:** _____

Describe in detail the request being made and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

I hereby apply to change text in the West Bountiful Municipal Code, or rezone the property, identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 9-8-26 **Applicant Signature:** Cody Reddick

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date: _____ **Public Hearing Date:** _____

Letters sent to affected neighbors: _____ **Public Notice Sign Placed:** _____

Planning Commission Approval: _____ **City Council Approval:** _____

Dear West Bountiful City Planning and Zoning Department,
Please accept the attached details and proposal for an Application to Change Text regarding West Bountiful's swimming pool barrier ordinance.
Below is the completed application information along with the proposed code amendment and supporting statement to be included with the application.

APPLICATION TO REZONE / CHANGE TEXT

- **Applicant Name:** Cody Reddick
- **Applicant Address:** [REDACTED]
- **Primary Phone:** [REDACTED]
- **Email Address:** [REDACTED]
- **Date:** 9-8-26
- **Applicant Signature:** Cody Reddick

PROPOSED CODE TEXT AMENDMENT

Section to Amend: West Bountiful City Code — Residential Swimming Pool Barrier Requirements

Proposed Code Language:

"Every swimming pool shall be completely enclosed by a fence or safety barrier not less than four (4) feet in height, equipped with self-closing and self-latching gates.

Exception: A safety fence or barrier shall not be required for a swimming pool if the pool is equipped with a powered automatic safety cover that complies with **ASTM**

F1346 performance standards, in accordance with the International Swimming Pool and Spa Code (ISPSC) and Utah State Building Code."

DETAILED REQUEST & BENEFIT STATEMENT

Description of Request:

I am requesting a text amendment to the West Bountiful City Code regarding residential swimming pool barrier requirements. Specifically, I request that West Bountiful adopt the

standard pool safety barrier exception recognized across the State of Utah and the International Swimming Pool and Spa Code (ISPSC), allowing a powered automatic safety cover meeting ASTM F1346 standards as an approved alternative to a perimeter fence and self-latching gate.

Reasons Why the Change Will Benefit the People of West Bountiful:

1. **Enhanced Safety Standard:** Automatic pool covers meeting ASTM F1346 are built to support direct weight (over 485 lbs), preventing accidental water access entirely when closed. Unlike perimeter fences, which children can potentially climb or bypass if a gate is left unlatched, an automatic safety cover creates a complete, impenetrable horizontal barrier directly over the water.
2. **Alignment with Utah State and Model Building Codes:** Over 90% of municipalities in Utah, along with the State Building Code adoption of the ISPSC, recognize power safety covers as an equivalent or superior barrier alternative. Updating West Bountiful's ordinance aligns city code with surrounding communities and modern industry safety regulations.
3. **Flexibility and Property Value for Residents:** For homeowners with unique lot layouts, smaller yards, or specific aesthetic preferences, requiring a perimeter fence creates unnecessary construction burdens. Allowing ASTM F1346 covers provides flexibility while maintaining the highest standard of safety for local families and children.

MEMORANDUM



TO: Planning Commission

DATE: September 18th, 2026

FROM: Staff

RE: Pool Fence Regulations Code Change Application

This memo introduces a text change amendment application from Cody Reddick, which requests changes to city's current pool fence regulations.

Background

From at least 1981 to now, West Bountiful Municipal Code (WBMC) required that all private pools be surrounded by a fence **with self-closing and self-latching devices** on the gates. The height of these fences was changed from a minimum of 6' to 4' in 2023.

The pool barrier requirement is a public safety issue to prevent drowning, and the self-closing and self-latching device requirement is essential to ensure that the fence acts as a barrier.

Application

On September 9, 2026, Mr. Reddick submitted a Text Change Application regarding the City's pool fence regulations. The application requests that the WBMC recognize powered automatic safety pool covers that comply with the American Society for Testing and Materials (ASTM) standard as an acceptable alternative to the fence requirement for pools (see attached application and justification).

Research

Staff's research on the issue found the following:

1. Pool covers that comply with ASTM F1346-91 have the following elements:
 - a. A reinforced cover that can hold at least 485 lbs.
 - b. Openings around the cover must be sufficiently small so that a young child cannot gain access to the water.
 - c. Must drain accumulated rainwater so that the cover itself does not become a drowning hazard.
 - d. The operator must be able to observe the pool while closing the cover.
 - e. The control must prevent unauthorized operation. ASTM-compatible systems commonly use a key-operated or secured control.
2. It is very important to note that ASTM F1346-91 pool covers do not close automatically.

3. The U.S. Centers for Disease Control and Prevention (CDC) continues to recommend that pools be fully fenced with self-closing and self-latching devices, noting that drowning is the number one cause of death for children between the ages of 1-3. (see <https://www.cdc.gov/drowning/prevention/> and <https://www.cpsc.gov/s3fs-public/362%20Safety%20Barrier%20Guidelines%20for%20Pools.pdf>)
4. Jurisdictions have a varied approach to allowing exceptions to fencing requirements.
 - a. North Salt Lake, Woods Cross, and Centerville all require pools to be fully fenced with self-closing and self-latching devices.
 - b. Bountiful cites general building codes, which likely means they would allow the exception.
 - c. Fruit Heights – Eliminated the fence requirement in the side and rear yards when an ASTM F1346 safety cover is installed.
 - d. Millcreek – Eliminated the fence requirement only for spas and hot tubs when an ASTM F1346 safety cover is installed. This exception does not apply to full-size swimming pools.
 - e. Draper – Requires pools constructed to comply with the barrier requirements of the International Swimming Pool and Spa Code (which would allow for the exception).
 - f. Cedar City – Eliminated the fence requirement when the pool is equipped with a powered safety cover that complies with ASTM F1346.
 - g. Several other cities have adopted exceptions to their required pool barriers. However, these exceptions generally apply only to spas and hot tubs and do not extend to full-size swimming pools.

Consideration

In reviewing the application, the Planning Commission may want to consider the following points:

- A. Passive vs. non-passive community safety.
 - i. A pool cover that complies with ASTM F1346-91 is a great barrier, but only when properly closed.
 - ii. A passive safety system is generally more reliable. A properly functioning gate closes and latches without requiring a deliberate action every time.
- B. Human error
 - i. A passive system reduces reliance on remembering to secure the barrier.
- C. Protection While Pool is in Use
 - i. Fences restrict access at all times.
- D. Both systems (fences and covers) can malfunction or be comprised.

Overall, staff see great value in a properly installed and used cover as an additional layer of protection; however, staff agree with the CDC position that pools should still be fenced with function self-closing and self-latching gates.

Options

Based on the application, staff recommends that the commission select one of the following directions:

1. Move forward with the request as proposed and schedule a public hearing. Following the public hearing, the commission could then:
 - a. Recommend approval.
 - b. Recommend denial.
2. Direct staff to bring back either other specific proposals or a larger review of options related to pool safety regulations.



Safety Barrier Guidelines for Residential Pools

Preventing Child Drownings

U.S. Consumer Product
Safety Commission





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For further information, write:

U.S. Consumer Product Safety Commission
Office of Communications
4330 East West Highway
Bethesda, Md. 20814
www.cpsc.gov

CPSC is charged with protecting the public from unreasonable risks of injury or death associated with the use of the thousands of consumer products under the agency's jurisdiction.

Many communities have enacted safety regulations for barriers at residential swimming pools—in ground and above ground. In addition to following these laws, parents who own pools can take their own precautions to reduce the chances of their youngsters accessing the family or neighbors' pools or spas without supervision. This booklet provides tips for creating and maintaining effective barriers to pools and spas.



Each year, thousands of American families suffer swimming pool tragedies—drownings and near-drownings of young children. The majority of deaths and injuries in pools and spas involve young children ages 1 to 3 and occur in residential settings. These tragedies are preventable.

This U.S. Consumer Product Safety Commission (CPSC) booklet offers guidelines for pool barriers that can help prevent most submersion incidents involving young children. This handbook is designed for use by owners, purchasers, and builders of residential pools, spas, and hot tubs.

The swimming pool barrier guidelines are not a CPSC standard, nor are they mandatory requirements. CPSC believes that the safety features recommended in this booklet will help make pools safer, promote pool safety awareness, and save lives. Barriers are not the sole method to prevent pool drowning of young children and cannot replace adult supervision.

Some states and localities have incorporated these guidelines into their building codes. Check with your local authorities to see what is required in your area's building code or in other regulations.



Swimming Pool Barrier Guidelines

Many of the nearly 300 children under 5 who drown each year in backyard pools could be saved if homeowners completely fenced in pools and installed self-closing and self-latching devices on gates.

Anyone who has cared for a toddler knows how fast young children can move. Toddlers are inquisitive and impulsive and lack a realistic sense of danger. These behaviors make swimming pools particularly hazardous for households with young children.

CPSC reports that child drownings are the second leading cause of accidental death around the home for children under 5 years of age. In some southern or warm weather states, drowning is the leading cause of accidental death in the home for children under 5.

CPSC staff has reviewed a great deal of data on drownings and child behavior, as well as information on pool and pool barrier construction. The staff concluded that the best way to reduce child drownings in residential pools is for pool owners to construct and maintain barriers that will help to prevent young children from gaining access to pools and spas.

The guidelines provide information for pool and spa owners to use to prevent children from entering the pool area unaccompanied by a supervising adult. They take into consideration the variety of barriers (fences) available and where each might be vulnerable to a child wanting to get on the other side.

The swimming pool barrier guidelines are presented with illustrated descriptions of pool barriers. The definition of pool includes spas and hot tubs. The swimming pool barrier guidelines therefore apply to these structures as well as to above ground pools, and may include larger portable pools.

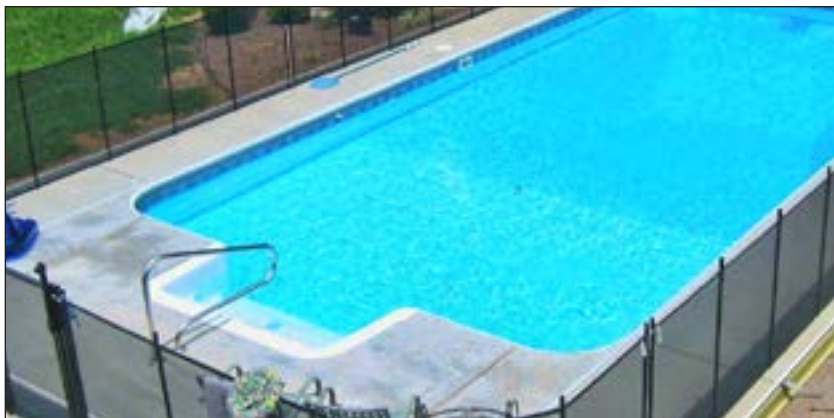
Pool and Spa Submersions: Estimated Injuries and Reported Fatalities*

CPSC publishes an annual report on submersion incidents. Key findings from the 2012 report include:

- Nearly 300 children younger than 5 drown in swimming pools and spas each year representing 75 percent of the 390 fatalities reported for children younger than 15.
- Children aged 1 to 3 years (12 months through 47 months) represented 67 percent of the reported fatalities and 66 percent of reported injuries in pools and spas.
- Over 4,100 children younger than 5 suffer submersion injuries and require emergency room treatment; about half are seriously injured and are admitted to the hospital for further treatment.
- The majority of drownings and submersion injuries involving victims younger than 5 occur in pools owned by the family, friends or relatives.
- The majority of estimated emergency department-treated submersion injuries and reported fatalities were associated with pools.
- Portable pools accounted for 10 percent of the total fatalities (annual average of 40) for children younger than 15.

**The report presents average annual estimates for emergency department-treated injuries for 2009 through 2011 and average annual estimates for fatal submersions for 2007 through 2009, as reported to CPSC staff. The years for reported injury and fatality statistics differ due to a lag in fatality reporting.*





Barriers

Barriers are not child proof, but they provide layers of protection for a child when there is a lapse in adult supervision. Barriers give parents additional time to find a child before the unexpected can occur.

Barriers include a fence or wall, door alarms for the house, and a power safety cover over the pool. Use the following recommendations as a guide.

Barrier Locations

Barriers should be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

Fences

A fence completely surrounding the pool is better than one with the house serving as the fourth side. Fences should be a minimum of 4 feet high, although fences 5 feet or higher are preferable.

If the home serves as one side of the barrier install **door alarms** on all doors leading to the pool area. Make sure the doors have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.

Pool covers add another layer of protection and there are a wide variety of styles on the market. Keep pool covers well-maintained and make sure the control devices are kept out of the reach of children.

A successful pool barrier prevents a child from getting **OVER**, **UNDER**, or **THROUGH** and keeps the child from gaining access to the pool except when supervising adults are present.

How To Prevent a Child from Getting OVER a Pool Barrier

A young child can get over a pool barrier if the barrier is too low or if the barrier has handholds or footholds to use when climbing. The top of a pool barrier should be at least 48 inches above grade, measured on the side of the barrier which faces away from the swimming pool. Some states, counties or municipalities require pool barriers of 60 inches.

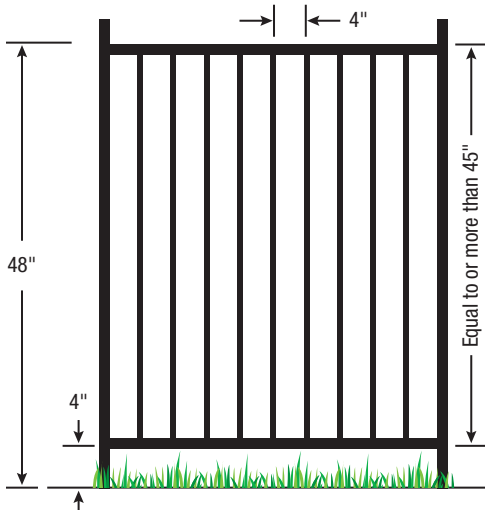


Figure 1

Eliminate handholds and footholds and minimize the size of openings in a barrier's construction.

For a Solid Barrier

No indentations or protrusions should be present, other than normal construction tolerances and masonry joints.

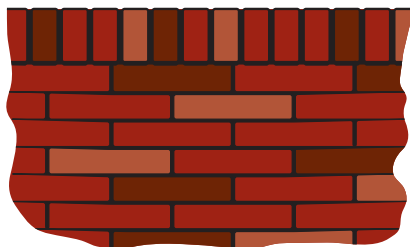


Figure 2

For a Barrier (Fence) Made Up of Horizontal and Vertical Members

If the distance between the top side of the horizontal members is less than 45 inches, the horizontal members should be on the swimming pool side of the fence.

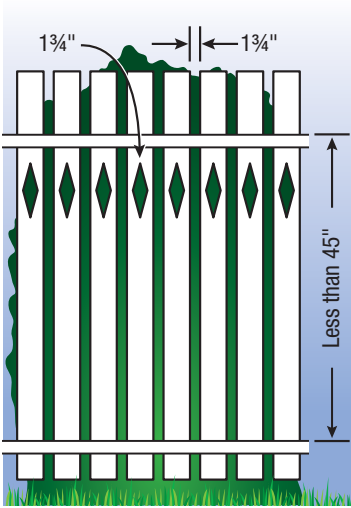


Figure 3

The spacing between vertical members and within decorative cutouts should not exceed $1\frac{3}{4}$ inches. This size is based on the foot width of a young child and is intended to reduce the potential for a child to gain a foothold and attempt to climb the fence.

If the distance between the tops of the horizontal members is more than 45 inches, the horizontal members can be on the side of the fence facing away from the pool. The spacing between vertical members should not exceed 4 inches. This size is based on the head breadth and chest depth of a young child and is intended to prevent a child from passing through an opening. If there are any decorative cutouts in the fence, the space within the cutouts should not exceed $1\frac{3}{4}$ inches.

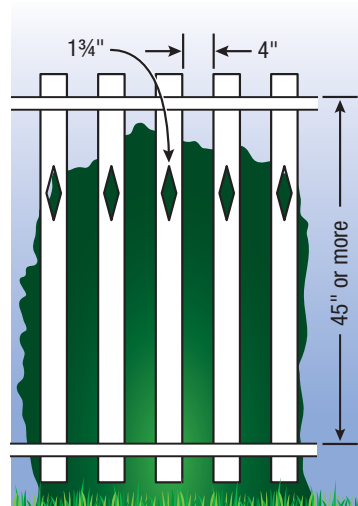


Figure 4

For a Chain Link Fence

The mesh size should not exceed $1\frac{1}{4}$ inches square unless slats, fastened at the top or bottom of the fence, are used to reduce mesh openings to no more than $1\frac{3}{4}$ inches.

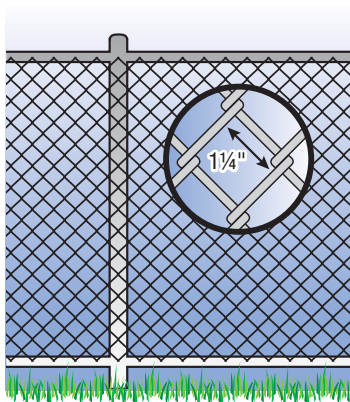


Figure 5

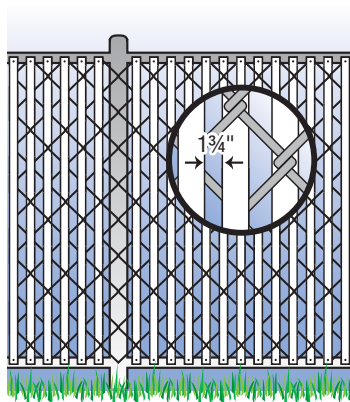


Figure 6

For a Fence Made Up of Diagonal Members or Latticework

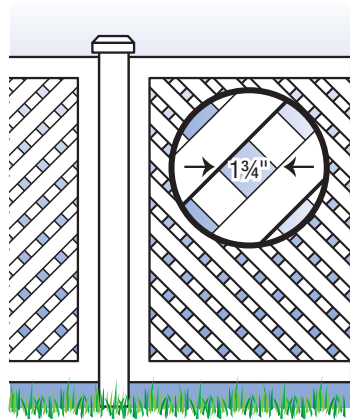


Figure 7

The maximum opening in the lattice should not exceed $1\frac{3}{4}$ inches.

For Above Ground Pools

Above ground pools should have barriers. The pool structure itself serves as a barrier or a barrier is mounted on top of the pool structure.

There are two possible ways to prevent young children from climbing up into an above ground pool. The steps or ladder can be designed to be secured, locked or removed to prevent access, or the steps or ladder can be surrounded by a barrier such as those described in these guidelines

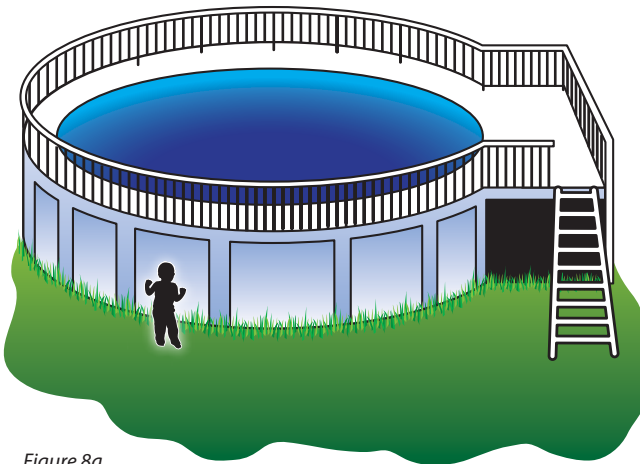


Figure 8a



Figure 8b



Figure 8c

Above Ground Pool with Barrier on Top of Pool

If an above ground pool has a barrier on the top of the pool, the maximum vertical clearance between the top of the pool and the bottom of the barrier should not exceed 4 inches.

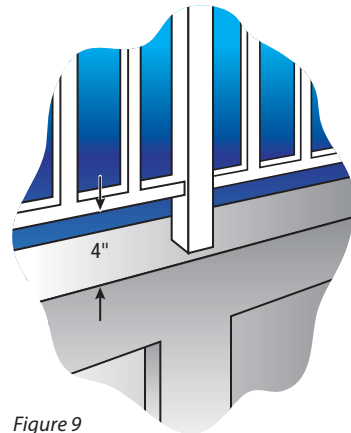


Figure 9

How to Prevent a Child from Getting UNDER a Pool Barrier

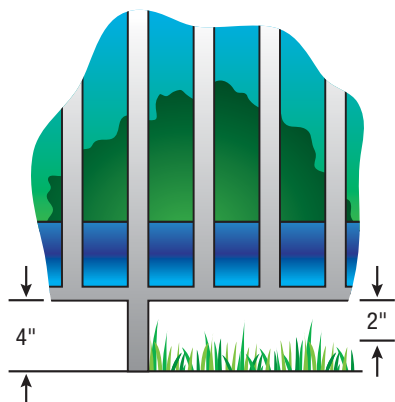


Figure 10

For any pool barrier, the maximum clearance at the bottom of the barrier should not exceed 4 inches above the surface or ground when the measurement is done on the side of the barrier facing away from the pool. Industry recommends that if the bottom of the gate or fence rests on a non-solid surface like grass or gravel, that measurement should not exceed 2 inches.

How to Prevent a Child from Getting THROUGH a Pool Barrier

Preventing a child from getting through a pool barrier can be done by restricting the sizes of openings in a barrier and by using self-closing and self-latching gates.

To prevent a young child from getting through a fence or other barrier, all openings should be small enough so that a 4-inch diameter sphere cannot pass through. This size is based on the head breadth and chest depth of a young child.

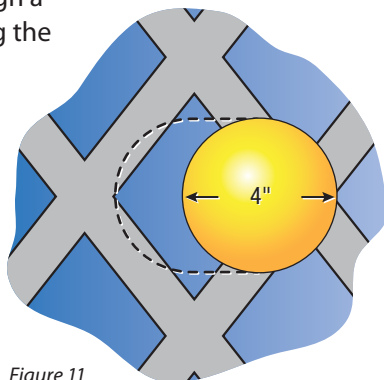


Figure 11

Portable Pools



Portable pools are becoming more popular. They vary in size and height, from tiny blow-up pools to larger thousands-of-gallons designs. Portable pools present a real danger to young children.

Never leave children unsupervised around portable pools. It is recommended that portable pools be fenced, covered or emptied and stored away. Instruct neighbors, friends and caregivers about their presence and the potential dangers of a portable pool in your yard.

Removable Mesh Fences

Mesh fences are specifically made for swimming pools or other small bodies of water. Although mesh fences are meant to be removable, the safest mesh pool fences are locked into the deck so that they cannot be removed without the extensive use of tools.

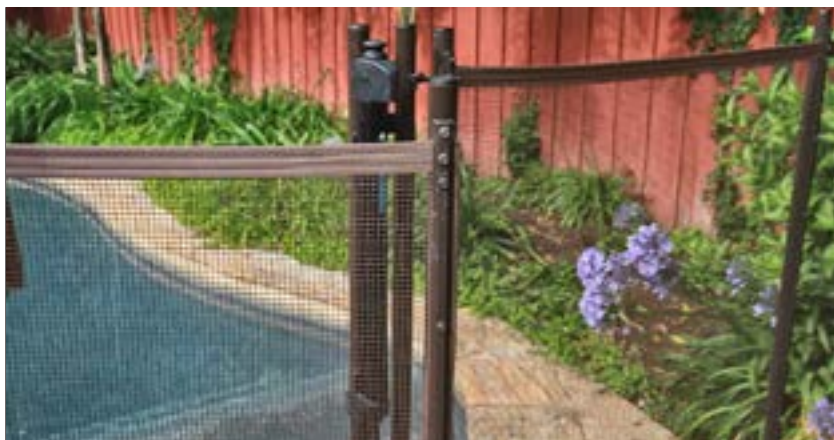


Like other pool fences, mesh fences should be a minimum of 48" in height. The distance between vertical support poles and the attached mesh, along with other manufactured factors, should be designed to hinder a child's ability to climb the fence. The removable vertical support posts should extend a minimum of 3 inches below grade and they should be spaced no greater than 40 inches apart. The bottom of the mesh barrier should not be more than 1 inch above the deck or installed surface.

For more information on Removable Mesh Fencing see ASTM standard F 2286 – 05.

Gates

There are two kinds of gates which might be found on a residential property: pedestrian gates and vehicle or other types of gates. Both can play a part in the design of a swimming pool barrier. All gates should be designed with a locking device.



Pedestrian Gates

These are the gates people walk through. Swimming pool barriers should be equipped with a gate or gates which restrict access to the pool.

Gates should open out from the pool and should be self-closing and self-latching. If a gate is properly designed and not completely latched, a young child pushing on the gate in order to enter the pool area will at least close the gate and may actually engage the latch.



Figure 12

The weak link in the strongest and highest fence is a gate that fails to close and latch completely. For a gate to close completely every time, it must be in proper working order.

When the release mechanism of the self-latching device on the gate is less than 54 inches from the bottom of the gate, the release mechanism for the gate should be at least 3 inches below the top of the gate on the side facing the pool. Placing the release mechanism at this height prevents a young child from reaching over the top of a gate and releasing the latch.

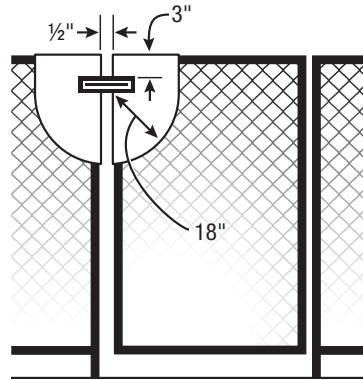


Figure 13

Also, the gate and barrier should have no opening greater than 1/2 inch within 18 inches of the latch release mechanism. This prevents a young child from reaching through the gate and releasing the latch.

All Other Gates (Vehicle Entrances, Etc.)

Other gates should be equipped with self-latching devices. The self-latching devices should be installed as described for pedestrian gates.



When the House Forms Part of the Pool Barrier

In many homes, doors open directly from the house onto the pool area or onto a patio leading to the pool. In such cases, the side of the house leading to the pool is an important part of the pool barrier. Passage through any door from the house to the pool should be controlled by security measures.

The importance of controlling a young child's movement from the house to pool is demonstrated by the statistics obtained in CPSC's submersion reports. Residential locations dominate in incidents involving children younger than 5 accounting for 85% of fatalities and 54 percent of injuries (from *CPSC's 2012 Pool and Spa Submersion Report*, see page 3).



Figure 14

Door Alarms

All doors that allow access to a swimming pool should be equipped with an audible alarm which sounds when the door and/or screen are opened. Alarms should meet the requirements of *UL 2017 General-Purpose Signaling Devices and Systems, Section 77* with the following features:

- Sound lasting for 30 seconds or more within 7 seconds after the door is opened.
- The alarm should be loud: at least 85 dBA (decibels) when measured 10 feet away from the alarm mechanism.
- The alarm sound should be distinct from other sounds in the house, such as the telephone, doorbell and smoke alarm.
- The alarm should have an automatic reset feature to temporarily deactivate the alarm for up to 15 seconds to allow adults to pass through house doors without setting off the alarm. The deactivation switch could be a touchpad (keypad) or a manual switch, and should be located at least 54 inches above the threshold and out of the reach of children.

Self-closing doors with self-latching devices could be used in conjunction with door alarms to safeguard doors which give access to a swimming pool.

Pet or Doggy Doors

Never have a pet or doggy door if the door leads directly to a pool or other backyard water. An isolation barrier or fence is the best defense when pet doors are installed. Remember, pet door openings, often overlooked by adults, provide curious children with an outlet to backyard adventure. Locking these doors is not sufficient and could lead to accidents and tragedies. Children regularly drown in backyard pools, which they were able to access through pet doors. Some municipalities have building codes that prohibit doggy doors in homes with pools unless there is an isolation fence around the pool.

Power Safety Covers

Power safety covers can be installed on pools to serve as security barriers, especially when the house serves as the fourth wall or side of a barrier. Power safety covers should conform to the specifications in the *ASTM F 1346-91 standard*, which specifies safety performance requirements for pool covers to protect young children from drowning.



Figure 15

Indoor Pools

When a pool is located completely within a house, the walls that surround the pool should be equipped to serve as pool safety barriers. Measures recommended for using door alarms, pool alarms and covers where a house wall serves as part of a safety barrier also apply for all the walls surrounding an indoor pool.

Barriers for Residential Swimming Pool, Spas, and Hot Tubs

The preceding explanations of CPSC's pool barrier guidelines were provided to make it easier for pool owners, purchasers, builders, technicians, and others to understand and apply the guidelines to their particular properties or situations. Reading the following guidelines in conjunction with the diagrams or figures previously provided may be helpful. For further information, consult your local building department or code authority.

Outdoor Swimming Pools

All outdoor swimming pools, including inground, above ground, or onground pools, hot tubs, or spas, should have a barrier which complies with the following:

1. The **top of the barrier** should be at least 48 inches above the surface measured on the side of the barrier which faces away from the swimming pool (figure 1).
2. The maximum **vertical clearance between the surface and the bottom of the barrier** should be 4 inches measured on the side of the barrier which faces away from the swimming pool. In the case of a non-solid surface, grass or pebbles, the distance should be reduced to 2 inches, and 1 inch for removable mesh fences (figures 1 and 10).
3. Where the top of the **pool structure is above grade or surface**, such as an above ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier should be 4 inches (figure 9).
4. **Openings in the barrier** should not allow passage of a 4-inch diameter sphere (figure 11).
5. **Solid barriers**, which do not have openings, such as a masonry or stone wall, should not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints (figure 2).
6. Where the barrier is composed of **horizontal and vertical members** and the distance between the bottom and top horizontal members is less than 45 inches, the horizontal members should be located on the swimming pool side of the fence (figure 3).
7. **Spacing between vertical members** should not exceed 1¾ inches in width. Where there are decorative cutouts, spacing within the cutouts should not exceed 1¾ inches in width (figure 4).
8. **Maximum mesh size for chain link fences** should not exceed 1¼ inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1¾ inches (figures 5 and 6).
9. Where the barrier is composed of **diagonal members**, such as a lattice fence, the maximum opening formed by the diagonal members should be no more than 1¾ inches (figure 7).
10. **Access gates** to the pool should be equipped with a locking device. Pedestrian access gates should open outward, away from the pool, and should be self-closing and have a self-latching device (figure 12). Gates other than pedestrian access

gates should have a self-latching device. Where the release mechanism of the **self-latching device** is located less than 54 inches from the bottom of the gate,

- (a) the release mechanism should be located on the pool side of the gate at least 3 inches below the top of the gate and
 - (b) the gate and barrier should have no opening greater than ½ inch within 18 inches of the release mechanism (figure 13).
11. Where a **wall of a dwelling** serves as part of the barrier, one of the following should apply:
- (a) **All doors with direct access to the pool** through that wall should be equipped with an **alarm** which produces an audible warning when the door and its screen, if present, are opened. Alarms should meet the requirements of *UL 2017 General-Purpose Signaling Devices and Systems, Section 77*. For more details on alarms, see page 13.
 - (b) The pool should be equipped with a **power safety cover** which complies with ASTM F1346-91 listed below.
 - (c) Other means of protection, such as **self-closing doors with self-latching devices**, are acceptable so long as the degree of protection afforded is not less than the protection afforded by (a) or (b) described above.
12. Where an **above ground pool structure is used as a barrier** or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps (figure 8a), then
- (a) **the ladder** to the pool or steps should be capable of being secured, locked or removed to prevent access (figure 8b), or
 - (b) **the ladder or steps should be surrounded by a barrier** (figure 8c). When the ladder or steps are secured, locked, or removed, any opening created should not allow the passage of a 4 inch diameter sphere.

For more information on

Fencing:

- **ASTM F 1908-08** *Standard Guide for Fences for Residential Outdoor Swimming Pools, Hot Tubs, and Spas*: <http://www.astm.org/Standards/F1908.htm>
- **ASTM F 2286-05** *Standard Design and Performance Specifications for Removable Mesh Fencing for Swimming Pools, Hot Tubs, and Spas*: <http://www.astm.org/Standards/F2286.htm>

Covers:

- **ASTM F 1346-91** *Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*: <http://www.astm.org/Standards/F1346.htm>

Note: ASTM Standards are available for a fee. You may want to contact a pool contractor.

And:

- **ASTM Standards**, contact ASTM online at: <http://www.astm.org/CONTACT/index.html>
- **UL** (Underwriters Laboratories) Relevant Pool and Spa Standards <http://www.ul.com/global/eng/pages/>, look for Life Safety and Security Product



CPSC's **Pool Safely: Simple Steps Save Lives** campaign provides advice and tips on drowning and entrapment prevention. Installing barriers is just one of the *Pool Safely* Simple Steps for keeping children safe around all pools and spas. Here are others:

Rule # 1: Never leave a child unattended around a pool, spa, bath tub, or any body of water.

At pools, spas, and other recreational waters:

- Teach children basic water safety skills.
- Learn how to swim and ensure your children know how to swim as well.
- Avoid entrapment by keeping children away from pool drains, pipes, and other openings.
- Have a phone close by at all times when visiting a pool or spa.
- If a child is missing, look for them in the pool or spa first, including neighbors' pools or spas.
- Share safety instructions with family, friends, babysitters, and neighbors.

If you have a pool:

- Install a 4-foot fence around the perimeter of the pool and spa, including portable pools.
- Use self-closing and self-latching gates; ask neighbors to do the same if they have pools or spas.
- If your house serves as the fourth side of a fence around a pool, install and use a door or pool alarm and/or a pool or spa cover.
- Maintain pool and spa covers in good working order.
- Ensure any pool or spa you use has anti-entrapment safety drain covers; ask your pool service representative if you do not know.*
- Have life saving equipment such as life rings, floats or a reaching pole available and easily accessible.

**The Virginia Graeme Baker Pool & Spa Safety Act, a federal law, requires all public pools and spas to have anti-entrapment drain covers and other devices, where needed. Residential pools are not required to install these but it is recommended that they do so.*

Visit **www.PoolSafely.gov** for more information. See CPSC's latest submersion reports: *Submersions Related to Non-pool and Non-spa Products, 2012* and *Pool and Spa Submersion Report, 2012*.

U.S. Consumer Product Safety Commission
4330 East West Highway
Bethesda, MD 20814

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**West Bountiful City
Planning Commission Meeting**

September 8, 2026

PENDING – NOT APPROVED

Posting of Agenda - *The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on September 4, 2026, per state statutory requirement.*

Minutes of the Planning Commission of West Bountiful City held on Tuesday, September 8, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Robert Merrick, Vice Chairman Corey Sweat, Commissioners Dennis Vest, Laura Mitchell, Richmond Thornley (Alternate), and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED: Kris Nilsen (City Engineer).

STAFF ATTENDING: Remington Whiting (Community Development), and Debbie McKean (Secretary).

PUBLIC ATTENDING: Todd Willey, Jenn Nielson, Mark Preece, Julie Halling, Lauri Osler, Jerry Osler, Brett Gappmaycr, Travis Davis, Scott Thompson, Nathan Halling

Thought/Invocation by Commissioner Vest
Pledge of Allegiance- Commissioner Mitchell

1. Confirm Agenda

Chairman Merrick reviewed the proposed agenda. Corey Sweat moved to approve the agenda as presented. Dennis Vest seconded the motion. Voting was unanimous in favor among all members present.

2. Public Hearing - Proposed Code Update- Appeal Authority

Commission packets included a memorandum dated September 4, 2026 from staff regarding Proposed Code Update for Appeal Authority with an attached draft of the code.

Remington Whiting gave a brief introduction regarding the proposed code update for Appeal Authority. He explained that West Bountiful City Council has served as the land use appeal authority for many years. Per 2026's SB 284, most municipalities may no longer designate the city council as the appeal authority for land use decisions. Instead, cities are required to establish one or more independent appeal authorities to hear:

- Requests for variances from land use ordinances;
- Appeals from land use decisions applying a land use ordinance; and
- Appeals from certain land use fees.

The draft code includes concepts discussed by the city council at their meeting in July and the planning commission at the following meeting. Highlights include:

- References to the city council are replaced with “appeal authority”
- The appeal authority is defined as one or more hearing officers appointed by the city council
- Legal counsel recommended that this language be left as flexible.
- Qualifications for the hearing officer(s) are outlined.

The draft has received an initial review by legal counsel.

Action Taken:

Laura Mitchell moved to open the public hearing at 7:33 pm regarding Proposed Code Update- Appeal Authority. Corey Sweat second the motion and voting was unanimous in favor.

Public Comment: No Public Comment

Action Taken:

Corey Sweat moved to close the public hearing at 7:34 pm regarding Proposed Code Update – Appeal Authority. Laura Mitchell second the motion and voting was unanimous in favor.

3. Consider Recommendation for Proposed Code Change- Appeal Authority

Action Taken:

Corey Sweat moved to forward the Propose Code Recommendation for Appeal Authority as drafted and reviewed this evening to the City Council per memorandum and draft dated September 4, 2026 with a positive recommendation to be officially adopted. Dennis Vest seconded the motion and voting unanimous in favor.

4. Public Hearing – Proposed Code Update- Detached Accessory Dwelling Units

Planning Commission packet included a memorandum date September 4, 2026 from Staff regarding Proposed Code Update for Detached Accessory Dwelling Units with an updated draft.

Remington Whiting informed the public that Utah Code now requires municipalities to adopt regulations by October 1, 2026, that permit Detached Accessory Dwelling Units (DADUs) on lots or parcels that are at least 11,000 square feet in size and contain an existing single-family dwelling.

He noted that joint sessions of the city council and planning commission were held in May and August and the commission worked towards a new DADU ordinance during several meetings.

The planning commission directed staff to make the following changes to the proposed regulations:

- Reduce the required minimum lot size from 11,000 square feet to 10,000 square feet.

- Establish a minimum ADU size of 200 square feet, with the maximum ADU size limited to 35% of the backyard area.
- Increase the required rear yard setback to 20 feet in the R-1-10 District and 30 feet in the R-122 and A-1 Districts.
- Remove a separate maximum height limitation, with ADU height instead governed by the applicable zoning regulations for accessory structures.
- Remove the stormwater and grading requirements stating that stormwater may not drain onto neighboring properties and that grading must comply with building code requirements.

Action Taken:

Corey Sweat moved to open the public hearing at 7:36 pm regarding recommendation for proposed code change- Detached Accessory Dwelling Units. Richmond Thornley seconded the motion and voting was unanimous in favor.

Public Comment:

Nathan Halling- Introduced himself as a local contractor who was interested in knowing the particulars about the DADU both for his business and his personal use. He inquired about the purpose of the sanitary sewer needing gravity flow. He noted that sometimes that is not possible to do and asked if a lift pump would work? He was also curious about the 1 ft above top of curb in the back of the property. He expressed that he feels the city has a double standard for out building and doesn't understand the reason why. He noted that these codes do not allow for conversions for existing building to be possible.

Todd Willey- Drew attention to the ADU minimum size being 201 sq. feet. He inquired where the setback would be on a triangular lot such as his. He referenced the 7 other cities on the matrix and noted while the 35% appears to be generous, the other setbacks we have are more restrictive. He inquired about separate entrance being in the side of the ADU. Remington pointed out that this does not pertain to DADU. He liked having a separate address but also wanted separate utilities to be metered and put in the name of the person occupying the dwelling. Mr. Willey was in favor of being able to have more than 1 ADU/DADU if property was big enough since the housing market is so bad that his children will likely not be able to afford a home of their own. He noted you could stipulate that it was for families only.

Action Taken:

Corey Sweat moved to close the public hearing at 7:50pm regarding recommendation for proposed code change- Detached Accessory Dwelling Units. Laura Mitchell seconded the motion and voting was unanimous in favor.

Comments made from the Commission:

- We do not want septic systems so the gravity feed is a must and must attach to the primary sewer system and it needs to connect to the primary system even if it needs a lift.
- 1 ft top back of curb is a standard in our building code that will not change.
- Metering is not to be separate so that it is a separate dwelling and keeps the owner involved. This is to protect the zoning and the integrity of the zone.
- This ordinance is not taking away from anyone, but instead is giving them the opportunity to have a detached ADU.
- Setting tight boundaries now which if deemed necessary in the future they can be loosened and alleviate regret it in the upcoming years.
- We looked at several cities and decided upon what was best for WB City. One key point is that we reduced the requirement for a lot size from 11,000 to allow those with 10,000 square feet. We choose to error on the side of caution as you can always allow more but cannot change mistakes after building is completed.
- Setback will remain the same standard as they have always been.
- Changes were good. Stormwater and grading requirements were the idea of engineer. It is already in the code. Building permit require drainage plans per our building code.
- There is a difference between a barn/recreational structure and a dwelling unit.
- Invited them to drive through the city and see what you like and don't like. Notice PDU's and Senior Housing Area. We are doing our best to do what we think the community wants. We always welcome comments from our citizens.

5. Consider Recommendation for Proposed Code Change – Detached Accessory Dwelling Units.

Action Taken:

Corey Sweat moved to forward the Proposed Code Changes for Detached Accessory Dwelling Units to the City Council with a positive recommendation per the draft reviewed and presented to the public this night dated 9-4-2026. Dennis Vest seconded the motion and voting unanimous in favor.

6. Discuss West Bountiful City Annexation Policy Draft.

Commissioner packets included a memorandum dated 09-08-2026, from Duane Huffman, City Administrator regarding Draft Annexation Policy Plan with an attached first copy of the proposed new Annexation Policy Plan draft and an annexation petition from Scott Jones who owns 5.236 acres east of Bountiful Pond and south of Dike Road.

Remington Whiting explained that State law requires that before a city annex any land, it must prepare and adopt an APP (Utah Code 10-2-803). The last update to West Bountiful's current APP was a 93 page document in 2003.

He noted that the city recently received a request to annex land adjacent to Bountiful Pond, which is outside of any area currently included in the APP. Rather than just updating the map, staff recommend updating a new APP that conforms to current state law and is significantly shorter. Mr. Remington Whiting pointed out the possible areas that could be annexed in the future on the map that was included in the packet.

Mr. Whiting noted that our consultants Jake Young and John Janson prepared a draft for the commissioners to review. The draft closely follows state code. In addition to adding the land adjacent to the Bountiful Pond, it also contemplates adding additional land west of Legacy Parkway.

Some discussion took place regarding if the properties on the map were in agreement with being annexed. Corey Sweat stated that they do not need to be in agreement but this is just included in the code in order to be able to address it in the future. Laura Mitchell asked about the properties that were not included in the color-coding map. All noncolored land is currently unincorporated property.

Commissioners directed staff to set a public hearing for our next scheduled meeting for September 22, 2026.

7. Approve Meeting Minutes from August 25, 2026.

Action Taken:

Laura Mitchell moved to approve the minutes from the August 25, 2026, Planning Commission Meeting as presented. Corey Sweat seconded the motion, and voting was unanimous in favor.

8. Staff Reports

a. Engineering (Kris Nilsen)

- Excused this Evening

b. Community Development (Remington Whiting)

- Building permits have picked up

- Lucky Bamboo restaurant will be occupying the previous Arella Pizza building.
- Code Enforcement continues with contacting them by phone, letters, and personal visits.
- September 15th secondary water will be shut off
- Next PC meeting he will be gone
- Code Change application for fence to not have to be around the pool does not have to be a fence but a protective barrier.
- Interviews currently being done for the administrative assistant
- Highgate Phase II
- Newsletter in progress

Julie Thompson agrees with the planning commission regarding the DADU except for size limitation. She is not in favor of allowing more density with allowing more than 1 per lot. She reported about a disgruntled citizen about the height limitations restrictions. Julie noted that we listen to the one in hopes to understand some things that may be obsolete or need addressed. She also noted all the time and effort has been put into this code.

Richmond Thornley asked to be excused from the next meeting.

9. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:20 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission, by unanimous vote of all members present.