CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
December 14, 2021 – POLICY SESSION

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Monthly Department Updates

Review the Submissions Received for the Centennial Logo

Discussion on the Award of Proposal for the Design Services for Landscaping of the City's Interchanges

Discussion on a Request to Rezone Properties Located at Approximately 564 South 800 East (TINs: 12-018-0005, 12-018-0006, 12-018-0007, and 12-004-0172) from R-1-8 (Residential) to R-1-6 (Residential)

Discussion on Proposed Amendments to the Development Agreement with the City, Clearfield Community Development and Renewal Agency (CDRA), and Clearfield Junction, LLC

ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE AS THE CDRA IN A WORK SESSION*

CDRA WORK SESSION

Discussion on Future Plans for the Old Library Property Located at 562 South 1000 East

(**TENTATIVE**) The Board may consider a motion to enter into a Closed Session for the purpose of discussing the purchase, exchange or lease of real property.
Utah Code Ann. § 52-4-204 and § 52-4-205(1)(e)

ADJOURN AS THE CDRA *

(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER:	Mayor Shepherd
OPENING CEREMONY:	Councilmember Peterson
APPROVAL OF MINUTES:	November 23, 2021 – Policy Session

PRESENTATIONS:

1. PRESENTATION TO THE CITY FROM THE CLEARFIELD UTE FOOTBALL LEAGUE

2. SWEARING-IN OF NEW CLEARFIELD POLICE OFFICERS PARLEY WIBERG AND JEREMIA ZALAMEA

3. SWEARING-IN OF THE CITY'S 2021-2022 YOUTH COMMISSIONERS

PUBLIC HEARINGS:

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM RELATED TO ITS REHABILITATION PROGRAM, CITIZEN'S PARTICIPATION PLAN, 2021-2022 ONE-YEAR ACTION PLAN, DOWN PAYMENT ASSISTANCE PROGRAM, AND REALLOCATION OF ROUND THREE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT FUNDING

   BACKGROUND: Staff discussed changes to the City's CDBG program with the City Council during its work session on September 7, 2021. Staff is proposing amendments to the following programs: updates to the Rehabilitation Program; updates to the Citizen's Participation Plan, amendments to the 2021-2022 One-Year Action Plan, updates to the Down Payment Assistance program, and reallocation of round three Coronavirus Aid, Relief, and Economic Security (CARES) Act funding from housing assistance to administration costs and enhancing public parks and public spaces within the City. The proposed amendments require a public hearing to open a 30-day public comment period which were held on October 26, 2021 and November 9, 2021 for the various items; followed by a public hearing to conclude the comment period. The purpose of this public hearing is to receive public comments and close the 30-day comment period.

   RECOMMENDATION: Receive public comment.

5. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM RELATED TO ITS 2021-2022 ONE-YEAR ACTION PLAN AND REALLOCATION OF ROUND ONE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT FUNDING

   BACKGROUND: Staff discussed changes to the City's CDBG program with the City Council during its work session on November 23, 2021. Staff is proposing the following amendments: update to the 2021-2022 One-Year Action Plan reallocating funds from the Rehabilitation program to Park Improvements, reprogramming funds from the 2020-2021 program year to the 2021-2022 program year for Park Improvements; and reallocation of round one Coronavirus Aid, Relief, and Economic Security (CARES) Act funds to Parks, Trails, and a Kiosk to promote social distancing. The proposed amendments require a public hearing to open a 30-day public comment period which will be followed by a public hearing to conclude the comment period. The purpose of this public hearing is to receive public comment and open the 30-day comment period.

   RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

6. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

7. CONSIDER APPROVAL OF AMENDMENTS TO THE CITY'S REHABILITATION PROGRAM

BACKGROUND: The City qualifies for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The City has in place a housing rehabilitation program that is funded with CDBG funds and administered by Davis Community Housing Authority. Staff is recommending changes to the City's Rehabilitation Program to include repairs and improvements designated in 24 CFR §570.202 that address safety concerns, efficient use of water, and efficient use of energy. The first public hearing was held October 26, 2021 to receive public comment, which began a 30-day comment period. The 30-day public comment period has expired, and no comments were received.

RECOMMENDATION: Approve amendments to the City's Rehabilitation Program to include repairs and improvements designated in 24 CFR § 570.202 and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF AMENDMENTS TO THE CITY'S CITIZEN PARTICIPATION PLAN

BACKGROUND: The Citizen Participation Plan is necessary for Clearfield City to qualify for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The Citizen Participation Plan includes the criteria by which grantees determine whether an amendment to the Consolidated Plan constitutes a "substantial" amendment, requiring additional public notice and comment. Currently, the term "substantial" is undefined, so HUD recommended the City define the term. Staff recommended that "substantial," as it applies to CDBG funds within the Consolidated Plan to mean an amount greater than $10,000. The amendment would allow a change of funding from one eligible activity to another less than $10,000 to be moved administratively. The first public hearing was held October 26, 2021 to receive public comment, which began a 30-day comment period. The 30-day public comment period has expired, and no comments were received.

RECOMMENDATION: Approve the amendment to the City's Citizen Participation Plan defining the term "substantial" and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE-YEAR ACTION PLAN FOR PROGRAM YEAR 2021-2022

BACKGROUND: The City qualifies for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The City received $209,997 in CDBG funds for the July 1, 2021 to June 30, 3022 funding cycle and program year which was more than anticipated. As such, it is necessary to amend the total amount awarded. Staff discussed some additional amendments to the 2021-2022 One-Year Action Plan during work session on September 7, 2021. The proposed amendments would reduce funding allocated for the Down Payment Assistance Program and reallocate those funds and apply the additional funding received towards the Housing Rehabilitation Program. The first public hearing was held October 26, 2021 to receive public comment, which began a 30-day comment period. The 30-day public comment period has expired, and no comments were received.

RECOMMENDATION: Approve amendments to the Community Development Block Grant (CDBG) One-Year Action Plan for program year 2021-2022 reducing the funds allocated for the Down Payment Assistance Program and reallocating those funds, as well as the additional funding to the Housing Rehabilitation Program and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF AMENDMENTS TO THE CITY'S DOWN PAYMENT ASSISTANCE PROGRAM

BACKGROUND: Clearfield City qualifies for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The City has in place a Down Payment Assistance program that is funded with CDBG funds and administered by Davis Community Housing Authority. The City program offers grants of $5,000 for qualified first-time home buyers. Under the current program the cost of a home to qualify for down payment assistance cannot exceed $325,000. With the significant increase in values of homes and real property in the City, it is proposed the amounts increase from $5,000 to $7,500 and from $325,000 to $400,000 which could allow a greater opportunity to qualifying individuals. The first public hearing was held October 26, 2021 to receive public comment, which began a 30-day comment period. The 30-day public comment period has expired, and no comments were received.

RECOMMENDATION: Approve amendments to the City's Down Payment Assistance Program increasing the assistance from $5,000 to $7,500 and increasing the qualifying home price from $325,000 to $400,000 and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ROUND THREE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT FUNDING

BACKGROUND: Clearfield City qualifies for Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The City was awarded $107,986 in round three of CARES Act funding. Initially the money was intended to be used by the City for housing and rental assistance resulting from the COVID-19 pandemic; however, there are funds available for residents through the State for these purposes also. Staff recommends the CARES Act funds for round three be reallocated to another qualifying activity;

specifically, to create, expand, or enhance public parks and public spaces by providing exercise stations along existing trails within the City. The first public hearing was held November 9, 2021 to receive public comment, which began a 30-day comment period. The 30-day public comment period has expired, and no comments were received.

RECOMMENDATION: Approve reallocation of Community Development Block Grant (CDBG) Round Three Coronavirus Aid, Relief, and Economic Security (CARES) Act funding to expand or enhance public parks and public spaces and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE TRAIN WATCH PARK PRESSURE REGULATOR VALVE (PRV) PROJECT TO JR BURTON CONTRACTORS

BACKGROUND: The new Train Watch PRV would improve the quality of water pressure in what is now the City's largest pressure zone. The new PRV would allow the Public Works Department to divide the now over-sized pressure zone into two separate zones. The City solicited bids and three were received. JR Burton Contractors was the lowest responsible bidder with a bid amount of $183,061.75.

RECOMMENDATION: Approve the award of bid for the Train Watch Park Pressure Regulator Valve (PRV) project to JR Burton Contractors with a bid amount of $183,061.75 and contingency of $18,306.25, for a total project cost of $201,368.00; and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF RESOLUTION 2021R-22 RECOMMENDING REGISTRATION AND PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT

BACKGROUND: All 50 states, Washington D.C., and five U.S. territories are a part of a $26 billion dollar settlement agreement with the nation's three major pharmaceutical distributors Cardinal, McKesson and AmerisourceBergen, along with Johnson & Johnson, which manufactured and marketed opioids. The state of Utah is earmarked to receive $151 million, and that sum can be increased by an additional $120 million, for a total of $271 million if each county in Utah and all the cities exceeding 10,000 people participate in the settlement.

RECOMMENDATION: Approve Resolution 2021R-22 recommending registration and participation in the national opioid settlement and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:
Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

*****ADJOURN AS THE CITY COUNCIL*****

Dated this 9th day of December, 2021.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Eric Howes, Community Services Director

MEETING DATE: December 14, 2021

SUBJECT: Award of proposal for design services for landscaping interchanges

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RECOMMENDED ACTION

Consider approval of the award of the design services for landscaping the 650 North and 700 South I-15 interchanges to JUB Engineering for an estimated cost of $79,500.00.

DESCRIPTION / BACKGROUND

The City intends to landscape the I-15 interchanges within the boundaries of Clearfield City to beautify these entrances to the community and to make them less likely to be utilized in the future as laydown yards for UDOT projects along the I-15 corridor. The City has designated and bonded for a project budget of $2 million to complete the design and construction of this project. A conceptual design was completed and approved by the City Council and by UDOT earlier this year that will serve as the guiding document for the design of each of these areas. Staff posted an RFP for design and construction management assistance in November of this year.

Staff received two proposals from interested firms to complete the landscape design services for the I-15 interchanges at 650 North and 700 South. The conceptual design was completed earlier this year and will serve to provide the guiding principles for the design of all of the remaining areas not included in the original concept.

Staff has reviewed the proposals received and scored them based on "conformance to the RFP," relevant experience and expertise of the team," approach, methodology, and timeline," and the "total cost" of the proposal.

Although the overall cost of the proposal submitted by JUB engineering is higher, staff believes that the experience and expertise of their team is better suited to the needs of the project as they have included structural engineering, electrical engineering, and a liaison with UDOT on the team. On a project of this size that will include work on the slopes of the bridges included in the interchanges, those services will be important to the success of the project. For these reasons, staff is recommending that JUB Engineering be awarded the contract for the design and QA/QC services for this project.

HEDGEHOG ANALYSIS

This proposed fee has not been scored.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability, and Economy. Since these interchanges represent the first point of contact with Clearfield City to those visiting our city, they are an important piece of presenting a positive image of our community to those who visit Clearfield. These first impressions play a vital role in creating a positive perception of Clearfield to those who visit and intend to relocate here.

FISCAL IMPACT

a. **FISCAL –** The City has bonded for $2 Million to complete the design and construction of these landscapes.

b. **OPERATIONS / SERVICE DELIVERY**- While the main goals of this project are to beautify these areas and limit their usability as laydown yards for future projects, the proposed design is also intended to simplify the maintenance of these areas for our Open Space crews.

ALTERNATIVES

- The lower cost alternative could be selected.
- The project could be delayed.

SCHEDULE / TIME CONSTRAINTS

The intent is to begin the design process as soon as the contracts are completed. However, the actual construction of the project cannot begin until the current HOV lane construction project is complete. Once the design in completed, it is the intention of staff to bid out the landscape construction of the project based on the design completed during this process.

LIST OF ATTACHMENTS

Proposal Scoresheet

I-15 Interchange Design Project

Proposal Scoring

Eric	Conformance to RFP 10 Points	Relevant Experience & Expertise 40 points	Approach, Methodology & Timeline 35 Points	Total Cost 15 Points	TOTAL
JUB Engineering	**10**	**40**	**35**	**12**	**97**
Blu Line Designs	**10**	**30**	**30**	**15**	**85**

Curtis	Conformance to RFP 10 Points	Relevant Experience & Expertise 40 points	Approach, Methodology & Timeline 35 Points	Total Cost 15 Points	TOTAL
JUB Engineering	**10**	**35**	**30**	**9**	**84**
Blu Line Designs	**8**	**27**	**30**	**15**	**80**

Benji	Conformance to RFP 10 Points	Relevant Experience & Expertise 40 points	Approach, Methodology & Timeline 35 Points	Total Cost 15 Points	TOTAL
JUB Engineering	**10**	**35**	**35**	**10**	**90**
Blu Line Designs	**10**	**40**	**30**	**15**	**95**

Brandon	Conformance to RFP 10 Points	Relevant Experience & Expertise 40 points	Approach, Methodology & Timeline 35 Points	Total Cost 15 Points	TOTAL
JUB Engineering	**10**	**32**	**34**	**5**	**81**
Blu Line Designs	**10**	**35**	**30**	**15**	**90**

	GRAND TOTAL
JUB Engineering GRAND TOTAL	352
Blu Line Designs GRAND TOTAL	350

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Tuesday, December 14, 2021
SUBJECT:	Discussion and Possible Action on **RZN 2021-110043**, a zoning map amendment request by Zack Baker with Century 21 Everest Group to rezone the subject properties from R-1-8 (Residential) to R-1-6 (Residential). **Location:** 564 South 800 East (TIN: 12-018-0005, 12-018-0006, 12-018-0007, & 12-004-0172). **Total Project Area:** 2.25 Acres

PLANNING COMMISSION RECOMMENDATION

On December 1, 2021, the Clearfield City Planning Commission forwarded a recommendation of approval of **RZN 2021-11043** for the proposed zoning map amendment as requested. The recommendation was made on a unanimous 7-0 vote.

DESCRIPTION / BACKGROUND

The applicant is requesting a zoning map amendment to R-1-6 (Residential) for development of the properties as a single-family subdivision. Due to the shape and location of the properties, the feasibility of a single-family subdivision is greater with the R-1-6 Zone than with the current R-1-8 Zone. The R-1-6 Zone allows single-family homes as a permitted use with a minimum lot size of 6,000 square feet per lot and a total development density no greater than 7.26 units to the acre. As described in the Clearfield City General plan, "the R-1-6 Zone is allowed for infill single-family development and also as an alternative to larger lot single-family uses in areas designated as residential on the future land use map." Additionally, "The R-1-6 Zone is an alternative single-family option to multi-family development in areas outside of the downtown corridor and should be used to encourage a mix of housing types throughout the city." Future development of these properties would be possible as infill development only which makes the R-1-6 Zone the appropriate choice for future single-family development.

PUBLIC COMMENT

A property notice was posted on November 18th, 2021, with mailed notices also sent on November 17th, 2021. Staff received one phone call from a property owner in the neighborhood expressing support of the rezone as long as it will not allow apartments. No public comment was made at the Planning Commission meeting.

LAND USE ORDINANCE OR ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide recommendation to the City Council. The Planning Commission may recommend adoption of the proposed amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
The proposed amendment is in accordance with the General Plan and Map; or	The requested amendment is consistent with the goals of the General Plan and Map as an applicable zone for the residential future land use designation.
Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	The current housing shortage along the Wasatch Front and associated decrease in housing affordability creates an increased housing cost burden for Utahns. Each issue creates an increased demand for housing and the need for all Utah communities to consider the full range of housing opportunities to current and future residents. Smaller lot single-family subdivisions are more efficient with land usage and provide additional single-family options for the city. With a long and narrow property configuration, development of the properties with single-family homes is more feasible within the R-1-6 Zone than the R-1-8 Zone.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. Chapter 3 – Transportation, addresses goals and policies to ensure balance between future transportation needs that come with future land use development. The following three sections are an analysis of the land use guidelines, the applicable land use goal and policy, and transportation aspects of the General Plan.

A. Land Use Guidelines

Land Use Guideline	Staff Analysis
1. *The identity of Clearfield City should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long-term residency.*	Rezoning this property allows for additional housing opportunities that would be consistent with the established residential land use pattern in the area. Additional homes in this area that are compatible and complementary in design and location will improve the image of the community and foster a positive and healthy living environment for this neighborhood.
2. *The relationship of planned uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.*	The R-1-6 Zone allows development at a maximum density of 7.26 units for every acre of land with minimum lot areas of 6,000 square feet. Additional single-family residences in this neighborhood can provide additional support for the local businesses, schools, and Bicentennial Park. Existing utilities and the street network are supportive of this land use pattern.
3. *Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the city.*	The development of this property with additional single-family homes will capitalize on the existing neighborhood infrastructure with the Bicentennial Park and the local schools and businesses in the area. The future residences will support the long-term viability and sustainability of this neighborhood.
4. *The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, manufacturing, and public use areas.*	Rezoning this property supports a mix of land uses with stable single-family located within this neighborhood and mixed-use and commercial uses being planned along the State Street Corridor and along 700 South.
5. *Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made*	This rezone is supported by this guideline by making a gradual transition that is compatible with the existing single-family neighborhood.

buffers are not available. Adequate screening and design should be provided to protect existing residential areas form more intense land uses.	
6. *Development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems.*	If the rezone is approved, the specific design and location of utility connections for this type of development would be reviewed for approval with submittal of construction documents.
7. *Density increases should be considered only after adequate infrastructure and resource availability have been sufficiently demonstrated.*	Clearfield City Staff has reviewed the existing utility infrastructure in the area and has confirmed that it is able to accommodate the current and future homes that this rezone would allow.
8. *An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, on-road cycling facilities, and drainage ways.*	The rezone of this property would not impede connections or linkages with the current public open space system. Residential development of this property will benefit the current open space system and recreational opportunities in the area by providing additional residents within proximity to use Bicentennial Park as well as Fisher Park.
9. *Commercial and manufacturing uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.*	Not applicable.
10. *The Land Use Plan should promote and encourage land use patterns that provide a high quality of life to all and offer*	Medium-density single-family residential as part of the R-1-6 Zone increases housing choice and offers multiple choices in mobility and transportation.

choice in mobility and transportation.	
11. *The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.*	Development of the properties with medium-density single-family residential will maximize the value of the property for the landowner and will provide a greater tax base for fiscal sustainability for the City. This development type will be more efficient in the use of public utilities and will provided additional housing opportunities than if developed with large single-family lots.
12. *The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.*	Development of the property at this scale will provide additional housing opportunities within proximity of Bicentennial Park and will further maximize the uses of that open space land and park amenities.
13. *Manufacturing and industrial activities should be limited to those areas already zoned for such uses.*	Not applicable.
14. *Properties registered with the County or State for agricultural or industrial protection should be recognized by the City to allow such land uses.*	Not applicable.
15. *Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas.*	Development of this property with single-family medium-density residential will further support the local neighborhood commerce, public schools, and promote additional use of Bicentennial Park.

A. Goals and Policies of Land Use

The General Plan includes four land use goals with policies and implementation measures associated with each. Out of the four goals, Goal 4 most closely aligns with the proposed rezone request and is provided as part of the following analysis.

Goal 4: *Revitalize Neighborhoods and Commercial Districts with a focus on a Downtown Core.*

Policy: *Encourage redevelopment and renovation of deteriorating neighborhoods and commercial districts.*

Implementation Measure #1: *Facilitate the redevelopment of downtown Clearfield City through public-private partnerships. Continue funding of the Façade and Site Improvement Grant program for downtown businesses. Incentivize redevelopment of the downtown area by using tax increment financing.*

Implementation Measure # 2: *Create land use ordinances that allow and encourage infill redevelopment. Envision downtown as public places that have the potential to become destinations for pedestrians.*

Implementation Measure #3: *Prioritize cod enforcement and property maintenance throughout the City. Hold regular coordination meetings with code enforcement and the planning office, to ensure compliance with City ordinances.*

Implementation Measure #4: *Adopt small area (district) plans to focus on neighborhoods and provide specific goals and strategies to enhance the positives and improve upon those items of concern.*

Implementation Measure #5: *Encourage the mixing of uses along a corridor, including jobs and housing in close proximity to one another.*

This goal, policy, and implementation measure has a specific focus on creating a downtown core but also encourage redevelopment and investment to local neighborhoods and commercial districts. The General Plan specifically calls out the use of the R-1-6 Zone for residential infill development which supports implementation measure #2 listed above. The policy to encourage redevelopment and renovation of deteriorating neighborhoods is highlighted with this request by redeveloping underutilized and deteriorating land in an established single-family neighborhood.

B. Transportation

Overall, the transportation chapter of the General Plan provides guidance for capital projects, ongoing maintenance, and long-term improvement planning. As outlined in this chapter, 800 East is classified as a local street which is intended to provide direct access to abutting land uses as

needed for local traffic movement. 800 East provides connections to 700 South (SR 193) to the south and 450 South to the north. Each of those roads provide greater access to the city and region. The transportation chapter includes guidelines and goals with policies and implementation measure like the land use chapter. The creation of a multi-modal transportation network is recommended as well as efforts to make the city more pedestrian friendly. Development of this property with single-family medium-density residential will encourage and support a walkable neighborhood by providing housing close to community amenities such as the nearby schools, Bicentennial and Fisher Parks, and nearby commercial areas. With these amenities within walking distance and by addressing the site design of the property to treat pedestrians equally with automobile traffic, this development can aid in the city becoming more pedestrian-friendly.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The proposed zoning map amendment will improve *Clearfield's Image, Livability, and Economy* by providing additional residential uses and an improvement to an underutilized property. Providing additional housing opportunities within proximity of parks, schools, and neighborhood commercial areas improves livability and will help support the local economy. The R-1-6 Zone designation for the residential property is consistent with the surrounding uses and will contribute to the image of the City.

FINDINGS AND CONCLUSION

Based upon analysis of this request and the Clearfield City General Plan, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for the proposed zoning map amendment. This recommendation is based upon the analysis of the staff report and the following findings:

1. The proposed zoning map amendment is consistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. The proposed zoning map amendment is necessary to encourage the highest and best use of the land.

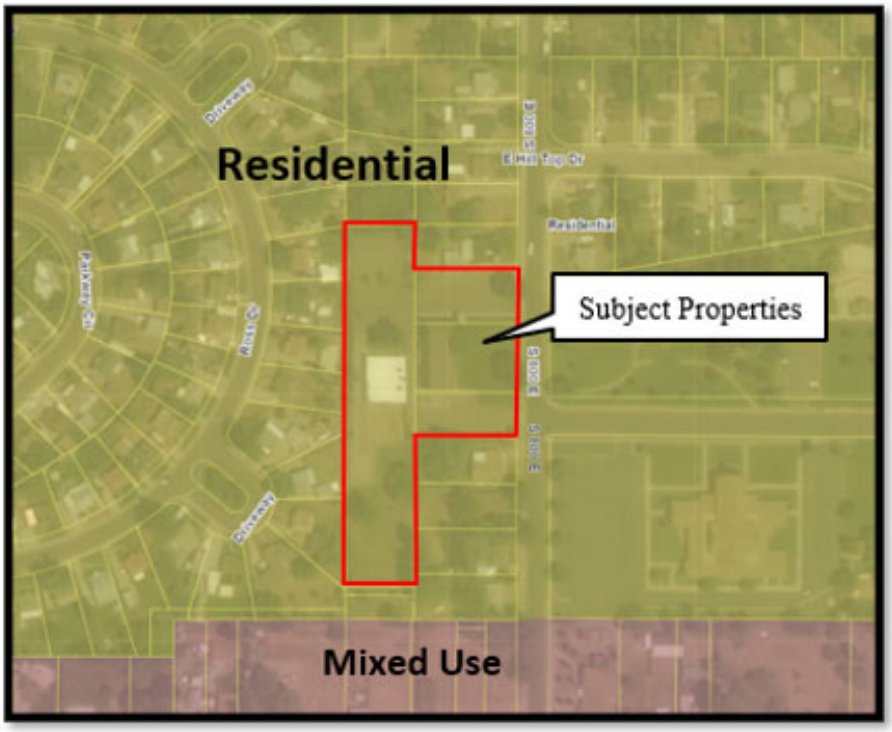
SCHEDULE / TIME CONSTRAINTS

If the City Council chooses to table the item to direct staff to perform research for further information on this item, the item will need to be tabled to a date specific to comply with public hearing notice requirements.

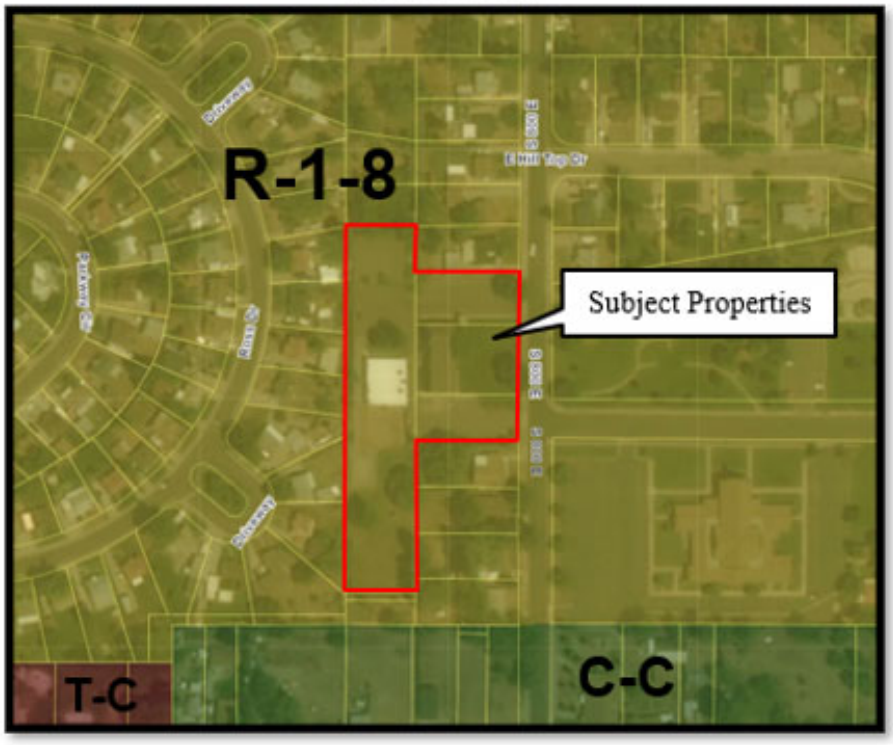
LIST OF ATTACHMENTS

1. General Plan Map
2. Zoning Map
3. Site Exhibits and Legal Descriptions

GENERAL PLAN MAP



ZONING MAP




159
161
163
165
167
169
171
173
175
177
528
542
564
636
650
666
684
529
824
545
WFRML

St Mary Legal Descriptions
564 S 800 E, Clearfield, Ut 84015

Parcel 1: 12-004-0172

- A PART OF THE SE 1/4 OF SEC 1-T4N-R2W, SLM: BEG AT A PT ON THE E LINE OF LAYTON PARK, SD PT BEING 1320.00 FT N 89^47'00" W ALG THE SEC LINE & 294.00 FT N 0^23'06" E FR THE SE COR OF SD SEC; RUN TH N 0^23'06" E 555.39 FT TO A PT 161.59 FT N OF THE NE COR OF LOT 21, IN SD LAYTON PARK (AS OCCUPIED); TH S 89^47'01" E 100.78 FT TO THE W LINE OF VALLEY VIEW SUB; TH S 0^01'36" E 555.39 FT ALG SD LINE; TH N 89^47'01" W 104.88 FT TO THE POB. CONT. 1.328 ACRES.

Parcel 2: 12-018-0005

- ALL OF LOT 5, VALLEY VIEW SUB. CONT. 0.25 ACRES.

Parcel 3: 12-018-0006

- ALL OF LOT 6, VALLEY VIEW SUB. CONT. 0.38 ACRES.

Parcel 4: 12-018-0007

- ALL OF LOT 7, VALLEY VIEW SUB. CONT. 0.29 ACRES.

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

FROM: **Spencer W. Brimley, Community Development Director**
Spencer.Brimley@clearfieldcity.org
(801) 525-2785

MEETING DATE: **Wednesday, December 1st, 2021/December 14th, 2021 (Council Work Session)**

SUBJECT: Public Hearing, Discussion and Possible Action on **DA 2021-100100** to address the requested amendments to the Clearfield Junction Development Agreement. **Location:** 101, 69, 49, & 19 N. Main Street (TIN: 12-930-0001, 12-930-0002, 12-930-0004, & 12-930-0005). **Parcel Area:** 5.48 Acres. **Zone:** T-C (Town Mixed Commerce). **Staff:** Spencer W. Brimley **(Legislative Action).**

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **forward a recommendation of approval** to the Clearfield City Council, for **DA 2021-100100** for the proposed **amendments to the Clearfield Junction Development agreement through an addendum**, as conditioned, based upon the discussion and findings outlined in this report.

This recommendation is based upon the findings and discussion of the staff report; however, as the advisory body to the Clearfield City Council, the Planning Commission may make a different recommendation on its own based upon careful consideration and analysis of the request.

PLANNING COMMISSION RECOMMENDATION OPTIONS:

After careful consideration and analysis of the information presented, the Clearfield City Planning Commission moves to:

1. **Recommend approval of DA 2021-100100**, to address the requested amendments to the Clearfield Junction Development Agreement. **Location:** 101, 69, 49, & 19 N. Main Street (TIN: 12-930-0001, 12-930-0002, 12-930-0004, & 12-930-0005). **Parcel Area:** 5.48 Acres. **Zone:** T-C (Town Mixed Commerce.
2. **Recommend denial of DA 2021-100100**, to address the requested amendments to the Clearfield Junction Development Agreement. **Location:** 101, 69, 49, & 19 N. Main Street (TIN: 12-930-0001, 12-930-0002, 12-930-0004, & 12-930-0005). **Parcel Area:** 5.48 Acres. **Zone:** T-C (Town Mixed Commerce.
3. **Table DA 2021-100100** to request additional time to consider the request.

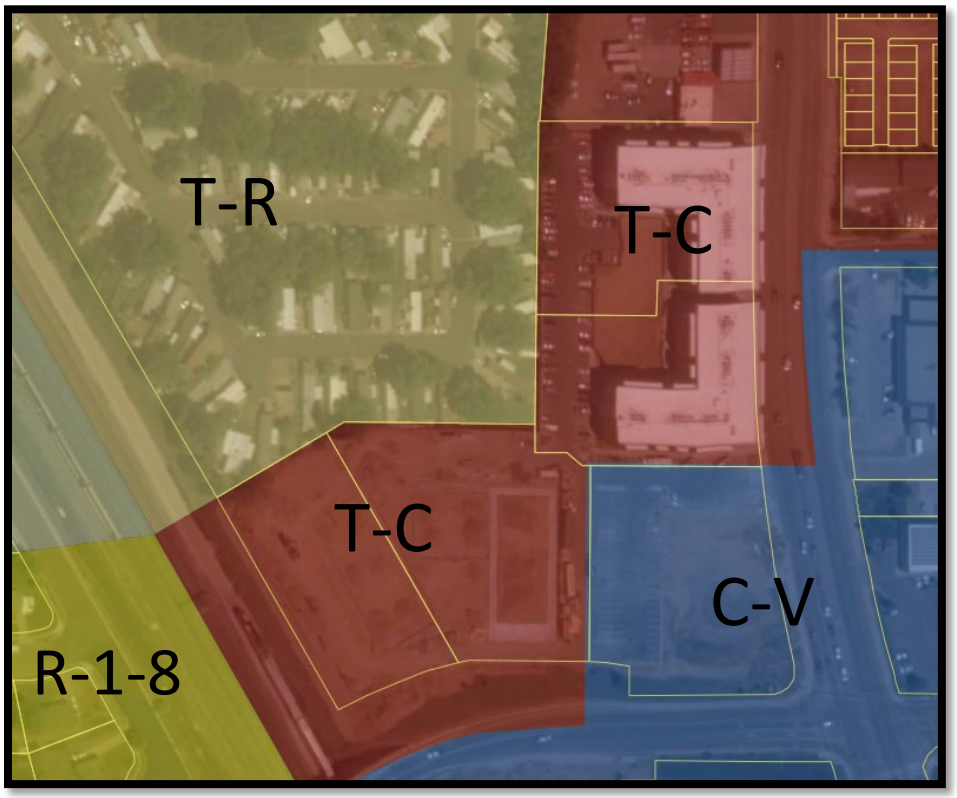
ROJECT SUMMARY

Project Information	
Project Name	Clearfield Junction
Site Location	101, 69, 49, & 19 N. Main Street

Tax ID Number	12-930-0001, 12-930-0002, 12-930-0004, & 12-930-0005
Applicant	Donovan Gilliland
Owner	Clearfield Junction LLC
Proposed Actions	Development Agreement Amendment – addendum approval
Current Zoning	T-C (Town Mixed Commerce)
General Plan Land Use Classification	Mixed Use
Gross Site	5.48 Acres

Surrounding Properties and Uses:		**Current Zoning District**	**General Plan Land Use Classification**
North	Commercial Retail	C-2 (Commercial)	Mixed Use
East	Commercial Retail / Post Office/Residential	T-C (Town Mixed Commerce)	Commercial
South	Health Department	C-V (Civic)	Mixed Use
West	Residential Mobile Home & Single Family	T-R & R-1-8 (Residential)	Mixed Use & Residential

Aerial Image & Zoning



BACKGROUND

This 210-unit residential and commercial mixed-use development has constructed the first two (2) mixed-use buildings on the east side of the project along Main Street (SR-126), with some of the frontage improvements and a portion of the parking lot improvements. The applicant is currently under construction on the two (2) multi-family buildings to the west. The entire development includes a mix of 1, 2, and 3-bedroom units, along with 20,000 square feet of retail space. Retail space has two tenants in the north building and one working to open in the south building in 2022. The applicant is under contract for the sale of the two buildings along Main Street, which has motivated the applicant to complete items that have long been unfinished. The applicant's request for these amendments is twofold; one, bring items that are out of compliance into compliance through the proposed amendments, two, increase outside amenities by incorporating gathers space into the existing buildings.

The project was approved under zoning regulations in the T-R (Town Residential) zoning district with a development agreement to allow modifications from the Form-Based Code. However, since the project was approved the zoning designation has been changed to T-C (Town Mixed Commerce).

The original development agreement was approved in May of 2018, which outlined the applicants' duties for development as it related to incentives. In December of 2018 the Council approved an addendum to the agreement that outlined several modifications to the code, as requested by the applicant. The proposed changes to the development agreement are more specifically identified as items related to the site plan approval, but as such require approval of the Planning Commission and City Council through an additional addendum to the DA. Below is the outline of the requested amendments. Staff has also provided an analysis of the request to ensure full compliance, with appropriate modifications.

Clearfield Junction Development Agreement: Applicant Requests

1. **Gym/Leasing Office/Pool and Hot Tub**: A gym will be constructed in the bottom floor of Building 1. The gym and leasing office square footage will be a final configuration of no more than 2,000 square feet combined. **Leasing Office moved**: Instead of being located in the clubhouse, the leasing office will be moved to the back of the bottom floor of Building 1. **Pool and Hot Tub**: A larger pool and hot tub than what was previously approved will be constructed in its place.
2. **Clubhouse deleted:** The clubhouse building is proposed to not be constructed, but rather the clubhouse becomes an option that may be constructed in Building 2 if the commercial spaces need to be reduced in size to better facilitate a lease.
3. **Landscaping**: The landscape area located within the southeast frontage of Building 2 (future ground story restaurant location for Argentine Corner) will be removed to allow for sidewalk dining. Also, the applicant is proposing other minor changes to landscape areas as shown on attached drawings.
    a. Applicant proposes the following for the landscape changes:
        i. **Deletion: 425 total SQUARE FOOTAGE of landscape area**
            1. 37.5 square footage Back
            2. 37.5 square footage Back
            3. 200 square footage Corner
            4. 150 square footage North
        ii. **Addition: 740 total SQUARE FOOTAGE of landscape area**
            1. 200 square footage Sign area

2. 540 square footage Front

4. **Parking and Fire Access**: The applicant it proposing to reduce parking spaces by approximately 5-7 spaces, at two locations to allow for a second fire apparatus access from the Hidden Glen Mobile Home Park. (This information is shown in the graphic provided by the applicant).

5. **Other amenities**: The kid splash pad will be replaced with a BBQ area with outside seating and the horseshoe pit will be replaced with a fire pit with outside seating.

ANALYSIS

Site Plan Approval and Requirements

The development agreement, with its addendum and site plan were approved in 2018. The DA with is addendum in connection with the FBC govern what is allowed to be developed within the Clearfield Junction project. The FBC required certain standards and elements that were permitted to be modified through the addendum approved in December of 2018. To date there have been no approvals granted for reductions or changes to the site standards or development standards for the project, other than what was allowed in 2018. The list of requests from the applicant include items that have yet to be approved and items that were constructed out of compliance and now the applicant is requesting they be granted as a part of this request to amend/modify certain standards for this project. The staff analysis below provides the necessary review of the requested amendments, with recommendations.

1. **Gym /Leasing Office/Pool and Hot Tub**

   Gym and Leasing Office: The original proposal was for the gym and leasing office to be a part of the clubhouse. The applicant is requesting the gym and leasing office be included to the rear of some of previously approved ground floor commercial space, as required in the development agreement. The applicant is proposing the west side of Building 1 be used for the gym and leasing office with a combined square footage of 2,000 square feet. The plans indicate the leasing office would be 350 square footage and the Gym would by 1,700 square feet for a total square footage of 2,050. This would still allow for two retail spaces that face main street with sizes that would be 1,150 square feet and 1,300 square feet as shown on the plans.

   Pool/Hot tub: The applicant is showing a pool of approximately 612 square feet and a hot tub of approximately 180 square feet. City Centre has a pool that is 700 square footage and a spa that is 124 square feet. I think the pool should at least be that size if not larger. The original pool was just shy of 1,100 SF and the hot tub was about 120 SF. The developer is proposing a larger pool, which should be reflected in the design and construction documents. Designs for the pool shed must be in conformance with any FBC standards and must include the required detailed drawings for review. The square footage of the pool shed will also need to be provided.

2. **Clubhouse**

   The clubhouse required in the original approval was for a separate building, to provide gathering space for the pool, hot tub and to house some space for the leasing office for the project. This building would also have been the place where the pool equipment, pumps, etc. could be housed. The applicant is requesting this building be removed as a required amenity for the project, and rather make it an amenity to be included in the footprint of the south building, subsequently reducing the required retail space. This would reduce the overall retail SF of the building but would create a larger space specific for the tenants, within the building. The gym was originally planned to be included within the clubhouse as well, but with this proposed changed it is being included in the north building along with the leasing office. An option for the applicant to consider

is a social space within the building, that is not necessarily a full clubhouse. Pool table, and game room could be a nice fit for the buildings and a great amenity to replace a full clubhouse.

Landscaping

The applicant is proposing a net increase to landscaping in the amount of 315 square feet. The applicant will be required to provide full drawings with all revisions shown from the approved plant to the proposed plan, designed by a licensed landscape architect. The applicant also has not installed the required landscaping adjacent to the buildings as required by the code. This request is being proposed because the area was installed incorrectly. The applicant is seeking this amendment to bring the current installation into some conformance instead of adjusting it to comply the form-based code.

a. **Deletion: 425 total square footage**
    i. 37.5 square footage Back – required but not completed
    ii. 37.5 square footage Back – required but not completed
    iii. 200 square footage – required but not completed – Argentine corner entry way.
    iv. 150 square footage North – Argentine corner entry way, required but not completed

b. **Added: 540 square footage to be added**
    i. 200 square footage Sign area – This is not additional landscape as the approved plans already require this landscaped area.
    ii. 540 square footage Front – Developer is proposing to reduce 8-foot sidewalk to 5 feet to provide a 3-foot wide by 180 feet long planter between the sidewalk and the building.

Staff does not support the requested reductions in landscaping throughout the site. The reductions being sought by this amendment are to address issues that were created by the applicant and allow for a lesser standard, rather than meeting the required standards of the FBC. Additionally, the applicant has not included the reductions in landscape that would be created by a new second access point from the Hidden Glen Mobile Home Park, which only further reduces the required landscape area. The planning commission felt that the amount of landscape that was provided with the original approval should be required. In concept it seems the applicant can meet that standard.

3. **Parking/Fire Access**

The applicant is proposing to remove stalls (approximately 5-7) for the purpose of creating a second, unimpeded full access. This will have an impact on the overall parking count, number of covered parking spaces and the carport structures (yet to be installed), landscaping, lighting, etc. The site is already struggling with parking that is not being managed well. Further reducing the stall count would only exacerbate this issue. Additionally, the applicant would be required to relocate the parking stalls, covered parking and landscaping to somewhere else on the site, or request an additional reduction as a part of this proposal. These stalls could be relocated near the pool area and other amenities for Building 1 and 2 rather than being eliminated from the project. This would help to meet current demands and parking needs.

Fire Access: The proposed second access points are not ideal, nor have they been approved by North Davis Fire District (see attached letter). The applicant was aware of the requirement from the First District for a second full access point to allow for complete occupancy of all buildings. Failure to meet this stipulation will result in the total apartment count of the project being limited

to less than 200 residential units (leaving the fourth floor of the last building unoccupiable to meet fire code standards). The Fire District is proposing the applicant pursue the western most access for the site, as this, in concept, seems to be a better fit for them and emergency vehicles.

The Fire District provided their analysis of what must be provided prior to them granting approval of the access request, which is included in the letter attached to the report. Additionally, the applicant will need to demonstrate and provide the following:

a) A single access on the western most edge of the project, as included in the submittal is the preferred location by fire district because they think it will allow for better accommodations for turning radii and overall access.

b) Staff is requesting the applicant provide evidence to ensure the future access will be free and clear of mobile homes, or other impediments. The applicant must provide a plan along with an agreement between the parties for the access to be approved. That access will have to allow full access of the mobile home park roads to access this development as well as access for the mobile home park residents to access this development. This could be a great benefit for both parties and provide more direct access to the library for residents in the mobile home park.

c) Documentation of an access agreement between both property owners (the apartments, and the mobile home park) states the access will be granted and exist in perpetuity and may never be terminated, must be provided for review before any approval may be granted for this access.

4. Other Amenities

Staff does not have concerns or issues with the removal of the splash pad, and the horseshoe pits. The BBQ area is approximately 1,000 square feet and contains areas for two grills and possible two groups. The fire pit area is just less than 650 square feet. Both amenities should be included on an updated plan set to demonstrate how all amenities will fit into the site and if there is room to increase the size or add additional amenities. The applicant has provided a color graphic for the location of amenities, but this is not drawn to scale, which would be required prior to final approval being granted.

Additionally, the western most building in this project will still require a tot lot, BBQ area, and dog park as shown on the original approved plans. The requested amendments do not remove the applicant's responsibility to complete all other amenities for the site.

STAFF RECOMMENDATION – CONDITIONS OF APPROVAL

Staff recommends that the Planning Commission **move to forward a recommendation of approval** to the Clearfield City Council, for **DA 2021-100100** for the proposed **amendments to the Clearfield Junction Development agreement through an addendum**, as conditioned, based upon the discussion and findings outlined in this report.

1. The proposed amendments will be drafted into the proper form as an addendum and be submitted for review prior to the public hearing by the Clearfield City Council.
2. This access lane must be approved and the required agreement between the properties must be provided to the city and fire district for review and approval. Approval for the location of the second access is not approval of the access, which will be required prior to final approvals. All items outlined in the North Davis Fire District letter, dated November 16th, 2021, must be completed prior to any approvals.

3. The detail for each amendment request shall be provided in final form with the required engineering and landscape architects stamps, prior to the hearing by the Clearfield City Council. Items required will be:
    a. Building plans and details for inclusion of gym and leasing office within the north building;
    b. Gathering space and game room provided in Building 2.
    c. Pool shed detail and designs shall be provided in conformance with the Form Based Code standards for accessory buildings;
    d. Details for parking relocation within the project, including details for exact location of future access and engineered drawings to address all aspects required in the North Davis Fire District letter, dated November 16, 2021.
    e. Parking that will be removed by second access should be evaluated for relocation to an area adjacent to building 1 and 2 to accommodate parking issues and concerns or some other location within the project site.
    f. Proposed amenities shall be shown on resubmitted engineered drawings including, locations of amenity, square footage calculations, and all required details for the BBQ area, fire pit and all furniture proposed for the seating areas. All amenities must be to the commercial standards and must be resubmitted for staff review.
4. Landscaping shall be installed per approved site plan with existing landscape items to be relocated to allow for second full access. Details for landscape square footage, materials, plants, etc. to be provided by applicant that outline all quantities, square footages, plant type and materials in accordance with approved plans, and any detail to address changes to quantities, square footages, plant type and materials, etc.

ATTACHEMENTS

Applicant Graphics
Approved Site and civil plan
North Davis First District letter (November 16, 2021)

AMENDMENT TO DEVELOPMENT AGREEMENT
For
CLEARFIELD JUNCTION

THIS AMENDMENT TO THE DEVELOPMENT AGREEMENT is made and entered as of the _____ day of _____, 2021, by and among Clearfield City, a political subdivision of the State of Utah (the "City") and the Clearfield Community Development and Renewal Agency (the "CDRA") and CLEARFIELD JUNCTION, LLC. A Utah limited liability company (the "Developer").

RECITALS

A. The Developer, City, and CDRA have entered into a development agreement dated May, 22, 2018.
B. The Developer has partially completed phase 1 of the project and is currently building phase 2.
C. The Bottom Floor Retail has had difficulty being leased.
D. The Developer has entered into a sale agreement for the sale of phase 1 and phase 2 of the Clearfield project.
E. The Developer and the new buyer wishes to make several changes from the original design as follows:

CHANGES FOR DEVELOPMENT AGREEMENT

1. The leasing office will be moved to the back of the bottom floor of building 1 `and the proposed outbuilding will not be constructed. A larger pool and Hot tub will be constructed In its place.
2. A gym will be constructed in the bottom floor of building 1. (Gym and Leasing office SF will be 2000 SF combined, final gym and office configuration will be limited to this SF)
3. A optional clubhouse area may be constructed in building 2 if these spaces need to be reduced in size to be leases.
4. The parking spaces will be reduced by approximately 5-7 to allow for a second Emergency and Fire access per the Clearfield Fire Department.
5. The landscape area by Argentine Corner will be removed to allow for sidewalk dining. Also Minor changes to Landscape areas as shown on attached drawings.
6. The kid splash pad will be replaced with a BBQ area with outside seating and the horse shoe pit will be replaced with a fire pit with outside seating area.

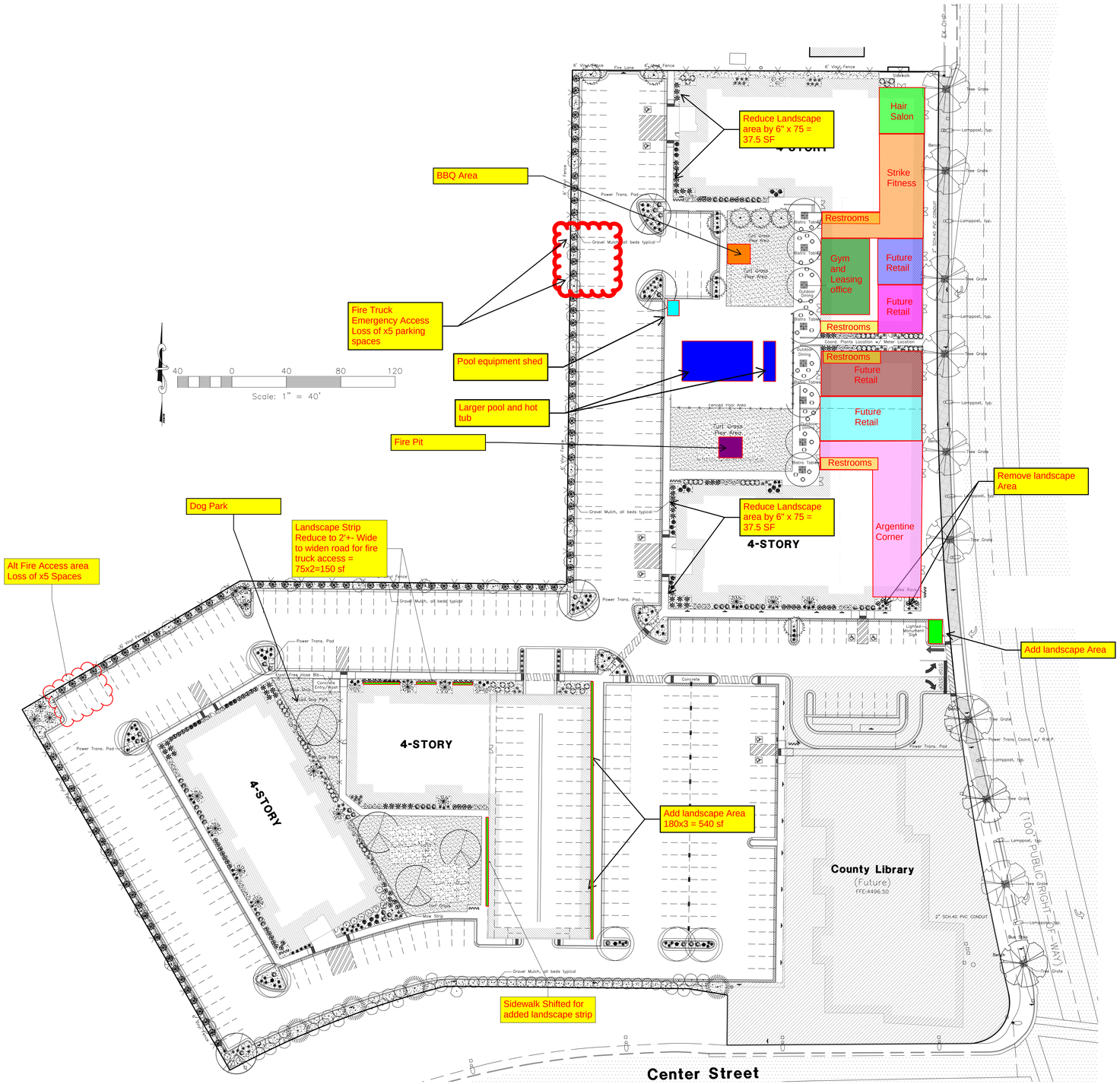
_____ _____

DEVELOPER
Owner – Donovan Gilliland

CITY of Clearfield
Mayor – Mark Shepard

Landscape & Site Changes

Reeve & Associates, Inc. - Solutions You Can Build On



Landscape Deleted -
A 37.5 SF Back B1
B 37.5 SF Back B2
C 200 SF Corner B2
D 150 SF North B3

Landscape Added
E 200 SF Sign area B2
F 540 SF Front B3

Total ADDED landscape area

315+- SF ADDED

Parking Calcs									
		Building 1	Building 2	Building 3	Building 4	Total	Parking Required	Required Spaces	
Multifamily	1 bed	23	23	32	32	110	1.15	126.5	
	2 bed	27	27	18	13	85	1.72	146.2	
	3 bed	6	6	7	3	22	2.3	50.6	
		56	56	57	48	217			
Retail		10000	10000			20000	1 per 500	40	
Library		10000				10000	1 per 600	16.67	
								379.97	NEED
								397	HAVE
							less 5 spaces for easement		
								392	After Easement
								12.03	Over code

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Clearfield Junction Subdivision

CLEARFIELD CITY, DAVIS COUNTY, UTAH

Landscape Plan

REGISTERED PROFESSIONAL ENGINEER
376328
J. NATE REEVE
10/30/2018
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: JULY 3, 2018
Name: CLEARFIELD JUNCTION SUBDIVISION
Number: 6975-04

Sheet L1 of L3 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

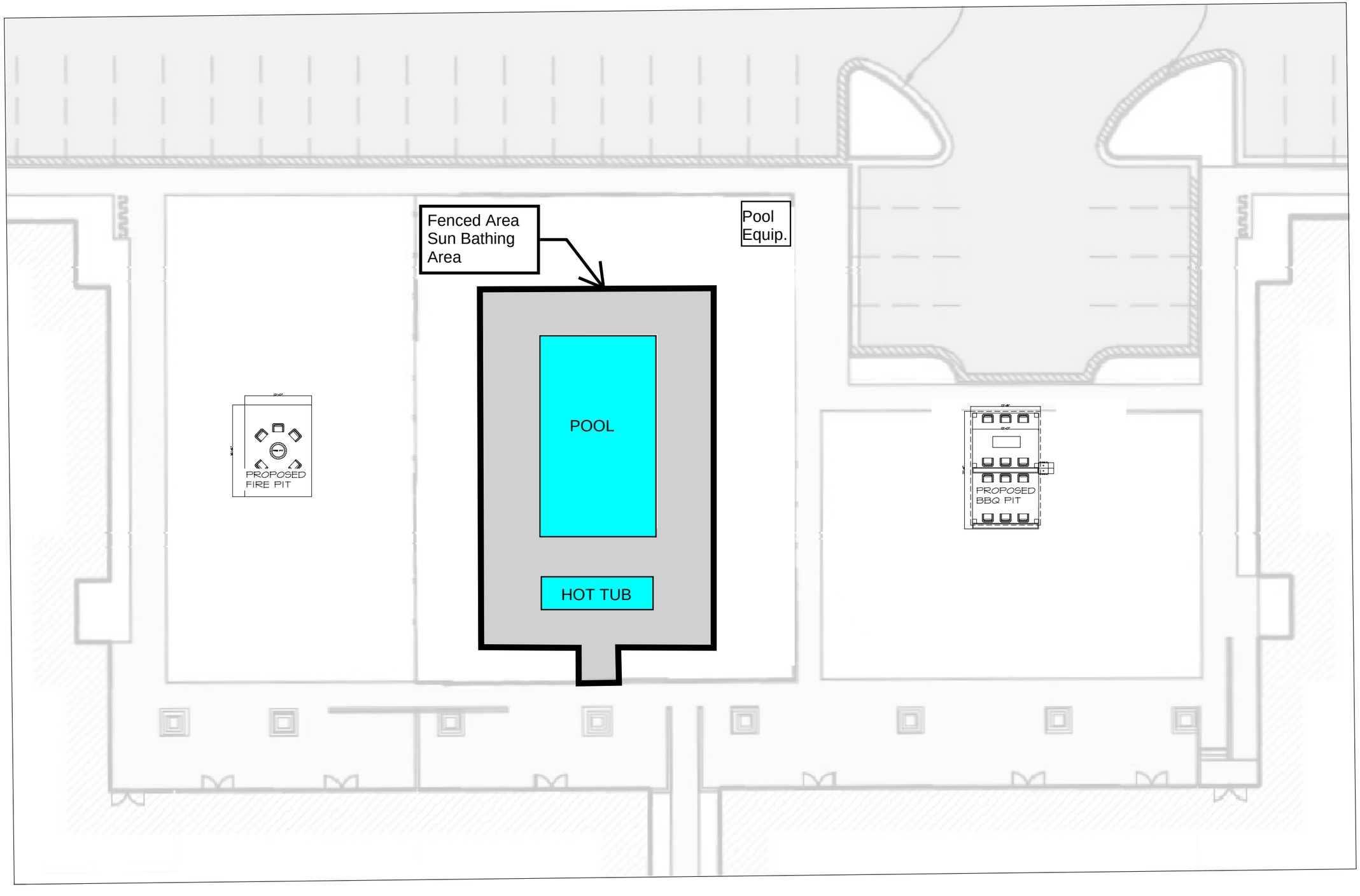
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Leasing Office & Gym

Leasing
Office
350SF
Junction
Gym Space
1700SF
1150SF
1300SF
Strike Boxing and Fitness
Perfect Touch Salon

BBQ
&
Fire Pit
Layout
&
Hardscape
around
Pool

PAGE NAME	PAGE NUMBER
COVER SHEET	1
ELEVATION SHEET	2
MAIN FLOOR PLAN	3
FTG. FOUND. PLAN	4
MAIN ELEC. H.V.A.C. PLAN	5
MAIN FLOOR FRAMING PLAN	6
SECTION DETAILS	7
GENERAL NOTES/ ADA BATHROOM DETAILS	8



SEAL:

PLOT DATE: 11/2/2020
DRAWN BY: N.K.B.
REVISIONS: 11/2/2020

DRAWING DESCRIPTION:
C-BBQ-20UE
BBQ PIT AND FIRPLACE PATIO

NKB ARCHITECTS
4144 WEST 6075 SOUTH
ROY, UT 84067
PHONE: (801) 599-5297
www.nkbarchitects.com

C-BBQ-20UE
101 NORTH MAIN STREET
CLEARFIELD, UT

SHEET NUMBER:
1

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

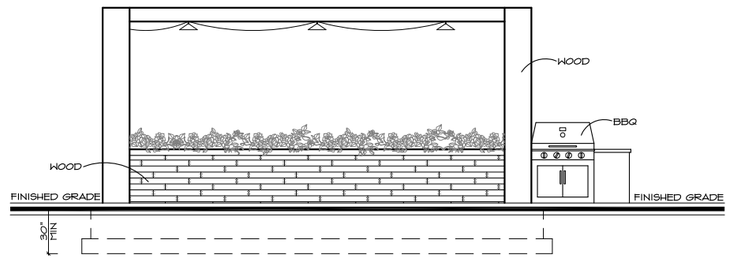
EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min)

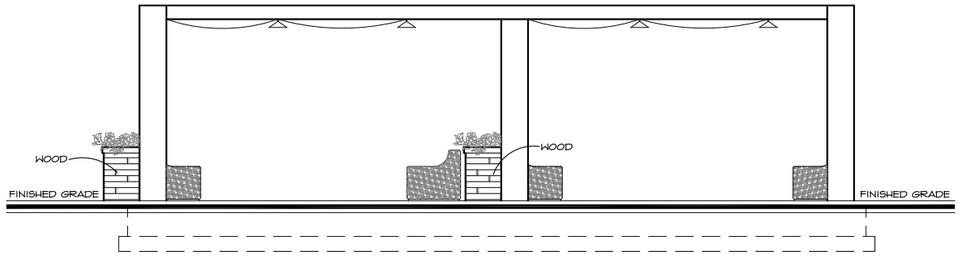
The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%)." R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT.
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

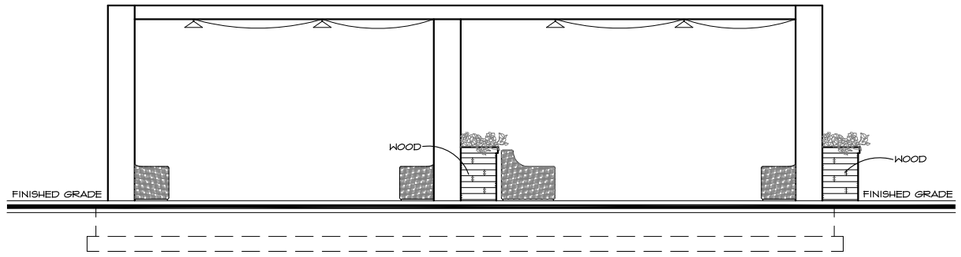
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



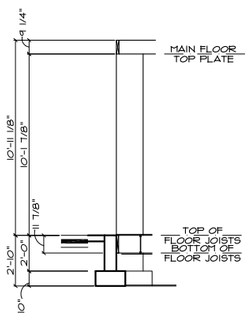
REAR ELEVATION
SCALE 1/8"



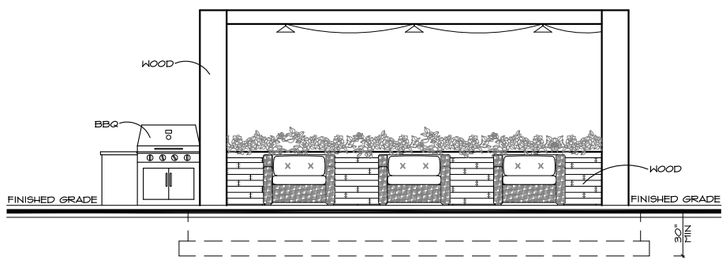
LEFT ELEVATION
SCALE 1/8"



RIGHT ELEVATION
SCALE 1/8"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS



FRONT ELEVATION
SCALE 1/4"



FIRE ELEVATION
SCALE 1/4"

SEAL:

PLOT DATE: 7/6/2020
DRAWN BY: N.K.B.
REVISIONS: 7/10/2020

DRAWING DESCRIPTION:
C-BBQ-20UE
BBQ PIT AND FIRPLACE PATIO

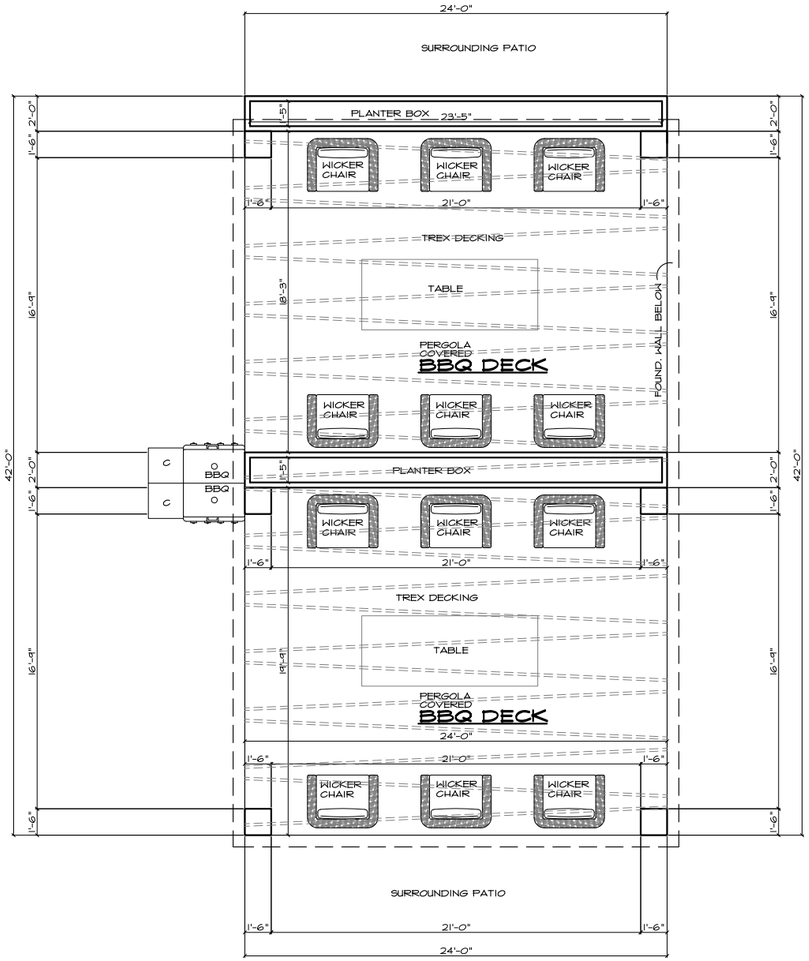
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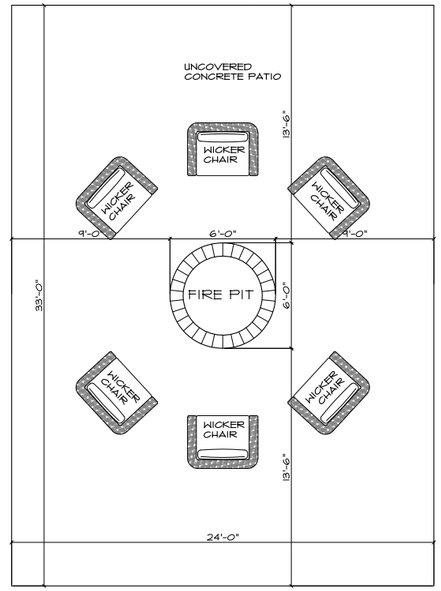
C-BBQ-20UE
101 NORTH MAIN STREET
CLEARFIELD, UT

SHEET NUMBER:
2

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.





NOTE:
10'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
4 1/2" MASONRY LEDGE U.O.S.

MAIN FLOOR PLAN

SCALE 1/4"

SEAL:

PLOT DATE: 7/6/2020
DRAWN BY: N.K.B.
REVISIONS: 7/6/2020

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CLEARFIELD, UT

SHEET NUMBER:
3

FLOOR PLAN GENERAL NOTES:
1. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.

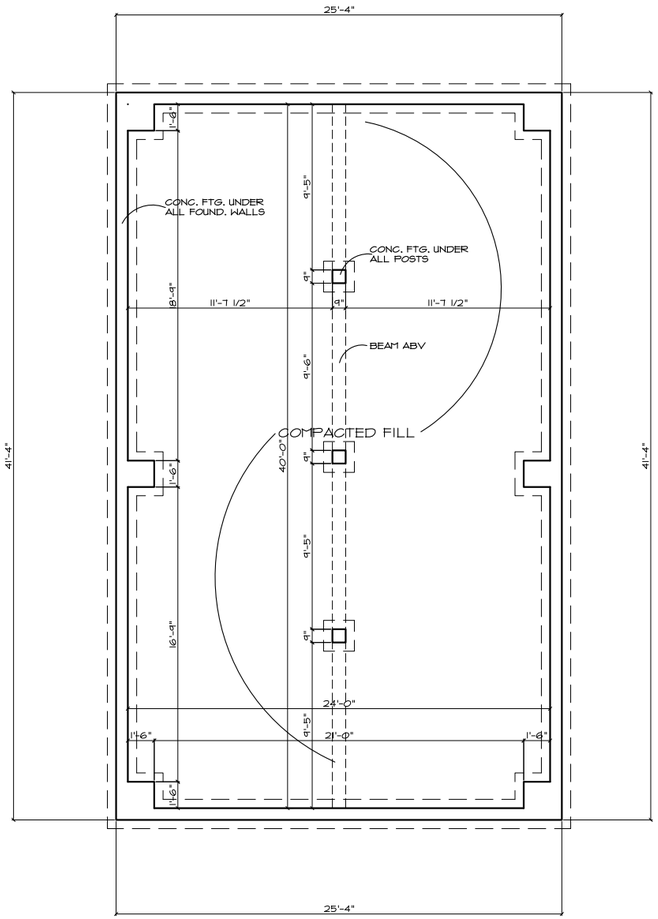
GENERAL CONCRETE NOTES:

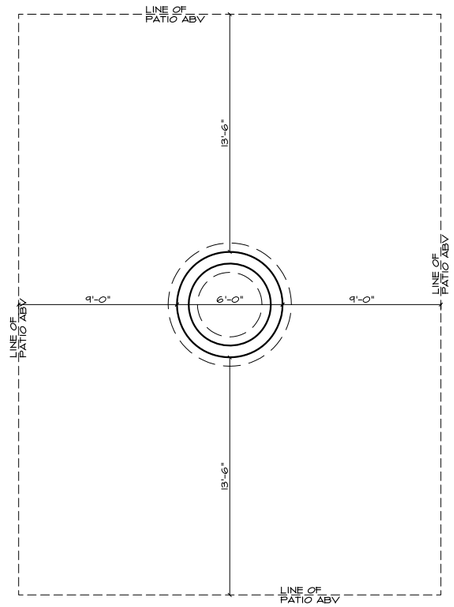
Basement walls, foundations and other concrete not exposed to the weather = 2500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs =3500 psi.

Emergency floor drains at water heaters, laundries, garages, etc., req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

GEO-TECH ENGINEER:
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

CONCRETE OR MASONRY FOUNDATIONS:
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.





NOTE:
2'-0" FOUND WALL
8" FOUND. WALLS U.O.S.

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

Engineer's Stamp:

Structural Design and Analysis
4883 West Old Highway Road
Morgan, Utah 84050
(801) 876-3501
York Engineering

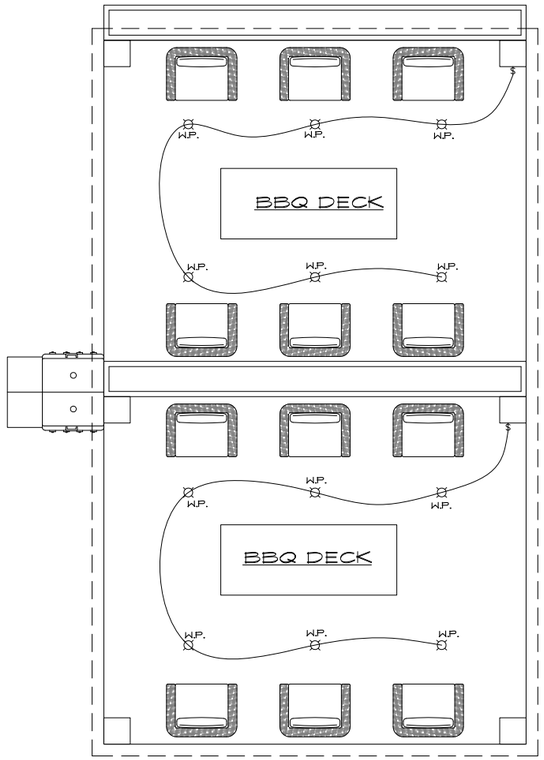
BBQ AND FIRE PIT

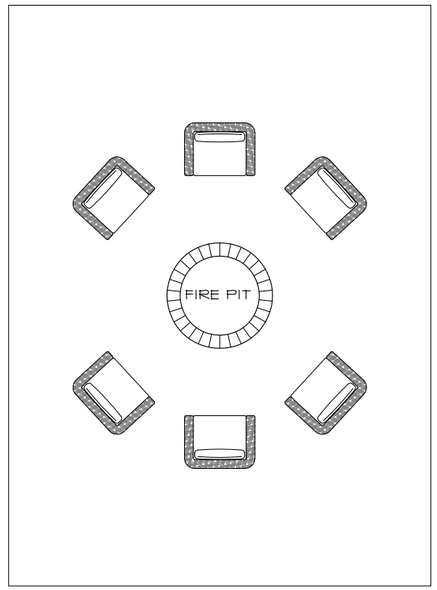
Plan: C-BBQ-20UE
Location: 101 NORTH MAIN STREET

4

All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

SEAL:





MAIN ELEC. / H.V.A.C. PLAN

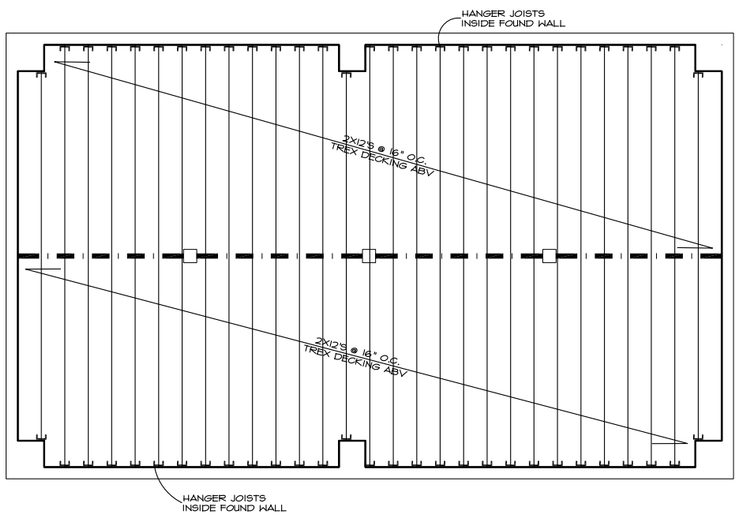
SCALE 1/4"

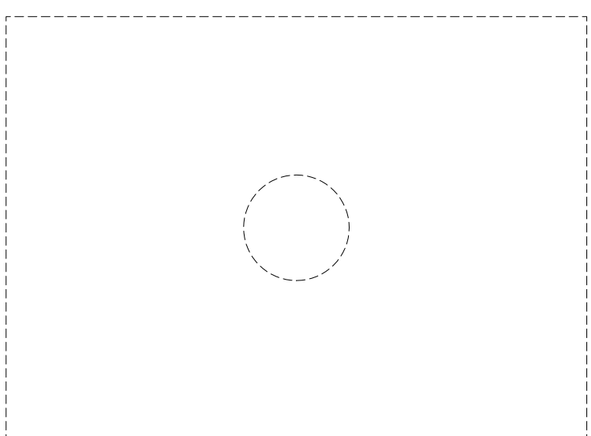
SHEET NUMBER:

5

MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



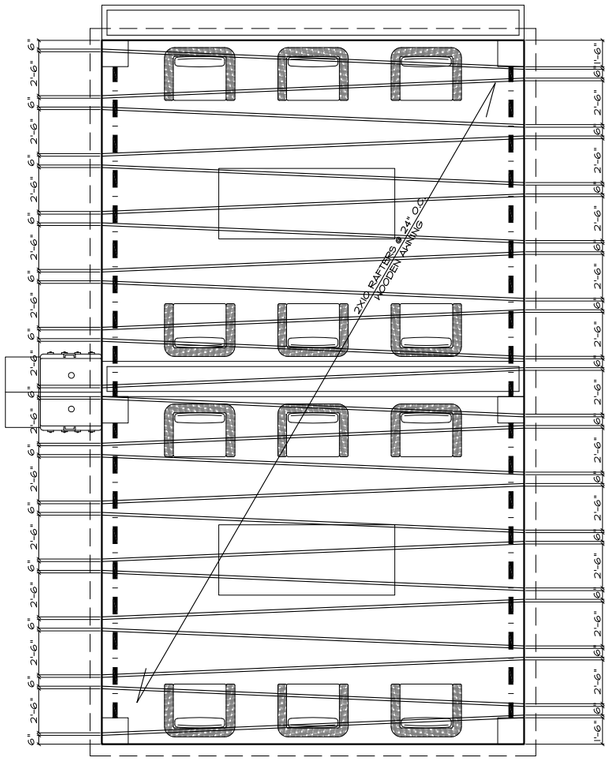


BBQ AND FIRE PIT

Plan: C-BBQ-20UE
Location: 101 NORTH MAIN STREET

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Structural Design and Analysis
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Morgan, Utah 84050
(801) 876-3501

Engineer's Stamp:



NOTE:
10" WOODEN AWNING
0" OVERHANG

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

Engineer's Stamp:

Structural Design and Analysis
4883 West Old Highway Road
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York Engineering

BBQ AND FIRE PIT

Plan: C-BBQ-20UE
Location: 101 NORTH MAIN STREET

CONCRETE FLOOR SLAB NOTES:
A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:
1) Garages, utility buildings and other unheated accessory structures.
2) For unheated storage rooms having an area of less than 70 sq. ft. and carports
3) Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4) Where approved by the building official, based on site conditions

BRICK VENEER NOTES:
Lap all joints in the #9 horizontal joint reinforcement by minimum of 2". Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs, place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R703.7.2

FLOOR PLAN GENERAL NOTES:
1. Roof sheathing 7/16" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
3. 2x6 fascia backer, aluminum fascia and vented alum. soffit system, with insulation baffles @ rafters.
4. Wood, composite, or aluminum siding
5. 7/16" waferboard sheathing on exterior walls.
6. Stucco system, refer to stucco provider for all backing and wall preparations.
7. 3/4" Styrofoam sheeting.
8. Brick veneer, with ties of 22Ga. @16" o.c. with no. 9 wire in bed joints with ties.
9. Stone veneer, with req. ties.
10. 2x4" studs @ 16" O.C.
11. 2x6" studs @ 16" O.C.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. R-24.5 Cellulose insulation.
15. R-30 continuous blown-in Cellulose insulation in attic space 8" min.
16. 1" R-7 closed cell polyurethane.
17. Continuous blown-in insulation in attic space 10" min. (R-38)
18. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
19. TREX DECKING
20. T.J.I./B.C.I. Floor joist system or 2 X 12'S
21. 2x4/2x6 bearing wall with solid blocking at joist.
22. 4" gravel w/ Class 1 vapor barrier.
23. 6-Mil vapor barrier below slab on grade.
24. R-30 insulation in floor.

STAIR & HANDRAIL NOTES:
Handrails are required at all stairways having more than 2 risers. Handrails shall be placed not less than 34" and not more than 38" high. Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade. Handrail graspable surface to be between 1 1/4" and 2 5/8". Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation. A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is 11 inches or deeper, no nosing is required. Provide headroom clearance of 6'-8" min. Balusters for handrails and guardrails shall be spaced no more than 4" apart and shall not have ladder effect.

GENERAL FLASHING NOTE:
Flashing shall be installed (as required by IRC R703.8 & R905) in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation. See sec. 1405.3 IBC

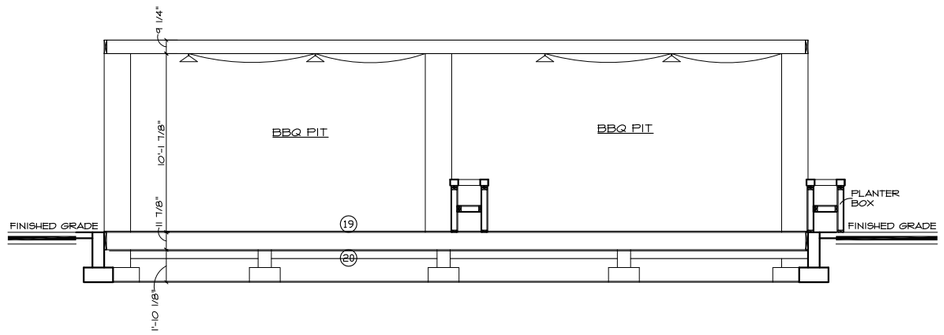
INSULATION:

Building thermal envelope insulation.
An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12 inches (305 mm) or more wide. Alternately, the insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.

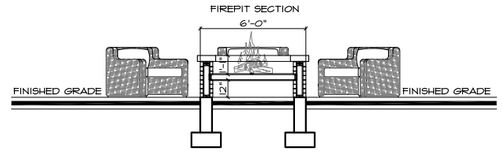
Blown or sprayed roof/ceiling insulation.
The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with he minimum initial installed thickness with number a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

Installation:
All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

Certificate:
A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces, and U-factors for fenestration. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



BUILDING SECTION
SCALE 1/4"



BUILDING SECTION
SCALE 1/4"

SEAL:

PLOT DATE: 7/01/2020
DRAWN BY: N.K.B.
REVISIONS: 7/01/2020

DRAWING DESCRIPTION:
C-BBQ-20UE
BBQ PIT AND FIRPLACE PATIO

NKB ARCHITECTS
4144 WEST 6075 SOUTH
ROY, UT 84067
PHONE: (801) 599-5297
www.nkbarchitects.com

C-BBQ-20UE
101 NORTH MAIN STREET
CLEARFIELD, UT

SHEET NUMBER:
8

General Notes:

1. All works shall conform to the Uniform Construction Code, International Building Code, Local Codes as all as local and federal regulations.
2. This layout was based on the given configuration and features of the existing structure. Dimensions are given as guides to establish the layout within the existing structure. The General contractor and each sub-contractor shall carefully survey and examine the existing structure in establishing layout of the work in order to assure proper fit and alignment of the new work with proper relationship to existing features.
3. Before submitting a proposal, all contractors shall visit the premises, familiarize themselves with the existing conditions and satisfy themselves as to the nature and scope of the work as well as the difficulties that attend to it's execution.
4. Material, workmanship and installation shall be in strict compliance with not only the manufacturers printed instructions, but also the standards of recognized agencies or associations
5. All materials shall be new unless otherwise specified.
6. Provided temporary protection of materials and equipment.
7. Contractor shall protect existing premises from damage during construction.
8. Floor should be left ready for installation of new products as specified.
9. It is intended that the General Contractor provide a complete job. Any omissions in these general instructions or the out-line of work are not to be construed as removing such items from the responsibilities of the General Contractor.
10. Time required to complete the project shall be stated in the Contractors proposal.
11. All work shall be performed by skilled and qualified workmen in the appropriate trades. Contractor shall keep sufficient workmen on the job at all times to perform the work in the most expeditious manner consistent with good workmanship, sound business practice and in the best interests of the project.
12. Contractor shall provide proper protection for all existing work, furnishing and fixtures likely to be damaged. When any exterior openings are made in the existing work, the opening shall be covered and secured at the end of the days work.
13. Patch, Repair and replace all existing walls, ceilings and/or floors damaged due to new construction.
14. Starting time and completion for construction is to be coordinated with the building owner and agreed upon by both parties
15. Contractor is expected to work on job without any unreasonable delay. If a delay is to occur, parties must be notified, client, owner etc.
16. Work performed over any surface constitutes acceptance of that surface for the specified quality of the work being performed theron.
17. The General Contractor shall provide and install fire as shown on the plan and/or as specified by the Fire Department regulations. If required by the Building Department, the General Contractor shall place fire extinguishers as per the Fire Department inspector.
18. All Lockets shall be coded and or keyed in accordance with the tenant and building owners requirements. Codes and/or keys are to be delivered to the tenant properly tested and/or tagged. Provide (3) pass keys for each lock unless otherwise noted. Provide construction keying that can be voided with the removal of cylinders from locks.
19. Not substitutions without the approval of the owner and client.
20. The Contractor is to notify the client and building owner of any modifications or adaptations to drawings or specifications
21. The contractor shall provide certificates of insurance as per the building owners requirements.
22. All construction and sub-contracted work is to be performed by contractors licensed in the state where work is being executed
23. All contractors are responsible to conform to the landlord and building owners insurance requirements.
24. All contractors are required to conform to the building owners delivery and parking rules and regulations
25. All contractors are to conform with the Landlord/Building owners building protections policies for deliveries to the site and storage of all construction materials.
26. All new surfaces shall be properly prepared, spackled, sanded etc. to provide a perfectly smooth surface ready to be finished.
27. Remove debris and abandoned items from area and from concealed spaces on a daily basis. Contractor to coordinated removal of debris from site so that id does not interfere with the activities of the owner or the other tenant's.
28. Interior wood framing, blocking, nailers, etc. shall be non-combustible fire retardant material, Install solid wood blocking for grab bars, cabinetry, etc.
29. All floor and wall finishes shall meet Class I interiors finishes.
30. Properly prepare all surfaces in strict accordance with the manufacturers recommendations before application of finishes
31. Execute prior to final acceptance
    a. Clean all visible interior and exterior surfaces
    b. Remove temporary labels, stairs and foreign substances
    c. Clean fixtures and cabinetry to a sanitary condition
32. Permits
    a. General Contractor to pay for al permits required unless specified by owner.
    b. General Contractor shall obtain final Certificate of Occupancy upon completion of work and shall forward same to owner.
33. Cleaning
    a. Maintain premises and public properties free from accumulations of waste, debris and rubbish, caused by operations.
34. Warranties
    a. Contractor shall warranty the work will be free from defective materials and workmanship for a period of one(1) year after the date of the Owners acceptance or within such a period of time as may be prescribed by the terms of any applicable special warranty required by the contractors documents.
    b. By submitting a proposal or agreement to perform work, the contractor agrees that he is skilled and experienced in the use and interpretation of plans and specifications. The Contractor has carefully reviewed the plans and specifications for this project and has found them to be free of ambiguities and sufficient for bid purposes. Further he has carefully examined the site of the work and from his own observations has satisfied himself as to the nature and location of the work, the character, quality and quality of materials, the difficulties likely to be encountered and other items found on the job.
35. Fixtures and Hardware
    a. All doors shall be installed in accordance with the plans. All new or existing doors and frames shall match requirements on drawings.
    b. Provide door hardware as required by drawings.
36. Floor Finish
    a. Contractor shall inspect the sub-floor before commencement.
    b. Concrete slab to be properly flashed and leveled before the installation of the flooring materials.
37. Wall Finish Notes:
    a. All walls shall be properly prepared (spackled, sanded, filled, primed, etc) by the Contractor for painting and wall covering as per finish manufacture's specifications.
    b. All Paint shall be applied in accordance with manufacturer's specifications for the particular surface.
    c. Work shall include all new and existing interior exposed hollow metal, masonry, wood and cabinet work items and any other surfaces not specified to be prefinished.
    d. Products of Known Paint manufacturers will be acceptable
    e. Protect other work against damage. Remove all stains from finished surfaces. Materials which are damaged to such an extent that they can not be restored to their original condition shall be replaced at not cost to owner. Colors as per specifications or by client or owners acceptance.
    f. Minimum required rating of interior paint finishes for new space shall be Class "B", With a flame spread rating of 26 to 75.
    g. Surfaces shall be clean, smooth and thoroughly dry before painting. If surfaces are not in proper condition, notify client and owner before proceeding with work, otherwise be held responsible for poor work caused by improper surfaces. Application of first coat of paint as acceptance by painter of responsibility for base surface.
38. Reflected Ceiling
    a. Install as noted on drawing or as per client and owners request
    b. All fixtures are to be centered in acoustic ceiling tiles unless noted or discussed with client and owner.
    c. Grain of dropped ceiling panels shall run in same direction
39. Shop drawings
    Contractor should submit shop drawings to client and owner to obtain prior approval prior to ordering fabrication on materials
40. Electrical Work
    a. All work is to be performed in accordance with National and Local codes in addition to OSHA the federal standard for making buildings usable by the physically handicapped.
    b. Provide connections to heating, ventilating, air conditioning, etc. as required
    c. Install emergency lighting and exit signs as required
41. HVAC Work
    a. All mechanical works shall be installed in accordance with Local and National Codes
    b. General Contractor is responsible for all coordination between trades involving mechanical, electrical, plumbing and fire protection work to insure proper coordination.
    c. The HVAC contractor shall guarantee all work done by him and material supplied by him for a period of one year from date of acceptance by owner.
    d. The HVAC contractor shall give necessary notices, file drawings and specifications with the departments having jurisdiction, and shall obtain and pay for all permits or licenses necessary to carry out this work.
    e. The HVAC contractor shall perform his work in the existing building when and as directed and generally in accordance with the sequence of operations of the building so as to cause the least possible inconvenience and disturbance to the owner.
    f. The HVAC contractor shall be responsible for balancing the system.
    g. The HVAC contractor shall visit and examine the premises so as to fully understand all the conditions pertaining to his work, understand difficulties to be encountered and materials required for the installation of this work at no additional cost to the owner. The exact locations of existing outlets are to be verified in the field.
42. Sprinkler Work
    a. The sprinkler contractor shall visit and examine the premises so as to fully understand all the conditions pertaining to his work, understand difficulties to be encountered and materials required for the installation of this work at no additional cost to the owner. The exact location of existing heads is to be verified in the field.
    b. Sprinkler systems shall be in accordance with NFPA code and all applicable fire protections codes.
43. Specifications Covering the Flammability of Plastic Laminate and Wood Veneer Furniture
    a. Test & Criteria
    i. Flame spread indexes for this application shall be determined by either ASTM-E84-75a or ASTM E162-78. Flame Spread indexes shall not exceed 25.
    ii. The vertical flame test shall be performed in accordance with FAA Regulation, section 25. 853(b) and Appendix F dated May 1, 1972. This test method requires that the flame be applied for 12 seconds and then removed, that the average flame time after removal of the flame source shall not exceed 15 seconds, and drippings from the test specimen shall not continue to flame for more than 5 seconds after falling.
    b. Inserts
    i. All core and/or structural materials shall be tested and meet the requirements specified in tests and criteria.
    ii. Plastic laminate or wood veneer layer materials having a thickness not greater than 1/28 inch shall be tested and meet the requirements specified in tests and criteria.
    iii. Plastic laminates or veneer layer materials having a thickness greater than 1/28 inch shall be subject to the vertical flame test FAA Regulation mentioned above.
    iv. The application of intumescent coatings to achieve the resistance shall be reviewed.
    c. Certification
    i. The supplier of the finished item shall submit a certification and test data by a recognized independent testing laboratory of the results of the tests specified above. The certifications and tests shall cover the materials supplied in the finished product. Proof of use of UL Labeled products meeting the specified flammability criteria will be acceptable in lieu of the certification.

COMMERCIAL DETAILS

SCALE 1/4"

SEAL:

PLOT DATE: 7/07/2020
DRAWN BY: N.K.B.
REVISIONS: 7/07/2020

DRAWING DESCRIPTION:
C-BBQ-20UE
BBQ PIT AND FIRPLACE PATIO

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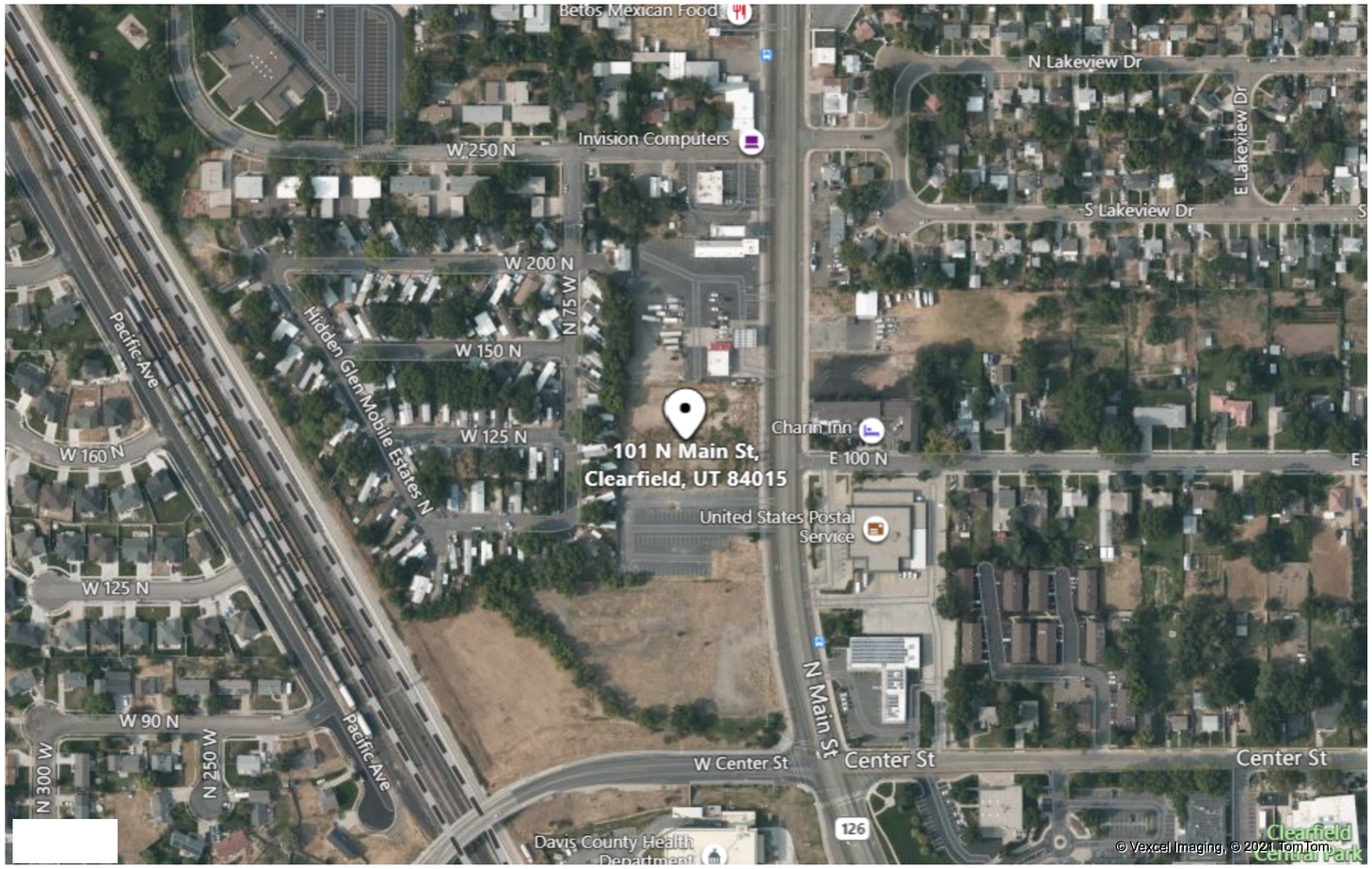
POOL
&
HOT TUB

Clearfield Junction Apartments

101 N Main St, Clearfield, UT 84015

Location: 41.115557, -112.026766

Permit Set
March 16, 2021



VICINITY MAP

SCALE: NTS

PROJECT NOTES:

1. All work shall be performed in accordance with the Salt Lake City Standards and Specifications and the Salt Lake County Public Health Department's Swimming Pool Codes.
2. These drawings are for the engineering and design of the Swimming Pools and Spa Pools only. The facilities supporting and surrounding the pools are shown for informational purposes only and are provided by others.
3. Refer to the architectural, civil, structural, mechanical and electrical drawings for additional information and utility services.
4. Pool Contractor shall coordinate the scope of work contained in these documents with the General Contractor, Mechanical Contractor and Electrical Contractor to insure all work indicated in this set of documents are provided for, installed and operational.

Sheet Index

Sheet #	Description
0.0	Cover Sheet
1.0	General Notes
2.0	Overall Site Plan
3.0	Pool Layout
3.1	Pool Piping Plan
3.2	Spa Piping Plan
4.0	Containment Basin
5.0	Structural Pool Plan
5.1	Structural Spa Plan
6.0	Pool Details
6.1	Spa Details
6.2	General Details

DKE
DESIGN & ENGINEERING FIRM
925 S. Auto Mall Dr #3
American Fork, UT 84003
(801) 742-3611
www.dkeinm.com

PROJEC
LOCATIC

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

COVER SHEET

JOB #: 008

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	Brent
DATE:	March 17, 2021

SHEET #
0.0

PROJECT NOTES:

GENERAL NOTES

1. THIS SET OF PLANS AND SPECIFICATIONS, SHOW THE ITEMS REQUIRED FOR A SWIMMING POOL FACILITY BUT ONLY DETAIL THE DESIGN, CONSTRUCTION, AND INSTALLATION OF THE SWIMMING POOL AND ASSOCIATED WATER TREATMENT SYSTEM. ALL OTHER ITEMS SHALL BE COORDINATED WITH THE PROJECT ARCHITECT, STRUCTURAL ENGINEER, MECHANICAL ENGINEER, ELECTRICAL ENGINEER, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT.
2. "POOL" MEANS ANY SWIMMING POOL, SPA POOL, WADING POOL, ETC. INCLUDED IN THIS PROJECT AND SHOWN ON THESE PLANS.
3. ALL POOLS SHOWN ON THESE PLANS SHALL BE BUILT BY A LICENSED POOL CONTRACTOR IN THE STATE WHERE THE POOLS ARE BEING BUILT.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS, ADOPTED BUILDING CODES, ANSI/NSPI STANDARDS FOR PUBLIC POOLS AND LOCAL HEALTH DEPARTMENT CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE INSTALLATION AND OPERATION OF THE POOL SYSTEMS. THIS INCLUDES SUPPLYING ALL TOOLS, EQUIPMENT, MATERIALS, PRODUCTS, LABOR, AND COORDINATION REQUIRED FROM OTHER TRADES TO INSURE THE COMPLETE INSTALLATION AND OPERATION OF THE POOL SYSTEM.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES INCLUDING CABLES, CONDUITS, PIPES, WATER LINES, GAS LINES, ETC. AND SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGE TO SUCH COMPONENTS. IN THE EVENT OF A CONFLICT OR DISCREPANCY, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND ENGINEER AND REQUEST FOR NECESSARY RELOCATION. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY OF MAKING REPAIR OR REPLACE SUCH DAMAGE AT CONTRACTOR'S OWN EXPENSE.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. ON THE SITE AND SHALL COORDINATE THE WORK TO BE PERFORMED WITH ALL TRADES.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS PRIOR TO PROCEEDING WITH ANY WORK INVOLVED IN THE DISCREPANCY, OMISSION OR CONFLICT.
9. ENGINEERING CONSULTANTS, ARCHITECT, AND POOL CONTRACTOR SHALL NOT BE HELD LIABLE, NOR RESPONSIBLE, FOR ANY LIFE SAFETY ISSUES REGARDING THE OPERATION OF THE POOL AND POOL FACILITIES.
10. IN THE POOL PLANS, WATER DEPTH IS INDICATED BETWEEN ARROWHEADS (e.g. <3'-6">
11. NIPC = NOT IN POOL CONTRACT

GENERAL CONTRACTOR

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE PREPARATION.
2. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF CABLES, CONDUITS, PIPES, SEWERS AND OTHER UNDERGROUND UTILITIES AND SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGE TO SUCH UTILITIES. IN THE EVENT OF A CONFLICT OR DISCREPANCIES, THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND REQUEST FOR NECESSARY RELOCATION. FAILURE TO FOLLOW THIS PROCEDURE PLACES THE RESPONSIBILITY OF MAKING REPAIRS OR REPLACEMENT ON THE GENERAL CONTRACTOR AT HIS OWN EXPENSE.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING RESTROOM AND SHOWER FACILITIES, SEE DRESSING / RESTROOM REQUIREMENTS.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING SITE / LANDSCAPING REQUIREMENTS ARE PROVIDED FOR AND INSTALLED.
5. GENERAL CONTRACTOR TO INSURE NECESSARY ELECTRICAL AND MECHANICAL WORK IN POOL AREAS AND EQUIPMENT ROOMS IS PROVIDED, INCLUDING: AREA LIGHTING, VENTILATION, DRAINAGE, ETC. ACCORDING TO LOCAL CODES (NIPC).
6. GENERAL CONTRACTOR TO PROVIDE A BACKWASH / EVACUATION SUMP WITH GRATING IN EQUIPMENT ROOM AS SHOWN ON PLANS.
7. GENERAL CONTRACTOR / OWNER IS RESPONSIBLE FOR FILLING THE POOL WITH POTABLE WATER.

EXCAVATION AND SITE WORK

1. PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS AND ELEVATIONS AND SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES.
2. THE CONTRACTOR SHALL EXCAVATE TO REQUIRED SUB-GRADE ELEVATIONS FOR ALL PIPING, FOOTINGS, FOUNDATIONS, SLABS, VAULTS AND STRUCTURES NECESSARY TO COMPLETE THE WORK DESCRIBED IN THESE DOCUMENTS.
3. ALL FOOTINGS, SLABS AND CONCRETE SHELLS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL OR PROPERLY PLACED ENGINEERED BACKFILL. IF A PORTION OF THE STRUCTURE IS ON ENGINEERED FILL THEN THE ENTIRE STRUCTURE SHALL BE EXCAVATED AND BACKFILLED SO THE ENTIRE STRUCTURE IS ON ENGINEERED FILL TO MINIMIZE DIFFERENTIAL SETTLEMENT.
4. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO PROVIDE PROTECTION TO WORKERS AND STRUCTURES. BRACING SHALL BE DESIGNED TO WITHSTAND ALL LOADS FROM SOIL, STRUCTURES, WIND, AND CONSTRUCTION OPERATIONS. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY AND PROTECTION. ALL BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE DURING CONSTRUCTION.
6. PIPE TRENCHES SHALL BE EXCAVATED TO FULL WIDTH AND DEPTH REQUIRED FOR PROPER INSTALLATION AND IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.
7. UTILITY PIPING IS SHOWN AS A PREFERRED ROUTING, MINOR ADJUSTMENTS TO PIPING LAYOUT AND ELEVATIONS CAN BE MADE TO AVOID CONFLICTS AND MEET EXISTING CONDITIONS.

PIPE INSTALLATION

1. ALL PIPING AND FITTINGS SHALL BE NSF APPROVED (ANSI/NSF-14) SCHEDULE 40 PVC CONFORMING TO THE REQUIREMENTS OF TECHNICAL REPORT PPI-TR 3/2017, UNLESS OTHERWISE NOTE.
2. ALL PIPING SHALL BE MARKED WITH THE A.S.T.M. DESIGNATION NUMBER D-1785 AND NSF SEAL FOR POTABLE WATER.
3. PIPING SHALL BE IN ACCORDANCE WITH THE UTAH STATE PLUMBING CODE AND UTAH DEPARTMENT OF PUBLIC HEALTH CODE.
4. ALL PIPING SHALL BE INSTALLED WITHOUT AIR ENTRAPPING HIGH POINTS OR REVERSE SLOPES. UNDERGROUND PRESSURE, SUCTION AND GRAVITY LINES SHALL SLOPE A MINIMUM OF 0.50%. GRAVITY LINES SHALL SLOPE IN DIRECTION OF THE FLOW. PRESSURE AND SUCTION LINES SHALL SLOPE FROM EQUIPMENT ROOM TO POOL IF EQUIPMENT ROOM IS ABOVE POOL WATER LEVEL.
5. PIPE SYSTEMS SHALL BE INSTALLED TO MINIMIZE HEADLOSS WITHIN THE SYSTEM USING THE MINIMUM NUMBER OF FITTINGS AND MINIMIZING FLOW VELOCITIES. PRESSURE PIPING SYSTEMS (RETURN LINES) SHALL NOT EXCEED A MAXIMUM VELOCITY OF 7 FEET PER SECOND (7 FT/S); SUCTION LINES (SKIMMERS, MAIN DRAINS, VACUUM LINES) SHALL NOT EXCEED A MAXIMUM VELOCITY OF 5 FEET PER SECOND (5 FT/S); AND GRAVITY LINES SHALL NOT EXCEED A MAXIMUM VELOCITY OF 3 FEET PER SECOND (3 FT/S).
7. PIPING SHALL BE INSTALLED SO IT CAN BE COMPLETELY DRAINED TO PREVENT FREEZING DURING WINTER MONTHS WHEN POOL IS NOT IN OPERATION.
8. BURIED PIPING SHALL BE FULLY SUPPORTED ALONG ITS ENTIRE LENGTH TO PREVENT PIPE DEFLECTIONS. ALL FITTINGS SHALL BE ADEQUATELY SUPPORTED TO RESIST THRUST, VIBRATION, AND MOVEMENT. PROVIDE THRUST BLOCKS AND BRACING WHERE NEEDED.
9. ALL ABOVE GROUND PIPING SHALL BE ADEQUATELY SUPPORTED USING PIPE HANGERS AND PIPE SUPPORTS TO PREVENT SAGGING AND SHAKING OF THE PIPING SYSTEM.
10. ALL ABOVE GROUND PIPING LOCATED IN EQUIPMENT ROOMS SHALL BE IDENTIFIED AND LABELED BY COLORED LABELS AND ARROWS INDICATING FLOW DIRECTION.
11. PIPING SYSTEMS SHALL BE CLEANED AND FLUSHED PRIOR TO TESTING. PLUGS AND/OR TEMPORARY CAPS MAY BE INSTALLED IN PIPING SYSTEM PRIOR TO TESTING. CONTRACTOR IS TO FURNISH ALL TESTING MATERIALS AND EQUIPMENT.
12. ALL PIPING SYSTEMS SHALL BE WATER TESTED WITH AN INDUCED STATIC PRESSURE AT A MINIMUM OF 25 PSI FOR A 24 HOUR PERIOD. THE TEST SHALL BE PERFORMED BY SLOWLY FILLING THE SYSTEM WITH WATER WHILE VENTING OFF ALL AIR. ONCE FILLED, THE SYSTEM SHALL BE PRESSURIZED TO A MINIMUM OF 25 PSI AND MAINTAIN THE PRESSURE FOR A CONSECUTIVE PERIOD OF 24 HOURS.

POOL EQUIPMENT

(THE POOL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE COUNTY DEPARTMENT OF HEALTH SWIMMING POOL DIVISION AND IN ACCORDANCE WITH THE REQUIREMENTS FOR SWIMMING POOLS AND SPA POOLS.
2. POOL CONTRACTOR IS RESPONSIBLE FOR PROVIDING, LOCATING, PLACING AND INSTALLING ALL EQUIPMENT, VALVES, GAUGES, SENSORS, METERS, ETC.. AS SHOWN ON THE EQUIPMENT FLOW SCHEMATIC AND REQUIRED BY THE LOCAL HEALTH DEPARTMENT AND COORDINATING WITH ALL OTHER TRADES EXACT LOCATION OF POOL EQUIPMENT.
3. POOL CONTRACTOR RESPONSIBLE FOR PROVIDING AND COORDINATING THE INSTALLATION OF THE SPA TIMER AND EMERGENCY SHUT-OFF SWITCH FOR ALL SPA POOLS.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND CLEARANCE REQUIREMENTS.
5. CONNECTIONS TO POTABLE WATER SYSTEMS AND SANITARY SEWER SYSTEMS SHALL BE PROVIDED WITH AN AIR GAP TO PREVENT BACKFLOW AND CROSS CONTAMINATION OR WITH A BACKFLOW PREVENTION DEVICE.
6. ALL CIRCULATION AND TREATMENT EQUIPMENT THAT COMES IN CONTACT WITH THE POOL OR SPA SHALL BE NSF APPROVED AND MEET POTABLE WATER STANDARDS.
7. FLOOR MOUNTED POOL EQUIPMENT (I.E. PUMPS, FILTERS, CHEMICAL TANKS, ETC) SHALL BE PLACED ON 4" HIGH HOUSE KEEPING PADS DESIGNED TO WITHSTAND THE EQUIPMENT LOADS.
8. HAIR AND LINT STRAINER OPENINGS SHALL BE NO MORE THAN 1/8 INCHES. THE STRAINER MUST PROVIDE A FREE FLOW CAPACITY OF AT LEAST FOUR TIMES THE AREA OF THE PUMP SUCTION LINE.
9. POOL CHEMICALS SHALL BE STORED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS UNDER ROOFED AREAS THAT ARE NON-ACCESSIBLE TO UNAUTHORIZED PERSONS.
10. PROVIDE FLOW METERS CAPABLE OF READING 1.5 TIMES THE DESIGNED FLOW RATE FOR EACH POOL / SPA SYSTEM.
11. POOL HEATER SHALL BE MOUNTED ON EITHER SUPPORT FRAME OR HOUSE KEEPING PADS SO THE BASE IS A MINIMUM OF 4" ABOVE THE FLOOR.
12. HEATERS ARE TO CONFORM TO THE REQUIREMENTS FOR BOILERS AND PRESSURE VESSELS IN THE STATE OF UTAH BOILER AND PRESSURE VESSEL RULES R576-201. HEATERS OVER 400,000 BTU SHALL BE CSD-1 COMPLIANT.
13. INSTALL A THERMOMETER ON HEATER INFLUENT AND EFFLUENT PIPES AND IN THE POOL RETURN LINE A MINIMUM OF 5'-0" AFTER THE HEATER BYPASS.
14. WATER TEMPERATURE IN SWIMMING POOL SHALL BE MAINTAINED WITHIN THE RANGE OF 82° F TO 86° F. THE MINIMUM WATER TEMPERATURE FOR A POOL IS 78° F.
15. WATER TEMPERATURE IN SPA POOLS / HOT TUBS SHALL HAVE A MAXIMUM TEMPERATURE OF 104° F.
16. PIPING IN AND OUT OF HEATER SHALL BE CPVC PIPING AS REQUIRED BY MANUFACTURER.
17. PIPE ALL EQUIPMENT DRAINS, RELIEVE VALVES, ETC TO FLOOR DRAINS (I.E. HEATER RELIEF VALVE DISCHARGE)

POOL FINISHES AND COVERS

(THE POOL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. THE POOL FINISH SHALL BE WATERPROOF, SMOOTH, EASILY CLEANABLE, NON-ABRASIVE, SLIP RESISTANT, FREE FROM DEFECTS AND WHITE OR LIGHT IN COLOR AND COMPLY WITH THE REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT.
2. THE POOL CONTRACTOR SHALL COORDINATE THE ACTUAL COLOR AND FINISH OF ALL POOL FINISHES, INCLUDING DECKS, COPINGS, TILES, GRATE COVERS, SKIMMER COVERS, HANDRAILS, ETC WITH THE ARCHITECT, LANDSCAPE ARCHITECT AND OWNER TO INSURE THEY ARE IN HARMONY WITH THE OVERALL PROJECT DESIGN.
3. ACCESS COVERS TO SKIMMERS, VALVE BOXES, MANHOLES, ETC. SHALL HAVE FINISHES SIMILAR IN MATERIAL AND COLOR TO THE SURROUNDING FINISH.
4. ALL TILES USED TO MARK STEPS, BENCHES, SWIM OUT AREAS AND CHANGES IN FLOOR SLOPE, SHALL BE A CONTRASTING COLOR TO THE POOL / SPA FINISH AND SHALL BE SLIP RESISTANT.
5. HORIZONTAL DEPTH MARKERS SHALL BE PLACED ALONG THE PERIMETER OF THE POOL AS SHOWN ON THE SITE PLAN.
6. VERTICAL DEPTH MARKERS SHALL BE PLACED INSIDE THE POOL AT THE LOCATIONS OF THE HORIZONTAL DEPTH MARKERS.
7. THE CONTRACTOR SHALL COORDINATE THE AUTOMATIC POOL COVER MANUFACTURER AND MODEL WITH THE OWNER.
8. ALL STAINLESS STEEL MATERIALS TO BE 316 OR 316L STAINLESS STEEL.

ELECTRICAL REQUIREMENTS

(THE ELECTRICAL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. ALL ELECTRICAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND LOCAL ORDINANCES. THE MOST STRINGENT REQUIREMENTS SHALL TAKE PRECEDENCE.
2. PROVIDE ELECTRICAL SERVICE, CONNECTIONS AND CONTROLS TO ALL PUMP MOTORS, CHEMICAL PUMPS, POOL HEATERS, POOL LIGHTS, ETC. INCLUDING CIRCUIT BREAKERS, DISCONNECTS, CONTROL PANELS, RELAYS, OUTLETS, SWITCHES, J-BOXES, AUTOMATIC POOL COVERS, ETC.
3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED BEFORE BEGINNING ROUGH IN WORK. NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES BETWEEN EQUIPMENT FURNISHED AND CONTRACT DOCUMENTS.
4. PROVIDE CONTROLS SO ALL CHEMICAL DOSING EQUIPMENT ARE ELECTRICALLY INTERLOCKED TO THE TREATMENT PUMPS SUCH THAT DOSING CANNOT CONTINUE WHEN PUMPS ARE NOT IN OPERATION.
5. PROVIDE AN EMERGENCY SHUT-OFF SWITCH FOR EACH BOILER NEAR THE ENTRANCE TO THE EQUIPMENT ROOM PER LOCAL BOILER CODE
6. CONTROL PANELS, POWER PANELS, ETC. SHALL BE INSTALLED IN LOCATIONS WHERE THE PANELS ARE EASILY ACCESSIBLE AND MEET NEC CODE CLEARANCE REQUIREMENTS.
7. CONTRACTOR SHALL INSURE THAT ALL COMPONENTS OF THE CONTROL SYSTEM ARE FULLY OPERATIONAL AND FUNCTION AS ORIGINALLY INTENDED. OPERATION OF THE SYSTEM SHALL MEET THE REQUIREMENTS AS INDICATED IN THE CONTROL SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
8. CONTRACTOR TO INSURE BONDING AND GROUNDING TO POOL REINFORCING, NICHES, HANDRAILS, ETC IS IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) PRIOR TO PLACING ANY CONCRETE / SHOTCRETE.
9. CONTRACTOR TO INSTALL 15 MINUTE (MAXIMUM) TIMER FOR EACH HYDROTHERAPY PUMP AT A LOCATION NEAR THE SPA POOL THAT REQUIRES THE BATHERS TO EXIT THE SPA TO RESET THE TIMER.
10. CONTRACTOR TO INSTALL AN EMERGENCY SHUT-OFF SWITCH NEAR EACH SPA IN ACCORDANCE WITH THE 2017 NEC ARTICLE 680 OR THE CURRENT ADOPTED ELECTRICAL CODE.
11. PROVIDE MINIMUM 5 HORIZONTAL FOOT CANDLES OF DECK LIGHTING PER SQUARE FOOT OF POOL DECK AREA PER LOCAL HEALTH DEPART SWIMMING POOL CODES.
12. PROVIDE CONNECTION TO UNDERWATER POOL LIGHT J-BOXES AND LIGHT NICHES IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND UL 1241, JUNCTION BOXES FOR SWIMMING POOL FIXTURES.
13. PROVIDE LIGHT SWITCHES FOR UNDERWATER LIGHTS IN A LOCATION WHERE THEY ARE NOT ACCESSIBLE BY BATHERS. SWITCH LOCATION DETERMINED BY OWNER/ARCHITECT.
14. PROVIDE REMOTE SWITCH FOR OPERATION OF THE AUTOMATIC POOL COVER. COORDINATE LOCATION WITH OWNER.

MECHANICAL/PLUMBING REQUIREMENTS

(THE MECHANICAL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. PROVIDE VENTILATION SYSTEMS IN ACCORDANCE WITH THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS STANDARD 62.1-2019 (ASHRAE 62.1-2019).
2. PROVIDE VENTILATION AND AIR FOR COMBUSTION IN EQUIPMENT ROOM FOR POOL HEATER PER HEATER/BOILER MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES.
3. PROVIDE A MINIMUM OF TWO (2) OPENINGS TO OUTSIDE AIR. ONE 12 INCHES FROM THE CEILING AND ONE 12 INCHES FROM THE FLOOR.
4. PROVIDE DUCT WORK AND/OR VENT PIPING AND CONNECTIONS FOR HEATER PER MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES.
5. PROVIDE MINIMUM 1" DIAMETER GAS CONNECTION, REGULATOR, VALVES, SEDIMENT TRAP, AND GAS LINE FOR HEATER/ BOILER PER MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES.
6. PROVIDE FLOOR DRAINS AND SEWER CONNECTIONS AS REQUIRED BY LOCAL CODES AND AS SHOWN ON DRAWINGS (i.e. BOTTOM OF BACKWASH SUMP, PUMP PIT, OTHER PITS). SIZE SEWER LINE TO HANDLE FILTER BACKWASH RATES AS SHOWN ON PLANS.
7. PROVIDE MINIMUM 1" DIAMETER POTABLE WATER LINE WITH SHUT-OFF VALVE TO LOCATIONS SHOWN ON DRAWINGS, IN EQUIPMENT ROOM AND AS DIRECTED BY POOL CONTRACTOR.
8. PROVIDE ONE HOSE BIB IN EQUIPMENT ROOM AND ADDITIONAL HOSE BIBS IN POOL AREA TO ALLOW COMPLETE WASH DOWN OF THE POOL DECK AREA. HOSE BIBS SHALL BE EQUIPPED WITH ATMOSPHERIC VACUUM BREAKERS.
9. PROVIDE AND INSTALL EITHER PLUMBED EYE WASH AND EMERGENCY SHOWER STATION OR SELF CONTAINED GRAVITY FEED EYE WASH AND EMERGENCY SHOWER STATION IN EQUIPMENT ROOMS NEAR CHEMICAL STORAGE TANKS. STATIONS MUST HAVE TEPID WATER LINES AND DRAIN LINES.

SITE / LANDSCAPING REQUIREMENTS

(THE GENERAL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. ACCESS TO THE POOL AREA SHALL BE SECURED BY A BARRIER OR FENCE THAT PROVIDES COMPLETE PERIMETER SECURITY AND BE AT LEAST 6 FEET IN HEIGHT. OPENINGS IN THE BARRIER / FENCE MAY NOT PASS A SPHERE GREATER THAN 4 INCHES THROUGH IT AT ANY LOCATION EXCEPT ENTRANCE DOORS / GATES.
2. ENTRANCE DOORS / GATES TO THE POOL FACILITY SHALL BE EQUIPPED WITH A SELF-CLOSING AND SELF-LOCKING MECHANISM THAT IS LOCATED AT LEAST 54 INCHES ABOVE GROUND AND MUST PROVIDE HARDWARE FOR LOCKING THE GATE WHEN THE FACILITY IS NOT IN USE.
3. A LOCK THAT IS SEPARATE FROM THE SELF-CLOSING AND SELF-LOCKING MECHANISM SHALL BE INSTALLED WITH THE LOCK'S OPERABLE MECHANISM (KEY HOLE, ELECTRONIC SENSOR, OR COMBINATION DIAL) BETWEEN 34 INCHES AND 38 INCHES ABOVE THE GROUND.
4. ENTRANCE DOORS / GATES SHALL OPEN OUTWARD FROM THE POOL AREA AND HAVE NO OPENING GREATER THAN 1/2 INCH WITHIN 18 INCHES OF THE LATCH RELEASE MECHANISM.
5. THE BARRIER / FENCE SHALL BE BUILT AND INSTALLED PRIOR TO FILLING THE POOL WITH WATER.
6. DECK AREA LIGHTING SHALL PROVIDE A MINIMUM OF FIVE (5) HORIZONTAL FOOT CANDLES PER SQUARE FOOT OF DECK AREA.
7. DECK SHALL HAVE A SURFACE TREATMENT THAT IS IMPERVIOUS, SLIP-RESISTANT AND CAN EASILY BE CLEANED BY HOSING DOWN THE SURFACE.
8. DECK SHALL SLOPE AWAY FROM POOL A MINIMUM OF 2.0% (1/4" PER FOOT) FOR A MINIMUM OF FIVE (5) FEET.
9. DECK TO HAVE AN ISOLATION JOINT BETWEEN POOL COPING AND DECK AND SHALL BE CONSTRUCTED PER DETAILS SHOWN IN THESE DRAWINGS AND SHALL BE WATER TIGHT PER 306.7 ISPSC.
10. DECK TO HAVE CONTROL JOINTS TO MINIMIZE VISIBLE CRACKS PER 306.7.7 ISPSC.
11. DECK DRAINS ARE REQUIRED AROUND THE POOL PERIMETER TO COLLECT WASH DOWN AND STORM WATER AND DRAIN AWAY ANY STANDING WATER.
12. DECK DEPTH MARKERS AND "NO DIVING" TILES PROVIDED BY POOL CONTRACTOR AND INSTALLED BY DECK CONTRACTOR.
13. WHERE LIFEGUARD SERVICE IS PROVIDED, THE FACILITY SHALL HAVE A READILY ACCESSIBLE AREA DESIGNATED AND EQUIPPED FOR EMERGENCY FIRST AID CARE.

DRESSING/RESTROOM REQUIREMENTS

(PROVIDED BY OWNER)

1. A SEPARATE DRESSING ROOM MUST BE PROVIDED FOR EACH SEX. THE ENTRANCES AND EXITS MUST BE DESIGNED TO BREAK THE LINE OF SIGHT INTO THE DRESSING AREAS FROM OTHER LOCATIONS, BE LOCATED NEAR THE SHALLOWEST AREA OF THE POOL, AND A MINIMUM OF TEN (10) FEET FROM THE POOL.
2. ALL DRESSING / RESTROOM AREAS MUST BE MAINTAINED IN A CLEAN AND SANITARY CONDITION WITH FIXTURES THAT CAN BE READILY CLEANED AND MEET THE HEALTH DEPARTMENT SWIMMING POOL CODE.
3. FLOORS MUST HAVE SMOOTH, NON-SLIP SURFACES, THAT ARE IMPERVIOUS TO MOISTURE. FLOORS MUST SLOPE TO FLOOR DRAINS. CARPETING IS NOT ALLOWED IN DRESSING ROOMS.
4. FLOOR AND WALL JUNCTIONS MUST BE COVED.
5. DRESSING ROOM PARTITIONS MUST BE RAISED AT LEAST TEN (10) INCHES ABOVE THE FLOOR OR MUST BE PLACED ON RAISED CONCRETE BASES AT LEAST FOUR (4) INCHES HIGH.
6. LOCKERS MUST BE PLACED ON HOUSE KEEPING PADS AT LEAST FOUR (4) INCHES HIGH AND EACH LOCKER TO HAVE LOUVERS FOR VENTILATION.
7. POTABLE WATER MUST BE PROVIDED AT ALL SHOWER HEADS. WATER HEATERS, THERMOSTATICALLY CONTROLLED MIXING VALVES MUST BE INACCESSIBLE TO BATHERS AND MUST BE CAPABLE OF PROVIDING 2 GPM OF 90° F WATER TO EACH SHOW HEAD.
8. SOAP DISPENSERS MUST BE PROVIDED AT ALL LAVATORIES AND SHOWERS AND MUST BE CONSTRUCTED OF METAL OR PLASTIC. USE OF BAR SOAP IS PROHIBITED.
9. PROVIDE AT LEAST ONE COVERED WASTE CAN IN EACH RESTROOM.
10. THE MINIMUM NUMBER OF FIXTURES REQUIRED FOR THE DRESSING / RESTROOMS IS SHOWN IN THE SANITARY FIXTURES NOTES/TABLE.

SAFETY AND ACCESSIBILITY

(THE POOL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. ALL POOL SAFETY EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT.
2. POOL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF A 15 MINUTE (MAXIMUM) TIMER AND EMERGENCY SHUT-OFF SWITCH LOCATED AT EACH SPA LOCATION.
3. POOL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION AND PLACEMENT OF SAFETY SIGNS WITH THE ARCHITECT AND OWNER IN LOCATIONS THAT ARE VISIBLE TO THE BATHERS. MINIMUM REQUIRED SIGNAGE IS LISTED IN THE "REQUIRED SAFETY SIGNS" NOTES.
4. POOL CONTRACTOR TO COORDINATE WITH THE OWNER ON PURCHASING AND PROVIDING ONE ADA APPROVED ACCESSIBILITY LIFT.
5. AN ACCESSIBILITY LIFT ANCHOR SHALL BE PLACED IN THE DECK AT EACH POOL AS SHOWN IN THESE DOCUMENTS AND IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS. AN ANCHOR SOCKET COVER SHALL BE INSTALLED WHEN LIFT IS NOT IN USE.
6. POOL CONTRACTOR SHALL PROVIDE ALL THE ITEMS LISTED IN THE "REQUIRED SAFETY EQUIPMENT" NOTES/TABLE.

POOL CLEANING / TESTING EQUIPMENT

(THE POOL CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS)

1. PROVIDE POOL VACUUM AND CLEANING EQUIPMENT AS SHOWN IN THE CLEANING AND TESTING NOTES/TABLE.
2. PROVIDE A COMMERCIAL WATER TESTING KIT THAT INCLUDES, AS A MINIMUM, THE LIQUID REAGENTS, LIQUID TO LIQUID SLIDE COMPARATOR, INSTRUCTIONS, AND CHEMISTRY GUIDE TO ALLOW TESTING OF THE POOL WATER FOR THE ITEMS LISTED IN THE CLEANING AND TESTING NOTES/TABLE.
3. TEST KIT SHALL PROVIDE ENOUGH REAGENTS FOR AT LEAST TEN (10) COMPLETE TESTS.

SANITARY FIXTURES:

MINIMUM REQUIREMENTS (NIPC)

FEMALE RESTROOMS:	MALE RESTROOMS:
(2) WATER CLOSET	(1) WATER CLOSET
(2) LAVATORY	(1) URINAL
(1) SHOWER	(2) LAVATORY
	(1) SHOWER

NOTE: THE LOCAL HEALTH OFFICIAL MAY EXEMPT ANY BATHERS FROM THE TOTAL NUMBER OF BATHERS USED TO CALCULATE THE FIXTURES REQUIRED ABOVE WHO HAVE PRIVATE USE FIXTURES WITHIN 150 FEET OF THE POOL.

REQUIRED SAFETY EQUIPMENT

ONE (1) COAST GUARD APPROVED RING BUOY WITH AN ATTACHED ROPE EQUAL IN LENGTH TO THE MAXIMUM WIDTH OF THE POOL PLUS 10 FEET.

ONE (1) LIFE POLE OR SHEPHERD'S CROOK WITH BLUNTED ENDS. MINIMUM 12 FEET LONG (3.66 METERS)

ONE (1) FIRST AID KIT WHICH INCLUDES THE FOLLOWING:
- (2) EYE DRESSING PACKETS
- (2) TRIANGULAR BANDAGES
- (1) SCISSORS
- (1) TWEEZERS
- (1) CPR SHIELD
- (6) PAIR OF DISPOSABLE MEDICAL EXAM GLOVES

ASSORTED TYPE AND SIZES OF THE FOLLOWING:
- SELF ADHESIVE BANDAGES
- COMPRESSES
- ROLLER TYPE BANDAGES
- BANDAGE TAPE

CLEANING EQUIPMENT:

- ONE (1) - VACUUM HEAD
- ONE (1) - VACUUM HOSE 2"Ø (LENGTH AS REQ'D)
- ONE (1) - WALL BRUSH
- ONE (1) - LEAF SKIMMER
- ONE (1) - HANDLE EXTENSION
- ONE (1) - TEST KIT THAT INCLUDES REAGENTS TO TEST FOR:
  - pH, ACID AND BASE DEMAND (6.8 - 8.4)
  - FREE & TOTAL CHLORINE
  - TOTAL ALKALINITY
  - CALCIUM HARDNESS
  - CYANURIC ACID
  - TDS

DKE
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PROJECT:

LOCATI

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

GENERAL NOTES

JOB #: 008

PLAN SUBMITTAL DATES

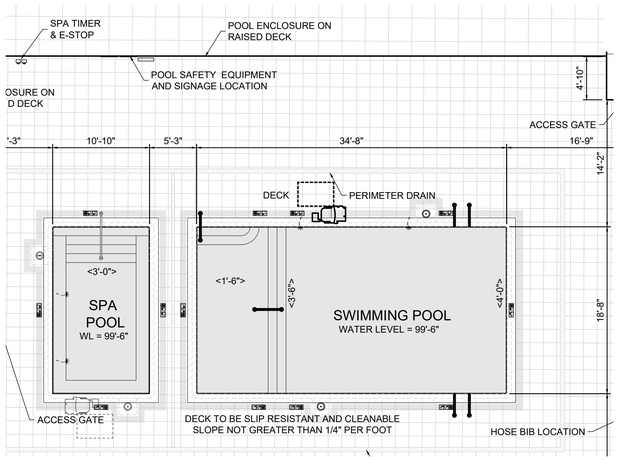
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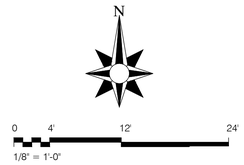
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
03/11/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #

1.0





OVERALL POOL AND SPA PLAN

SCALE: 1/8"=1'-0"

OUTDOOR POOL NOTES:

1. All work shall be performed in accordance with the local building Standards and Specifications and the Public Health Department Swimming Pool Codes.
2. The Club House and Facilities are designed and provided by others. Club House shall contain separate men's and women's dressing/restrooms with lockers and showers. Refer to the Architectural Drawings.
3. Pool contractor shall verify the fixture count shown in the General Notes of the Pool Drawings with the architectural drawings and notify the architect and Health Department of any discrepancies or changes.
4. Pool contractor shall verify the location and elevation of the swimming pool in relation to the building floor elevations.
5. Pool contractor shall coordinate the requirements shown in the General Notes with the architect, structural engineer, mechanical engineer, and electrical engineer.
6. A six foot (6) barrier fence, designed and provided by others, shall enclose the pool area. Refer to the Architectural drawings.
7. Access to Pool Area from Pool House shall have a self closing and self latching mechanism. The self latching mechanism shall be installed 54" above the finish floor in accordance with R-392-302-14(2).

SWIMMING POOL DATA

General Shape:	Rectangular		
Construction Type:	Shotcrete		
Pool Dimensions		Bather Load	
Overall Width:	18.67 ft	Area per Bather =	20 sf
Overall Length:	34.67 ft	Max. # Bathers =	32 bathers
Perimeter	106.68 ft		
Surface Area:	647.3 sf	Pool Turnover	
Average Water Depth:	3.5 to 4.0 ft	Flow Rate, dirty filter	64 gpm
Pool Volume:	2,077 cf	Flow Rate, clean filter	88 gpm
	15,537 gal	Min. Turnover Time	239 min
			3 hrs 59 min.

SPA POOL DATA

General Shape:	Rectangular		
Construction Type:	Shotcrete		
Pool Dimensions		Bather Load	
Overall Width:	9.0 ft	Area per Bather =	10 sf
Overall Length:	13.5 ft	Max. # Bathers =	176 gpm
Perimeter	45.0 ft		
Surface Area:	122.0 sf	Pool Turnover	
Average Water Depth:	3.0 ft	Flow Rate, dirty filter	70 gpm
Pool Volume:	277 cf	Flow Rate, clean filter	86 gpm
	2,072 gal	Min. Turnover Time	29.6 min

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PROJECT:

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CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

OVERALL SITE PLAN

JOB #: 008

PLAN SUBMITTAL DATES

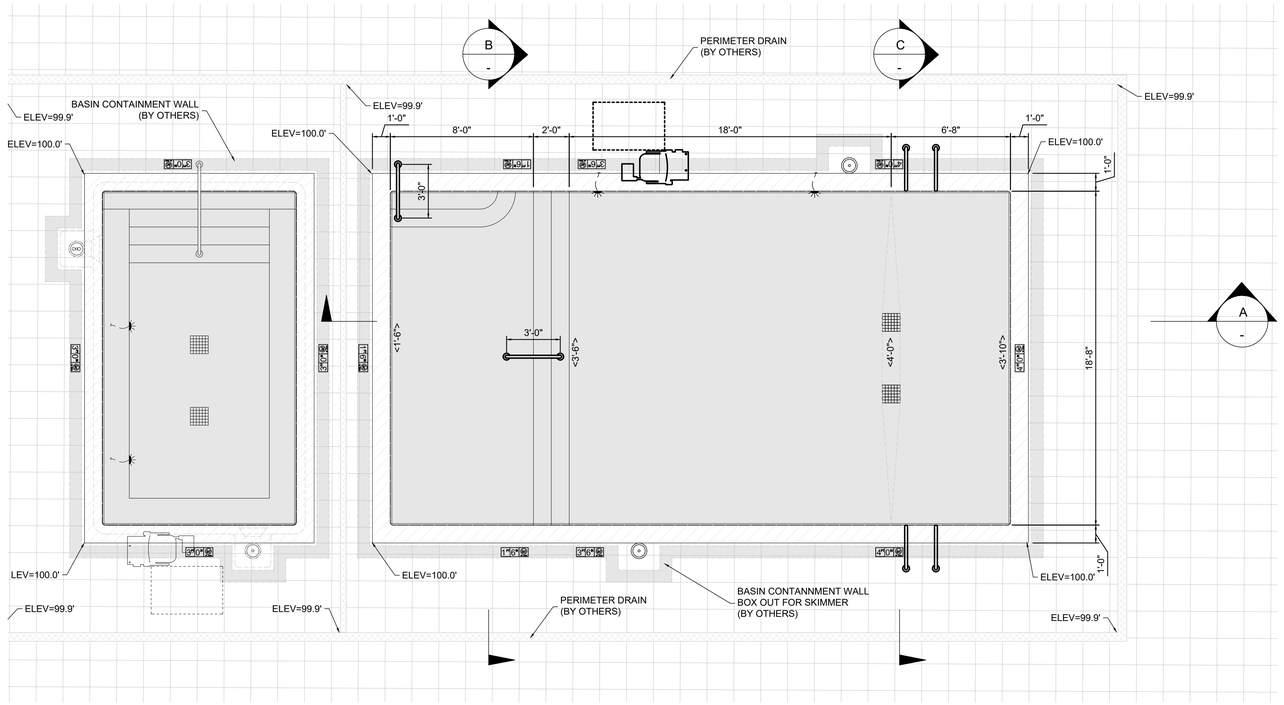
DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

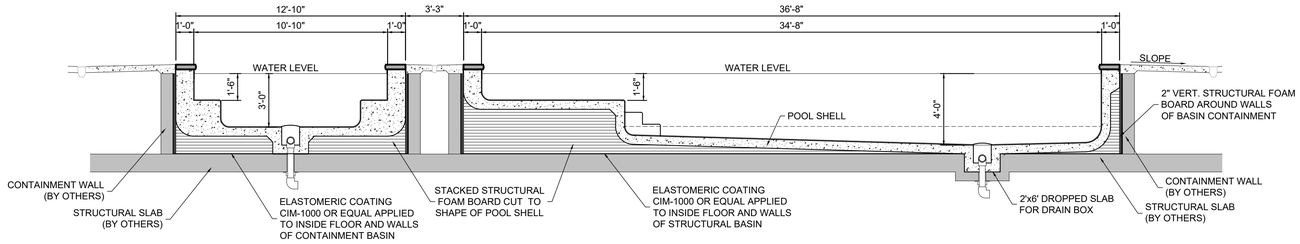
SHEET #

2.0



SWIMMING POOL LAYOUT

SCALE: $\frac{1}{4}$"=1'-0"

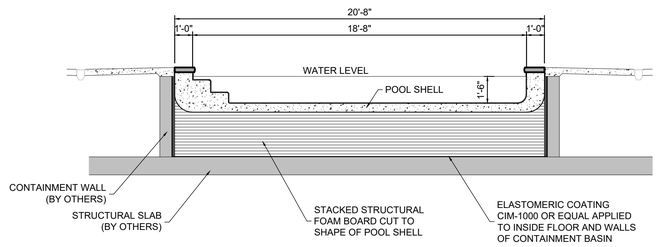


POOL LONGITUDINAL SECTION

A

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SCALE: $\frac{1}{4}$"=1'-0"

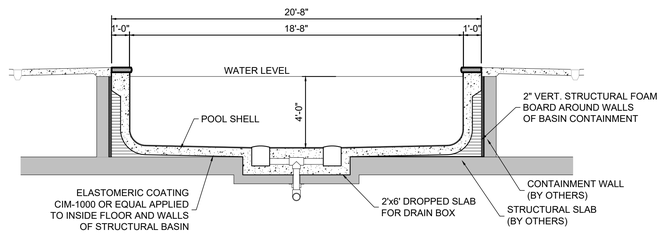


POOL CROSS SECTION

B

-

SCALE: $\frac{1}{4}$"=1'-0"

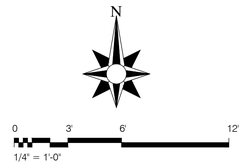


POOL CROSS SECTION

C

-

SCALE: $\frac{1}{4}$"=1'-0"



POOL FIXTURE SCHEDULE

MARK	DESCRIPTION	QUANTITY	DETAIL	REQUIREMENT
	HANDRAIL	2	C / 7.0	3-BEND
	REMARKS: 316 STAINLESS STEEL HANDRAIL 1.90" O.D. X 0.065" THICK WALL. PROVIDE WITH WEDGE ANCHORS & S.S. ESCUTCHEON PLATES. SEE PLAN FOR LENGTH.			
	UNDERWATER POOL LIGHT	2	E / 7.0	PENTAIR INTELLIBRITE WHITE LED (UL LISTED) 120 VOLT
	REMARKS: 300 WATT EQUIVALENT. PROVIDE SUFFICIENT LENGTH OF CORD FOR RE-LAMPING ON DECK. PROVIDE SUFFICIENT LENGTH OF CORD TO J-BOX. LED LIGHT AND NICHE SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.			
0"|0"	DEPTH MARKER TILES	SEE PLAN	J / 7.0	IN-LAYS, INC. FT SERIES IN SERIES
	REMARKS: 6"x6" FROSTPROOF, CERAMIC TILES. SEE DETAIL FOR ADDITIONAL SPECIFICATIONS.			
NO DIVING	"NO DIVING" ICON TILES	SEE PLAN	I / 7.0	IN-LAYS, INC. MG SERIES
	REMARKS: 6" X 6" NON-SKID, FROSTPROOF, CERAMIC NO DIVING TILE WITH LETTERING AND ICON ON CONTRASTING COLOR BACKGROUND.			
	ADA LIFT AND ANCHOR	1	I / 8.0	SPECTRUM PRODUCTS SWIM LIFT SERIES MOTION TREK #SP350
	REMARKS: LIFT AND ANCHOR PROVIDED BY POOL CONTRACTOR AND INSTALLED BY DECK CONTRACTOR.			
	FLOOR OUTLET FRAME AND GRATES	SEE PIPING PLAN	K / 7.0	SEE FITTING SCHEDULE, SHEET 3
	REMARKS: GRATES SHALL BE VGB COMPLIANT AND COMPLY WITH ANSI/ASPS-16 2011 AND ASME A112.19.8A-2208 CODES OR CURRENT ADOPTED CODES.			
	GRABRAILS	2 SETS	D / 7.0	SR SMITH #CRH-100B
	REMARKS: PROVIDE STAINLESS STEEL GRABRAILS WITH BRONZE ANCHOR ASSEMBLY (SR SMITH #34-306A). PROVIDE WITH CHROME PLATED BRASS DOUBLE ESCUTCHEON PLATE (SR SMITH #8-420-CP). ANCHORS INSTALLED BY DECK CONTRACTOR. THICKEN DECK AS REQUIRED PROVIDE THREE WHITE RECESSED STEPS PER GRABRAIL LOCATION (S.R. SMITH #82-209-4001).			
1	U.W. LIGHT JUNCTION BOX	AS REQ'D	I / 7.0	PER N.E.C. ARTICLE 680
	REMARKS: NOT SHOWN IN PLAN. INSTALLED PER THE 2018 NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE. SEE ELECTRICAL ITEMS SHEET 7. JUNCTION BOX(S) PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. LOCATION OF J-BOXES AND LIGHT SWITCHES BY ELECTRICAL CONTRACTOR.			
2	COPING	AROUND POOL PERIMETER	A / 7.0	BULLNOSE CONCRETE CAP
	REMARKS: COPING SHALL PROVIDE HAND HOLD AROUND PERIMETER OF POOL.			
3	POOL FINISH	AS REQUIRED	N/A	WATERPROOF PLASTER
	REMARKS: FINISH SHALL BE WATERPROOF, SMOOTH, CLEANABLE, NON-ABRASIVE, SLIP RESISTANT AND FREE FROM DEFECTS. FINISH COLOR SHALL BE WHITE OR LIGHT IN COLOR.			
4	POOL DECK	AS REQUIRED	CONTINUOUS AROUND POOL	NON-SLIP CONCRETE
	REMARKS: MINIMUM 5' WIDE NON-SLIP CONCRETE DECK CONTINUOUS AROUND POOL. SLOPE DECK 2% (1/4" PER FOOT) AWAY FROM POOL TO DECK DRAINS OR LANDSCAPING. DECK AND DECK DRAINS (IF REQUIRED) ARE NOT IN POOL CONTRACT. INDOOR POOL DECK DRAINS SHALL DRAIN TO SANITARY SEWER.			

SPA FIXTURE SCHEDULE

MARK	DESCRIPTION	QUANTITY	DETAIL	REQUIREMENT
	HANDRAIL	1	C / 8.0	3-BEND
	REMARKS: STAINLESS STEEL RAIL 1.90" O.D. X 0.065" THICK WALL. PROVIDE WITH WEDGE ANCHORS & S.S. ESCUTCHEON PLATES. SEE PLAN FOR LENGTH.			
	UNDERWATER SPA LIGHT	2	E / 8.0	PENTAIR INTELLIBRITE WHITE LED (UL LISTED) 120 VOLT
	REMARKS: 100 WATT EQUIVALENT. PROVIDE SUFFICIENT LENGTH OF CORD FOR RE-LAMPING ON DECK. PROVIDE SUFFICIENT LENGTH OF CORD TO J-BOX. LED LIGHT AND NICHE SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.			
0"|0"	DEPTH MARKER TILES	SEE PLAN	J / 7.0	IN-LAYS, INC. FT SERIES IN SERIES
	REMARKS: 6"x6" FROSTPROOF, CERAMIC TILES. SEE DETAIL FOR ADDITIONAL SPECIFICATIONS.			
NO DIVING	"NO DIVING" ICON TILES	SEE PLAN	F / 8.0	IN-LAYS, INC. MG SERIES
	REMARKS: 6" X 6" NON-SKID, FROSTPROOF, CERAMIC NO DIVING TILE WITH LETTERING AND ICON ON CONTRASTING COLOR BACKGROUND.			
	ADA LIFT AND ANCHOR	1	I / 8.0	SPECTRUM PRODUCTS SWIM LIFT SERIES MOTION TREK #SP350
	REMARKS: LIFT AND ANCHOR PROVIDED BY POOL CONTRACTOR AND INSTALLED BY DECK CONTRACTOR.			
	FLOOR OUTLET FRAME AND GRATES	SEE PIPING PLAN	K / 7.0	SEE FITTING SCHEDULE, SHEET 3
	REMARKS: GRATES SHALL BE VGB COMPLIANT AND COMPLY WITH ANSI/ASPS-16 2011 AND ASME A112.19.8A-2208 CODES OR CURRENT ADOPTED CODES.			
	JET PUMP TIMER	1	N/A	15 MINUTE MAXIMUM
	REMARKS: INSTALL PER 2018 NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE. POOL CONTRACTOR TO PROVIDE TIMER AND ELECTRICAL CONTRACTOR TO INSTALL TIMER SHALL BE MOUNTED IN A LOCATION WHICH REQUIRES THE BATHER TO EXIT THE SPA BEFORE THE TIMER CAN BE RESET.			
	EMERGENCY SHUT OFF SWITCH	1	N/A	SHUT OFF SWITCH
	REMARKS: INSTALL PER 2018 NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE. POOL CONTRACTOR TO PROVIDE SHUT OFF SWITCH AND ELECTRICAL CONTRACTOR TO INSTALL.			
5	U.W. LIGHT JUNCTION BOX	AS REQ'D	I / 7.0	PER N.E.C. ARTICLE 680
	REMARKS: NOT SHOWN IN PLAN. INSTALLED PER THE 2018 NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE. SEE ELECTRICAL ITEMS SHEET 7. JUNCTION BOX(S) PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. LOCATION OF J-BOXES AND LIGHT SWITCHES BY ELECTRICAL CONTRACTOR.			
6	COPING	AROUND SPA PERIMETER	A / 8.0	BULLNOSE CONCRETE CAP
	REMARKS: COPING SHALL PROVIDE HAND HOLD AROUND PERIMETER OF POOL.			
7	SPA FINISH	AS REQUIRED	N/A	WATERPROOF PLASTER
	REMARKS: FINISH SHALL BE WATERPROOF, SMOOTH, CLEANABLE, NON-ABRASIVE, SLIP RESISTANT AND FREE FROM DEFECTS. FINISH COLOR SHALL BE WHITE OR LIGHT IN COLOR.			
8	SPA DECK	AS REQUIRED	CONTINUOUS AROUND POOL	NON-SLIP CONCRETE
	REMARKS: MINIMUM 3' WIDE NON-SLIP CONCRETE DECK CONTINUOUS AROUND AT LEAST 25% OF THE SPA. MINIMUM 5' WIDE DECK BETWEEN THE POOL AND THE SPA. SLOPE DECK 1/4" PER FOOT AWAY FROM SPA TO DECK DRAINS OR LANDSCAPING. DECK AND DECK DRAINS (IF REQUIRED) ARE NOT IN POOL CONTRACT. INDOOR SPA DECK DRAINS SHALL DRAIN TO SANITARY SEWER.			

NOTES

1. REFER TO GENERAL PROJECT NOTES ON SHEET 1.0 FOR GENERAL REQUIREMENTS.
2. ALL POOL FINISHES, INCLUDING POOL PLASTER, COPING, WATER LINE TILES, GRATES, COVERS, ETC. SHALL BE SPECIFIED BY THE OWNER, ARCHITECT OR LANDSCAPE ARCHITECT.
3. VERTICAL DEPTH MARKERS SHALL BE PLACED INSIDE THE POOL ON THE POOL WALL AT THE SAME LOCATION AS THE DECK DEPTH MARKERS.
4. HOSE BIBS (NIPC) SHALL BE PLACED AROUND THE POOL TO ALLOW HOSE DOWN OF THE DECK.
5. BONDING SHALL BE PROVIDED PER THE ELECTRICAL NOTES ON SHEET 2.0 AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND LOCAL CODES.

DKE
DESIGN & ENGINEERING FIRM
926 S. Auto Mall Dr #3
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PROJECT:

LOCATIO

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

POOL LAYOUT

JOB #: 006

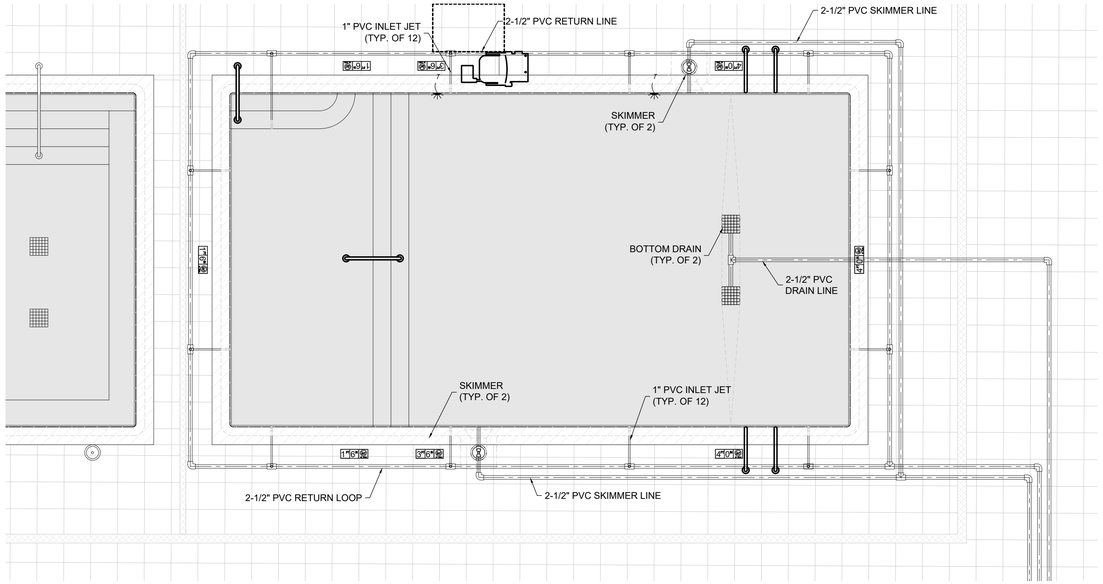
PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
3/31/2021
STATE OF UTAH

DRAWN BY:	YOUNG
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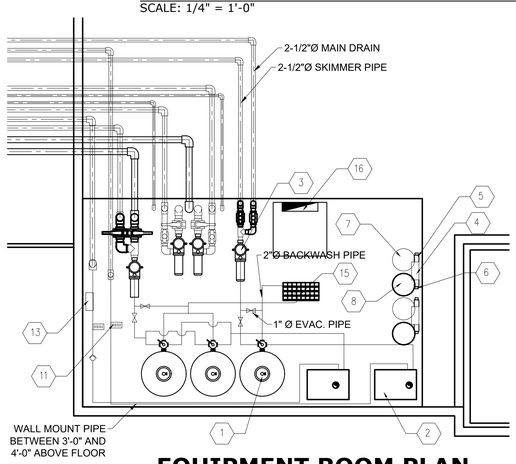
SHEET #

3.0



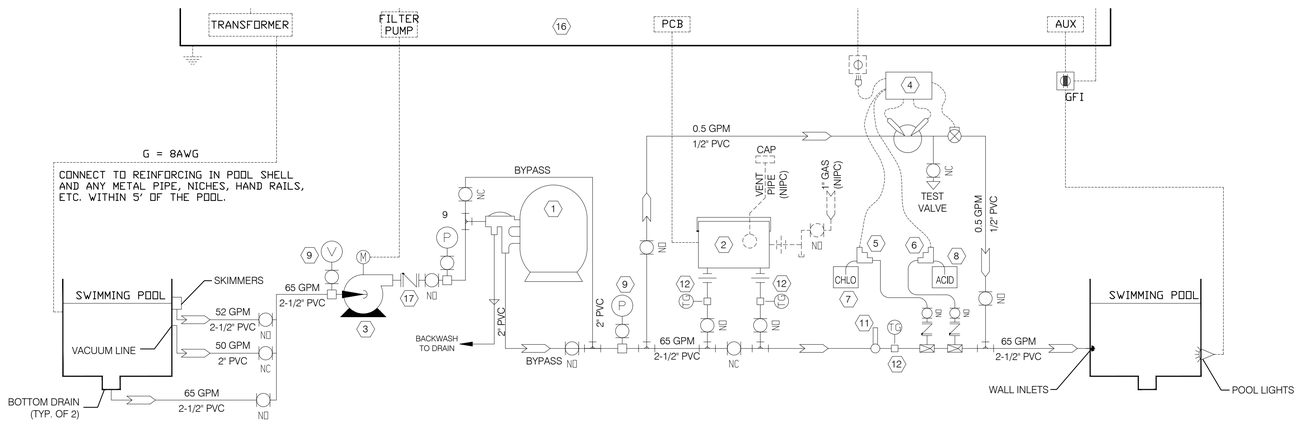
POOL CIRCULATION PIPING PLAN

SCALE: 1/4" = 1'-0"



EQUIPMENT ROOM PLAN

SCALE: 1/4" = 1'-0"



A CIRCULATION EQUIPMENT SCHEMATIC

SCALE: NTS

POOL FITTING SCHEDULE

SYMBOL	DESCRIPTION	QNTY	DETAIL	SPECIFICATION
	CIRCULATION OUTLET GRATE & FRAME	2	A 1/2	AQUASTAR 12" VGB #12MFXXD COVER W/ DOUBLE DEEP SUMP
COMMENTS: COVER SHALL MEET CURENT VGB REQUIREMENTS, FASTEN TO SUMP WITH STAINLESS STEEL FASTENERS AND BE NSF APPROVED. SUMP SHALL HAVE A 4" OUTLET AND MAXIMUM FLOW RATE OF 274 GPM.				
	WALL MOUNTED WATER RETURN INLET	12	A 1/2	ADJUSTABLE EYEBALL ORIFICE FITTING
COMMENTS: SEE DETAIL FOR ORIFICE SIZE. RETURN INLETS SHALL BE LOCATED NO MORE THAN 5'-0" FROM ANY CORNER. SPACE EVENLY ALONG LENGTH AND WIDTH OF POOL/SPA AT A MAXIMUM DISTANCE OF 10'-0" (MINIMUM 1 INLET PER WALL).				
	SURFACE SKIMMER	2	F 1/2	PENTAIR BERMUDA
COMMENTS: NSF APPROVED W/ EQUALIZER LINE W/ LISTED COVER TO COMPLY W/ ANSI/APSP-16 2011, FLOAT VALVE, CHECK VALVE. PROVIDE ROUND FRAME & LID. SKIMMER REQUIRED FOR EVERY 500 SQ. FT. OF SURFACE AREA.				
	VACUUM FITTING	N/A	C 1/2	SELF-CLOSING & SELF-LATCHING
COMMENTS: VACUUM FITTING COVER SHALL BE SELF-CLOSING, SELF-LATCHING AND COMPLY W/ THE IAPMO SPS 4-2000 STANDARD.				
1	WATER LEVEL SENSING CONDUIT	1		2"Ø PVC CONDUIT
COMMENTS: GLUED PVC CONDUIT. CONDUIT TO ENTER FILL SYSTEM HOUSING ABOVE WATER LEVEL AND TO BE SEALED AT BOTH ENDS.				
2	FILL LINE	1		2"Ø PVC PIPE
COMMENTS: TERMINATE FILL LINE AT FILL SYSTEM HOUSING. INSTALL BACKFLOW PREVENTOR IN EQUIPMENT ROOM.				

POOL CIRCULATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	QNTY	DETAIL	SPECIFICATION
1	HI-RATE SAND FILTER	1	A 4/2	PENTAIR TR100C
COMMENTS: 30"Ø FILTER. 4.91 SF EACH FILTER (9.82 SF TOTAL). PROVIDE COMPLETE W/ PENTAIR HIFLOW BACKWASH VALVE TO ALLOW FOR MANUAL BACKWASH. NSF CERTIFIED.				
2	HEATER	1	A 4/2	RAYPAK C-R406A DIGITAL ASME 400,000 BTU
COMMENTS: NATURAL GAS. VENT PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS. SUPPLY AIR FOR COMBUSTION AND VENTILATION REQUIRED. SEE MANUFACTURER'S RECOMMENDATIONS FOR AIR SUPPLY REQUIRED. FUEL AND AIR SUPPLY REQUIREMENTS BY GENERAL AND/OR MECHANICAL CONTRACTOR. ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE AN EMERGENCY BOILER SHUT OFF SWITCH NEAR THE ENTRANCE TO THE POOL EQUIPMENT ROOM IN ACCORDANCE W/ ALL LOCAL CODES. USE CPVC PIPING IN AND OUT OF HEATER AS REQUIRED.				
3	CIRCULATION PUMP	1	A 4/2	PENTAIR WHISPERFLO XF-12 (3 HP)
COMMENTS: AT 65 GPM, 75 FT TDH AVAILABLE, 208-230 V, SINGLE PHASE, 3450 RPM, W/ 3 AUXILIARY CONTRACTS. SEE ELECTRICAL INTERLOCK NOTES (BY ELECTRICAL CONTRACTOR). VERIFY W/ ELECTRICAL CONTRACTOR / ENGINEER FOR EXACT ELECTRICAL REQUIREMENTS.				
4	CHEMICAL CONTROLLER	1	A 4/2	IPS-920
COMMENTS: CONTROLS ORP/PH. 110-120 VAC, <1 AMP, ELECTRICAL INTERLOCKING BY ELECTRICAL CONTRACTOR. SEE ELECTRICAL INTERLOCK NOTES. PROVIDE POWER FOR THE CONTROLLER ON A SEPARATE CIRCUIT FROM THE POWER FOR THE RELAYS.				
5	PERISTALTIC PUMP FOR LIQUID CHLORINE FEED	1	A 4/2	STENNER #45-M5
COMMENTS: 120VAC, 60 Hz, 1.7 AMP, 1/50 FRACTIONAL HP.				
6	PERISTALTIC PUMP FOR pH FEED	1	A 4/2	STENNER #45-M5
COMMENTS: TERMINATE FILL LINE AT POOL EDGE. LOCATE SENSOR IN SENSING PIPE. WATER LEVEL CONTROLLER LOCATED IN EQUIPMENT ROOM.				
7	LIQUID CHLORINE IN STORAGE CONTAINER	1		15 GALLON CONTAINER
COMMENTS: START UP CHEMICALS PROVIDED BY POOL CONTRACTOR. VERIFY STORAGE CAPACITY REQUIRED. PROVIDE CONTAINERS COMPLETE W/ BARREL ASSEMBLY CHECK VALVES.				
8	ACID IN STORAGE CONTAINER	1		15 GALLON CONTAINER
COMMENTS: START UP CHEMICALS PROVIDED BY POOL CONTRACTOR. VERIFY STORAGE CAPACITY REQUIRED. PROVIDE CONTAINERS COMPLETE W/ BARREL ASSEMBLY CHECK VALVES.				
9	PRESSURE GAUGES & VACUUM GAUGE	2 1	A 4/2	0-60 PSI 0-30 Hg
COMMENTS: NOT SHOWN ON PLAN. INTEGRATE TO SHOW FILTER INFLUENT AND EFFLUENT PRESSURES. COMBINATION PRESSURE / VACUUM GAUGE ON SUCTION SIDE OF PUMP.				
10	FILTER ROOM FACE PIPING	AS REQUIRED	A 4/2	PVC SCHEDULE 40
COMMENTS: 3"Ø PIPE				
11	FLOWMETER	1	A 4/2	H20 FLOW FLOW-VIS
COMMENTS: METER RANGE: 90-220GPM. MOUNT FLOWMETER IN EASILY READABLE LOCATION. FLOWMETER SHALL BE INSTALLED W/ PROPER RUN OF PIPE UPSTREAM AND DOWNSTREAM OF FLOWMETER PER MANUFACTURER'S RECOMMENDATIONS.				
12	THERMOMETER	3	A 4/2	LETRO
COMMENTS: TEMPERATURE RANGE: 30° - 130°. NOT SHOWN ON PLANS. SEE EQUIPMENT SCHEMATIC. PROVIDE THERMOMETERS ON INFLUENT AND EFFLUENT LINES OF HEATER. INSTALL ONE THERMOMETER IN AN EASILY READABLE LOCATION A MINIMUM OF 10 PIPE DIAMETERS DOWN STREAM FROM BYPASS VALVE IF USED.				
13	WATER LEVEL CONTROL SYSTEM	1	A 4/2	LEVOLOR #K-2300
COMMENTS: 110 V, 60 Hz, <1 AMP. POOL CONTRACTOR SHALL MAKE CONNECTION TO POTABLE WATER SUPPLY AND PROVIDE MANUAL AND SOLENOID VALVE ON FILL LINE TO POOL EDGE. SENSOR UNIT LOCATED IN SENSING PIPE. SEE POTABLE WATER LINE REMARKS BELOW. (SHARED W/ SPA)				
14	POTABLE WATER PIPING & VALVES TO EQUIPMENT ROOM	AS REQUIRED	A 4/2	POTABLE WATER LINE
COMMENTS: POTABLE WATER LINE NOT SHOWN ON PLANS. POTABLE WATER LINE AND SHUT OFF VALVE TO EQUIPMENT ROOM BY MECHANICAL CONTRACTOR. PROVIDE 20 GPM AT MAXIMUM OF 40 TO 50 PSI. MECHANICAL CONTRACTOR TO PROVIDE STUB-IN TO POOL EQUIPMENT ROOM. POOL CONTRACTOR TO PROVIDE SOLENOID VALVE, MANUAL FILL VALVE AND EXTEND PIPING TO STAND PIPE. 2X PIPE DIAMETER AIR GAP REQUIRED.				
15	BACKWASH SUMP	1	A 4/2	W/ GRATING AND DRAIN TO SANITARY SEWER
COMMENTS: BACKWASH HIGH RATE SAND FILTER AT 88 GPM MINIMUM FOR 5 MINUTES DURATION. BACKWASH ONLY ONE FILTER AT A TIME. SUMP SHALL BE SIZED TO HANDLE REQUIRED BACKWASH RATES. MECHANICAL ENGINEER TO VERIFY SIZE OF SUMP REQUIRED. SUMP AND GRATING BY GENERAL CONTRACTOR. LINE TO SANITARY SEWER BY MECHANICAL CONTRACTOR.				
16	ELECTRICAL PANEL AND/ OR MOTOR STARTERS	AS REQUIRED	A 4/2	ALSO SEE ELECTRICAL DRAWINGS (BY OTHERS)
COMMENTS: PANEL AND STARTERS PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR SHALL INCLUDE WIRING AND CONDUIT. ELECTRICAL CONTRACTOR SHALL MAKE ALL CONNECTIONS TO EQUIPMENT. PROVIDE CONTROL WIRING AS DIRECTED BY POOL CONTRACTOR. SEE ELECTRICAL INTERLOCK NOTES.				
17	CHECK VALVE	1		
COMMENTS: INSTALLED BETWEEN HEATER AND FLOWMETER IN EASILY ACCESSIBLE LOCATION.				

ADDITIONAL POOL PIPING NOTES

1. REFER TO PROJECT NOTES ON SHEET 1.0.
2. POOL CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF FITTINGS IN THE PIPING SYSTEMS TO HELP REDUCE HEAD IN THE OVERALL SYSTEM..
3. WHEN TWO PUMPS ARE CONNECTED TO THE SAME SUCTION/DRAIN LINE THE TEE FEEDING THE PUMPS SHALL BE LOCATED APPROXIMATELY MIDWAY BETWEEN THE PUMP SUCTIONS (ANSI/APSP-7).
4. ALL DRAIN FITTINGS FLOW SHALL NOT EXCEED MANUFACTURER'S SPECIFIED CAPACITY (WITH REGARD TO ORIENTATION I.E. WALL OR FLOOR) WHEN 100% OF CIRCULATION AND/OR FEATURE FLOW RATE OF ASSOCIATED PIPING IS DIRECTED THROUGH SINGLE DRAIN FITTING.
5. MAIN DRAIN PIPING SHALL CARRY 100% OF ASSOCIATED FLOW RATE AT A VELOCITY NOT TO EXCEED 6 FEET PER SECOND.
6. ALL PIPING DESIGNED FOR 6 FEET PER SECOND MAXIMUM SUCTION, 10 FEET PER SECOND MAXIMUM PRESSURE, AND 3 FEET PER SECOND MAXIMUM GRAVITY.
7. VERIFY PIPE SIZES WITH THE EQUIPMENT ROOM PLAN AND SCHEMATIC. IF THERE ARE ANY DISCREPANCIES, REPORT THEM TO THE ARCHITECT/ENGINEER IMMEDIATELY.
8. OVERALL PIPING IS SHOWN IN DIAGRAMMATIC FORM TO INDICATE WORK TO BE DONE RATHER THAN TO SHOW EXACT ROUTING AND LOCATION. MAKE USE OF ALL DATA IN CONTRACT DOCUMENTS, VERIFY AGAINST DEVELOPED FIELD CONDITIONS, AND INSTALL WORK IN AN ORDERLY ARRANGEMENT IN A MANNER TO OVERCOME STRUCTURAL, MECHANICAL, AND ELECTRICAL INTERFERENCE.

ADDITIONAL EQUIPMENT ROOM NOTES

1. REFER TO PROJECT NOTES ON SHEET 1.0.
2. ALL POOL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANURACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ISPSC 211.2.3
3. ANY APPURTENANCES SHALL BE NONTOXIC TO HUMANS PER ISPSC 307.3.
4. ASSEMBLIES OF DIFFERENT MATERIALS SHALL BE CHEMICALLY AND MECHANICALLY COMPATIBLE FOR THEIR INTENDED USE AND ENVORINMENT PER ISPSC 307.3.2.
5. POOL SHELL AND APPURTENANCES, PIPING, FILTERS, PUMPS ETC. SHALL BE INSTALLED IN A MANNER TO KEEP THEM FROM FREEZING PER ISPSC 307.5.
6. POOL HEATER IS NATURAL GAS, THE GAS LINE AND SERVICE IS SIZED AND DESIGNED BY BUILDING MECHANICAL ENGINEER PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL J ON SHEET 9.0.
7. POOL HEATER VENTILATION SYSTEM IS DESIGNED BY BUILDING MECHANICAL ENGINEER PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL K ON SHEET 9.0.
8. POTABLE WATER SERVICE SHALL BE PROVIDED WITH A SHUT-OFF VALVE AND A WATTS REDUCED PRESSURE BACKFLOW PREVENTOR, SERIES 009.

SYMBOL LEGEND

	VALVE
	TEE
	CHECK VALVE
	INJECTOR
	FLOW INDICATOR
	FLOW DIRECTION

DESIGN & ENGINEERING FIRM
926 S. Auto Mall Dr #3
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(801) 742-3611
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PROJECT: L
LOCATION: 1 S

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

POOL PIPING PLAN

JOB #: 008

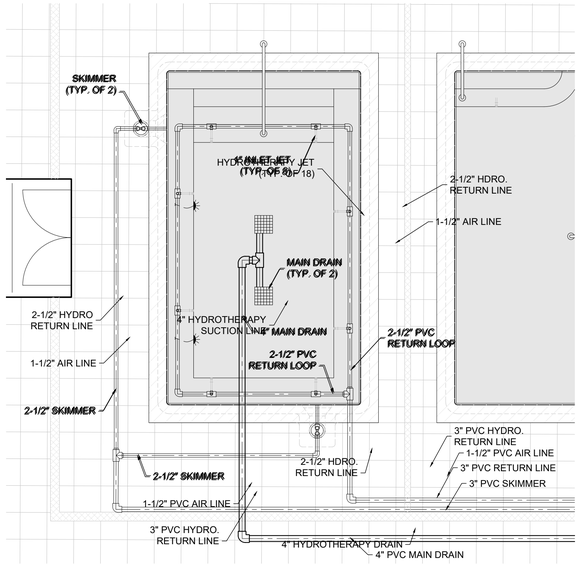
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
STATE OF UTAH

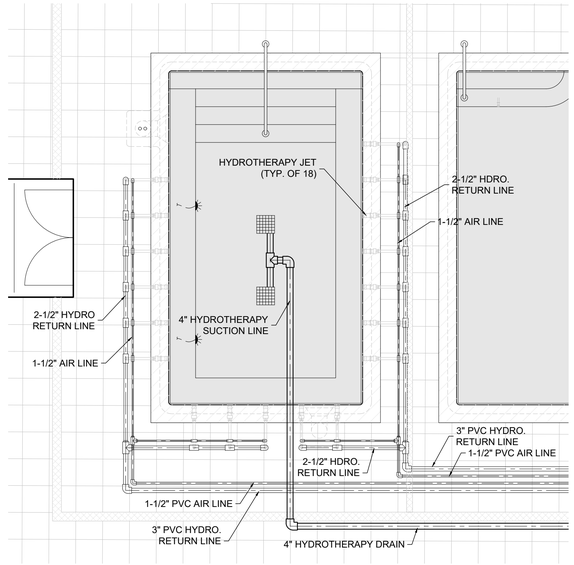
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ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #
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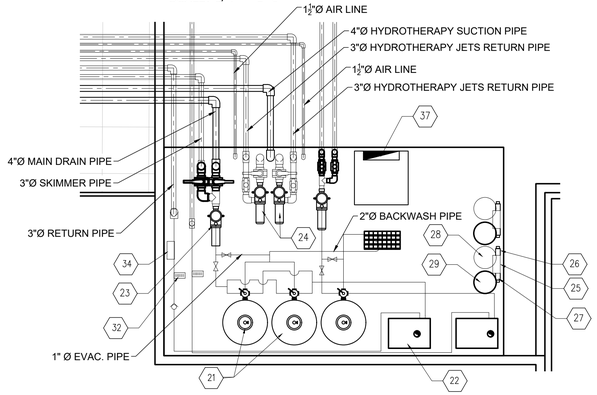
SPA CIRCULATION PIPING PLAN

SCALE: 1/4" = 1'-0"



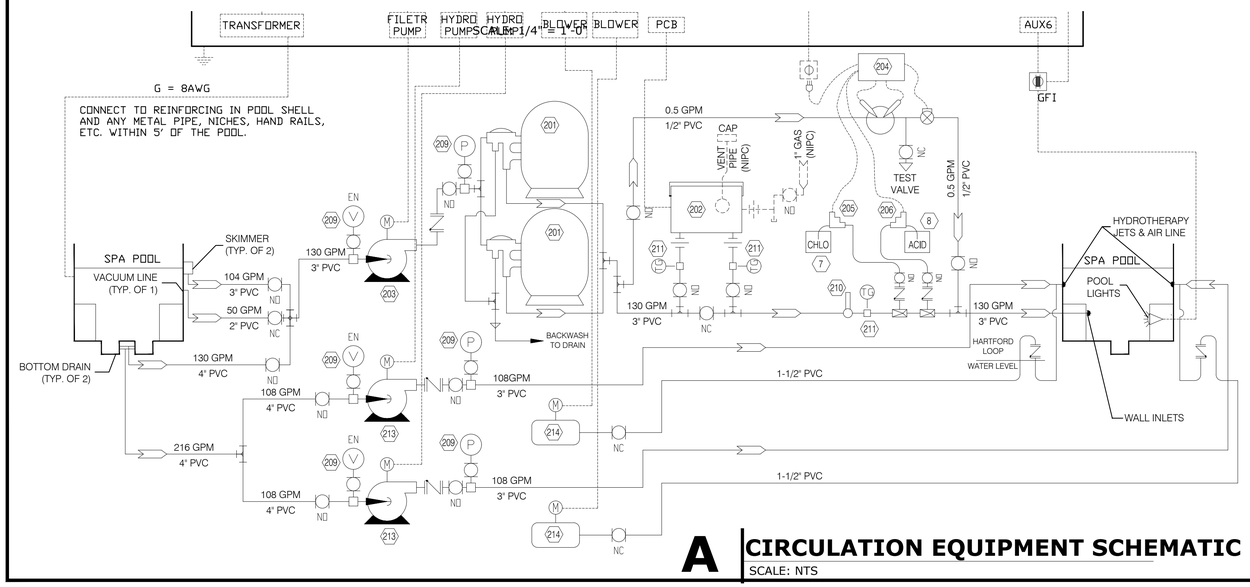
SPA HYDROTHERAPY JETS PIPING PLAN

SCALE: 1/4" = 1'-0"



EQUIPMENT ROOM FOR SPA PLAN

SCALE: 1/4" = 1'-0"



A CIRCULATION EQUIPMENT SCHEMATIC

SCALE: NTS

SPA FITTING SCHEDULE

MARK	DESCRIPTION	QUANTITY	DETAIL	REQUIREMENT
	CIRCULATION OUTLET FRAME AND GRATE	2	K T2	AQUASTAR 12" VGB #12MFXXF COVER W/ DOUBLE DEEP SUMP
REMARKS: COVER SHALL MEET CURRENT VGB REQUIREMENTS, FASTEN TO SUMP WITH STAINLESS STEL FASTENSERS AND BE NSF APPROVED. SUMP SHALL HAVE A 6" OUTLET AND MAXIMUM FLOW RATE OF 274 GPM				
	WALL RETURN WATER INLET FITTING	4	A &3	ADJUSTABLE WALL INLET
REMARKS: SEE DETAIL FOR ORIFICE SIZE SPACE INLETS PER PLAN LAYOUT/ DIMENSIONS INLET VELOCITY = 3.34 FT/S				
	HYDRO THERAPY JET FITTING	8	S &3	BALBOA WATER GROUP GUNITE JET #10-4320 OR EQUAL
REMARKS: SHOTCRETE EXTENDED VENTURI JET ASSEMBLY, ALSO PROVIDE THE OPTIONAL VENTURE TEE HEX REDUCER TO PROVIDE 18 GPM/JET				
	SURFACE SKIMMER	2	F &2	PENTAIR BERMUDA OR EQUAL
REMARKS: NSF APPROVED W/EQUALIZER LINE WITH LISTED COVER TO COMPLY WITH ANSI/APSP-16 2011, FLOAT VALVE, CHECK VALVE. PROVIDE ROUND FRAME & LID. SKIMMER FLOW = 36.47 GPM. EQUALIZER TO BE CONNECTED TO MAIN DRAIN PIPE.				
3	AIR LINE TO JETS	WITH JET SYSTEM	N/A	SCH. 40 PVC PIPE FROM AIR CANE
REMARKS: SIZE AIRLINE TO ACCOMMODATE 8 JETS. PROVIDE HARTFORD LOOP. ROUTE PIPE ABOVE WATER LEVEL WITHOUT LOW SPOTS. ONE AIR LINE PER JET SYSTEM.				
4	AIR CANE	WITH JET SYSTEM	N/A	SCH. 40 PVC PIPE
REMARKS: AIR CANE OPENING MINIMUM 6" ABOVE SPA WATER LEVEL. LOCATE IN EQUIPMENT ROOM. PROVIDE ONE PER AIRLINE/JET SYSTEM.				
5	WATER LEVEL SENSING PIPE	1	N/A	2"Ø PIPE
REMARKS: SENSING PIPE FROM SPA BENCH, BELOW WATER LEVEL TO EQUIPMENT ROOM. LOCATE SENSOR IN SENSING PIPE.				
6	FILL LINE	1	N/A	2"Ø PIPE
REMARKS: TERMINATE FILL LINE AT SPA BENCH. LOCATE SENSOR IN SENSING PIPE. WATER LEVEL CONTROLLER LOCATED IN EQUIPMENT ROOM.				
	HYDROSTATIC RELIEF VALVE ASSEMBLY	2	D &3	HAYWARD #SP1056 #SP1055
REMARKS: PROVIDE PLASTIC RELIEF VALVE COMPLETE WITH A PLASTIC COLLECTION TUBE. PROVIDE ONE IN EACH MAIN DRAIN SUMP IF REQUIRED.				

ADDITIONAL POOL PIPING NOTES

1. REFER TO PROJECT NOTES ON SHEET 1.0.
2. POOL CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF FITTINGS IN THE PIPING SYSTEMS TO HELP REDUCE HEAD IN THE OVERALL SYSTEM..
3. WHEN TWO PUMPS ARE CONNECTED TO THE SAME SUCTION/DRAIN LINE THE TEE FEEDING THE PUMPS SHALL BE LOCATED APPROXIMATELY MIDWAY BETWEEN THE PUMP SUCTIONS (ANSI/APSP-7).
4. ALL DRAIN FITTINGS FLOW SHALL NOT EXCEED MANUFACTURER'S SPECIFIED CAPACITY (WITH REGARD TO ORIENTATION I.E. WALL OR FLOOR) WHEN 100% OF CIRCULATION AND/OR FEATURE FLOW RATE OF ASSOCIATED PIPING IS DIRECTED THROUGH SINGLE DRAIN FITTING.
5. MAIN DRAIN PIPING SHALL CARRY 100% OF ASSOCIATED FLOW RATE AT A VELOCITY NOT TO EXCEED 6 FEET PER SECOND.
6. ALL PIPING DESIGNED FOR 6 FEET PER SECOND MAXIMUM SUCTION, 10 FEET PER SECOND MAXIMUM PRESSURE, AND 3 FEET PER SECOND MAXIMUM GRAVITY.
7. VERIFY PIPE SIZES WITH THE EQUIPMENT ROOM PLAN AND SCHEMATIC. IF THERE ARE ANY DISCREPANCIES, REPORT THEM TO THE ARCHITECT/ENGINEER IMMEDIATELY.
8. OVERALL PIPING IS SHOWN IN DIAGRAMMATIC FORM TO INDICATE WORK TO BE DONE RATHER THAN TO SHOW EXACT ROUTING AND LOCATION. MAKE USE OF ALL DATA IN CONTRACT DOCUMENTS, VERIFY AGAINST DEVELOPED FIELD CONDITIONS, AND INSTALL WORK IN AN ORDERLY ARRANGEMENT IN A MANNER TO OVERCOME STRUCTURAL, MECHANICAL, AND ELECTRICAL INTERFERENCE.

ADDITIONAL EQUIPMENT ROOM NOTES

1. REFER TO PROJECT NOTES ON SHEET 1.0.
2. ALL POOL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ISPSC 211.2.3
3. ANY APPURTENANCES SHALL BE NONTOXIC TO HUMANS PER ISPSC 307.3.
4. ASSEMBLIES OF DIFFERENT MATERIALS SHALL BE CHEMICALLY AND MECHANICALLY COMPATIBLE FOR THEIR INTENDED USE AND ENVORINMENT PER ISPSC 307.3.2.
5. POOL SHELL AND APPURTENANCES, PIPING, FILTERS, PUMPS ETC. SHALL BE INSTALLED IN A MANNER TO KEEP THEM FROM FREEZING PER ISPSC 307.5.
6. POOL HEATER IS NATURAL GAS, THE GAS LINE AND SERVICE IS SIZED AND DESIGNED BY BUILDING MECHANICAL ENGINEER PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL J ON SHEET 9.0.
7. POOL HEATER VENTILATION SYSTEM IS DESIGNED BY BUILDING MECHANICAL ENGINEER PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL K ON SHEET 9.0.
8. POTABLE WATER SERVICE SHALL BE PROVIDED WITH A SHUT-OFF VALVE AND A WATTS REDUCED PRESSURE BACKFLOW PREVENTOR, SERIES 009.

SYMBOL LEGEND

	VALVE
	TEE
	CHECK VALVE
	INJECTOR
	FLOW INDICATOR
	FLOW DIRECTION

SPA CIRCULATION EQUIPMENT SCHEDULE

(VERIFY ALL ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONSULTANT/CONTRACTOR)

MARK	DESCRIPTION	QUANTITY	DETAIL	REQUIREMENT
21	HI-RATE SAND FILTER	2	SEE CIRC. EQUIPMENT SCHEMATIC	PENTAIR TR100C
REMARKS: 30"Ø FILTER 4.91 SF. (9.82 SF TOTAL FILTER AREA). PROVIDE WITH PENTAIR HiFlow BACKWASH VALVE TO ALLOW FOR MANUAL BACKWASH. NSF CERTIFIED.				
22	HEATER	1	SEE CIRC. EQUIPMENT SCHEMATIC	PENTAIR MASTERTEMP 400k
REMARKS: NATURAL GAS VENT PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS. SUPPLY AIR FOR COMBUSTION AND VENTILATION REQUIRED. SEE MANUFACTURER'S RECOMMENDATIONS FOR AIR SUPPLY REQUIRED. FUEL AND AIR SUPPLY REQUIREMENTS BY GENERAL AND/OR MECHANICAL CONTRACTOR. ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE AN EMERGENCY BOILER SHUT OFF SWITCH NEAR THE ENTRANCE TO THE POOL EQUIPMENT ROOM IN ACCORDANCE WITH ALL LOCAL CODES. USE CPVC PIPING IN AND OUT OF HEATER AS REQUIRED BY MANUFACTURER.				
23	CIRCULATION PUMP	1	SEE CIRC. EQUIPMENT SCHEMATIC	PENTAIR WHISPERFLOWXF XFE-20 (5 HP)
REMARKS: AT 130 GPM, 75 FEET TDH AVAILABLE, 208-230 V, SINGLE PHASE, 3450 RPM, WITH 3 AUXILIARY CONTACTS. SEE ELECTRICAL INTERLOCK NOTES (BY ELECTRICAL CONTRACTOR). VERIFY WITH ELECTRICAL CONTRACTOR/ENGINEER FOR EXACT ELECTRICAL REQUIREMENTS.				
24	HYDROTHERAPY PUMP	2	SEE CIRC. EQUIPMENT SCHEMATIC	PENTAIR WHISPERFLO WFE-8 (2 HP)
REMARKS: AT 108 GPM AT 58 FEET TDH AVAILALBLE. 208-230 V, 60 Hz, SINGLE PHASE, 3450 RPM, INTERLOCK WITH EMERGENCY SHUT OFF SWITCH AND JET PUMP TIMER. SEE SPA PLAN FOR SHUT-OFF SWITCH LOCATION. VERIFY WITH ELECTRICAL CONTRACTOR/ENGINEER FOR EXACT ELECTRICAL REQUIREMENTS.				
25	CHEMICAL CONTROLLER	1	SEE CIRC. EQUIPMENT SCHEMATIC	IPS-920 OR EQUAL
REMARKS: CONTROLS ORP/PH. 110-120 VAC, <1 AMP. ELECTRICAL INTERLOCKING BY ELECTRICAL CONTRACTOR. SEE ELECTRICAL INTERLOCK NOTES. PROVIDE POWER FOR THE CONTROLLER ON A SEPARATE CIRCUIT FROM THE POWER FOR THE RELAYS.				
26	PERISTALTIC PUMP FOR LIQUID CHLORINE FEED	1	SEE CIRC. EQUIPMENT SCHEMATIC	STENNER #45-M5
REMARKS: 120 VAC, 60 Hz, 1.7 AMP, 1/30 FRACTIONAL HP.				
27	PERISTALTIC PUMP FOR pH FEED	1	SEE CIRC. EQUIPMENT SCHEMATIC	STENNER #45-M5
REMARKS: 120 VAC, 60 Hz, 1.7 AMP, 1/30 FRACTIONAL HP.				
28	LIQUID CHLORINE IN STORAGE CONTAINER	1	N/A	15 GALLON CONTAINER
REMARKS: START UP CHEMICALS PROVIDED BY POOL CONTRACTOR. VERIFY STORAGE CAPACITY REQUIRED. PROVIDE CONTAINERS COMPLETE WITH BARREL ASSEMBLY CHECK VALVES AS MFG BY CEM AQUATICS OR AS ALTERNATE MANUFACTURER. THE VAPOR SHIELD AS MFG BY AQUATIC COMMERCIAL INDUSTRIES (ALSO AVAILABLE THRU LINCOLN AQUATICS.				
29	ACID IN STORAGE CONTAINER	1	N/A	15 GALLON CONTAINER
REMARKS: START UP CHEMICALS PROVIDED BY POOL CONTRACTOR VERIFY STORAGE CAPACITY REQUIRED. PROVIDE CONTAINERS COMPLETE WITH BARREL ASSEMBLY CHECK VALVES AS MFG BY CEM AQUATICS OR AS ALTERNATE MANUFACTURER. THE VAPOR SHIELD AS MFG BY AQUATIC COMMERCIAL INDUSTRIES (ALSO AVAILABLE THRU LINCOLN AQUATICS).				
30	PRESSURE GAUGES AND VACUUM GAUGE	2 1	SEE CIRC. EQUIPMENT SCHEMATIC	0-60 PSI 0-30 Hg
REMARKS: NOT SHOWN ON PLAN. INTEGRATE TO SHOW FILTER INFLUENT AND EFFLUENT PRESSURES. COMBINATION PRESSURE/VACUUM GAUGE ON SUCTION SIDE OF PUMP.				
32	FLOWMETER	1	SEE CIRC. EQUIPMENT SCHEMATIC	H20 FLOW FLOW-VIS
REMARKS: METER RANGE: 10-110 GPM. MOUNT FLOWMETER IN EASILY READABLE LOCATION. FLOWMETER SHALL BE INSTALLED WITH PROPER RUN OF PIPE UPSTREAM AND DOWNSTREAM OF FLOWMETER PER MANUFACTURER'S RECOMMENDATIONS.				
33	THERMOMETER	3	SEE CIRC. EQUIPMENT SCHEMATIC	LETRO
REMARKS: 30° TO 130° NOT SHOWN ON PLANS. SEE EQUIPMENT SCHEMATIC. PROVIDE THERMOMETERSON INFLUEND AND EFFLUENT LINES OF HEATER. INSTALL ONE THEROMETER IN AN EASILY READABLE LOCATION MINIMUM 10 PIPE DIAMETERS DOWN STREAM THE BYPASS VALVE IF USED.				
34	WATER LEVEL CONTROL SYSTEM	1	SEE CIRC. EQUIPMENT SCHEMATIC	LEVOLOR #K-2300
REMARKS:110 V, 60 hz, <1 AMP. POOL CONTRACTOR SHALL MAKE CONNECTION TO POTABLE WATER SUPPLY AND PROVIDE MANUAL AND SOLENOID VALVE ON FILL LINE TO POOL EDGE. SENSOR UNIT LOCATED IN SENSING PIPE. SEE POTABLE WATER LINE REMARKS BELOW. (SHARED WITH POOL)				
35	POTABLE WATER PIPING AND VALVES TO EQUIPMENT ROOM	AS REQ'ED	SEE CIRC. EQUIPMENT SCHEMATIC	POTABLE WATER LINE
REMARKS: POTABLE WATER LINE NOT SHOWN ON PLANS. POTABLE WATER LINE AND SHUT OFF VALVE TO EQUIPMENT ROOM BY MECHANICAL CONTRACTOR. PROVIDE 20 GPM AT MAXIMUM 40 TO 50 PSI. MECHANICAL CONTRACTOR TO PROVIDE STUB-IN TO POOL EQUIPMENT ROOM. POOL CONTRACTOR TO PROVIDE SOLENOID VALVE, MANUAL FILL VALVE AND EXTEND PIPING TO STAND PIPE. 2 TIMES PIPE DIAMETER AIR GAP REQUIRED. SEE WATER LEVEL CONTROLLER REMARKS ABOVE.				
36	BACKWASH SUMP	1	A &3	WITH GRATING AND DRAIN TO SANITARY SEWER
REMARKS: BACKWASH HIGH RATE SAND FILTER AT 88 GPM MIN. FOR A 5 MINUTE DURATION. SUMP SHALL BE SIZED TO HANDLE REQUIRED BACKWASH RATES. MECHANICAL ENGINEER TO VERIFY SIZE OF SUMP REQUIRED. SUMP AND GRATING BY GENERAL CONTRACTOR. LINE TO SANITARY SEWER BY MECHANICAL CONTRACTOR.				
37	ELECTRICAL PANEL AND/OR MOTOR STARTERS	AS REQUIRED	N/A	ALSO SEE ELECTRICAL DRAWINGS (BY OTHERS)
REMARKS: PANEL AND STARTERS PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR SHALL INCLUDE WIRING AND CONDUIT. ELECTRICAL CONTRACTOR SHALL MAKE ALL CONNECTIONS TO EQUIPMENT. PROVIDE CONTROL WIRING AS DIRECTED BY POOL CONTRACTOR. SEE ELECTRICAL INTERLOCK NOTES.				
38	SPA BLOWER	1	N/A	POLARIS QT BLOWER
REMARKS: MIN. 80 SCFM, 2 HP MOTOR. HARTFORD LOOP MUST BE LOCATED WITHIN 25 FEET OF THE SPA.				

DKE
DESIGN & ENGINEERING FIRM
926 S. Auto Mall Dr #3
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

PROJECT:
LOCATIO 1

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SPA PIPING PLAN

JOB #: 008

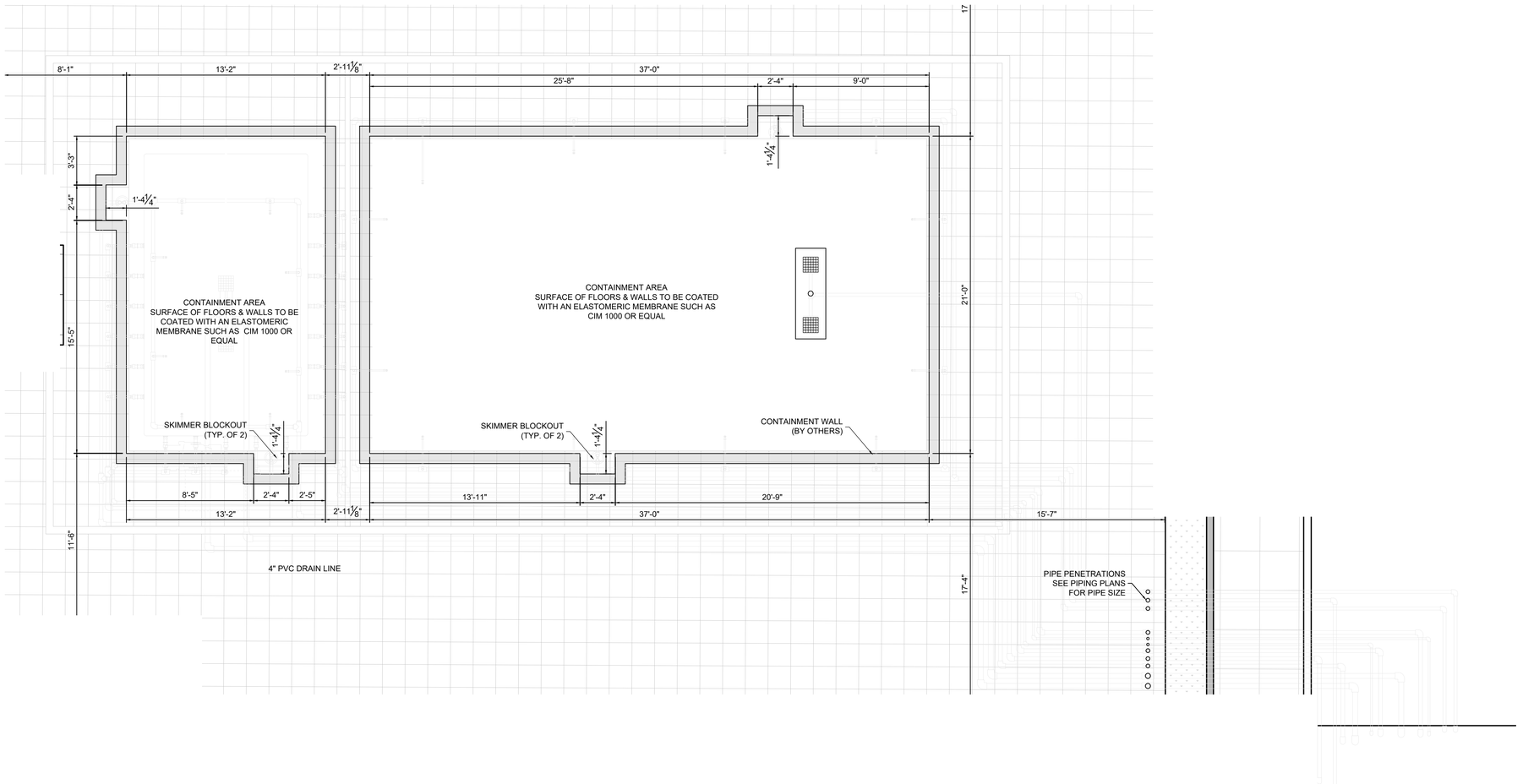
PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:



DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #
3.2



CONTAINMENT BASIN

SCALE: $\frac{1}{4}$"=1'-0"

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926 S. Auto Mall Dr #3
American Fork, UT 84003
(801) 742-3611
www.dkeltm.com

PROJECT:

LOCATI

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

CONTAINMENT BASIN

JOB #: 000

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #

4.0

Pool Shell

1. The following codes were used as a basis for pool design and all work shall be in accordance with the latest editions and local ordinances. The most strict code shall take precedence.
   - the International Building Code, IBC
   - ACI 318, ACI 318.2
   - ACI 506r (guide to Shotcrete)
   - ACI compilation no. 6
2. Pool contractor shall be responsible to ensure the pool location meets all dimensions and setback requirements. this includes setbacks for the property lines and any setbacks from existing or new structures. Verify all dimensions prior to beginning construction.
3. Required bearing capacity of soils supporting pool structures shall be a minimum of 1500 psf.
4. Excavations and site preparation shall be in accordance with the recommendations of the project geotechnical/soils report.
5. The pool contractor is responsible for subgrade preparation so that settlement is negligible to avoid unanticipated stress on concrete which can cause cracking.
6. Pool shell shall be placed on undisturbed native or compacted structural fill.
7. Pool shall not be located where ground water exists above the bottom of the pool during high water table occurrences, unless one (1) hydrostatic relief valve is installed in each main drain for a minimum of two (2) relief valves.
8. Bottom of pool walls shall be at least 30" below finish grade or below frost level, which ever is greater.
9. Pool walls are designed for a maximum surcharge of 100 psf, unless otherwise noted. Contractor shall avoid subjecting walls to additional surcharges during construction. Construction loads on slabs and pool floors shall not exceed 100 psf.
10. All plan dimensions are pool wall to pool wall, unless noted otherwise. the pool shall be constructed to the design dimensions within the tolerances listed in this notes.
11. Water stops, inserts, pre-manufactured joints, bottom drains, skimmers, inlets, niches, anchors, etc. shall be properly placed and installed prior to placing concrete / shotcrete in accordance with the manufacturer's recommendations
12. Do not install construction or expansion joints in pool floor or walls, unless indicated on the drawings. pour strips shall be placed only where indicated on the drawings.

Pool Dimensions and Tolerances

1. All construction shall be performed in accordance with the Uniform Swimming Pool, Spa and Hot Tub Code (USPSHTC 1-2015), the American National Standard for Residential Inground Swimming Pools (ANSI/APSP/ICC 5a-2012, 7-2013, 8-2013, 12a-2019) and local government codes and regulations (The Standards).
2. GENERAL REQUIREMENTS. Design Dimensions and Water Envelopes shall comply with specifications in the USPSHTC and ANSI/APSP/ICC. The pool shall be constructed to these design dimensions within the tolerances Listed below.
3. CONSTRUCTION TOLERANCES. The overall length, width and depth shall be limited to a Tolerance of plus or minus 3 inches to a tolerance of plus or minus 2 inches (+- 5.1cm), unless otherwise specified.
4. PERIMETER SHAPE. No limits are specified for shape of pools except that consideration shall be given to shape from the standpoint of circulation of the swimming pool water and safety to the user.
5. WALLS. Walls of the pool shall be vertical or not exceed 11° from vertical for water depths not less than 6 feet or vertical for a distance not less than 3 feet below water level and curved to join the wall and floor.
6. MAXIMUM ALLOWABLE WALL SLOPE. Maximum allowable wall slope shall not slope greater than 11° from plumb.
7. FLOOR SLOPES. Floor slopes shall be reasonably uniform and slope towards the main drains. Where the water depth is less than 2 feet the floor slope shall not exceed 1 foot in 7 feet (1:7), the slope shall not exceed 1 foot in 3 feet (1:3) from the first slope change to the deepest point of the swimming pool.
8. CORNERS: All corners protruding into the pool shall have a 2 inch radius or larger.
9. MANUFACTURED DIVING EQUIPMENT. When manufactured diving equipment is installed, it shall conform to the specifications set forth in The Standard and shall be located in the deep area of the pool so as to provide the minimum required dimensions. Manufactured diving equipment shall not be installed on Type 0 pools. Diving equipment shall be designed for swimming pool use and shall be installed in accordance with the manufacturer's specifications. Diving equipment installation and use instructions shall be provided by the Diving equipment manufacturer and shall specify the minimum water dimensions required for each diving board and diving stand combination.

Concrete Work

1. Concrete placement shall be in accordance with the latest edition of ACI-301 and ACI-302. When concrete is placed during hot weather conform to the latest edition of ACI 305r. When concrete is placed during cold weather conform to the latest edition of ACI 306r.
2. All work shall be in strict accordance with ACI 318, ACI 350 and local building codes.
3. Contractor shall coordinate location of penetrations with all other trades prior to placing concrete and installing sleeves, block outs, etc. as required.
4. All penetrations through walls or slabs subject to water shall be installed with a mechanical water stop or link seal.
5. Contractor shall be responsible for the design, detailing, care, placement and removal of all form work and shoring. do not remove forms and shoring until structural members acquire sufficient strength to support their own weight plus construction loads.
6. All concrete structures holding or retaining water shall have water stops or water bars placed at all construction joints to protect reinforcement.
7. Concrete mixture shall meet the following requirements unless noted otherwise:
   - 28 day compressive strength: 4,000psi
   - Portland cement type: type I/II conforming to ASTMC-150
   - max. water to cement ratio: 0.50
   - max. concrete slump: 4 inches (plus or minus 1")
   - air entraining: see ACI 318 & ASTM C-260
   - aggregate: normal weight conforming to ASTM C-33 and that are clean, washed, non-friable and uniformly graded from coarse to fine.

   do not add calcium chloride to concrete mix.
8. All concrete shall be water cured (kept damp) for at least ten (10) days after placement unless the engineer of record has provided written approval of an alternate method.

Shotcrete

1. All shotcrete materials, proportioning and application shall conform to ACI 506.2 and Section 1910 of the International Building Code (IBC).
2. Shotcrete mixture shall meet the following requirements unless noted otherwise:
   - 28-day compressive strength: 4,000 psi
   - mix ratio: 4-1/2 cubic feet of sand to 98 lbs cement
3. Contractor shall coordinate location of penetrations with all other trades prior to placing concrete and installing sleeves, block outs, etc. as required.
4. All penetrations through walls or slabs subject to water shall be installed with a mechanical water stop or link seal.
5. Shotcrete shall be water cured (kept damp) for at least ten (10) days after placement unless the engineer of record has provided written approval of an alternate method.

Reinforcement

1. All reinforcing steel shall be new deformed billet steel bars grade 40 per ASTM A615, unless otherwise noted.
2. Placement of reinforcing bars shall be in accordance with ACI 318-19 or latest adopted edition.
3. Reinforcing steel and embeds shall be properly tied into place prior to placing concrete/shotcrete.
4. All splices in reinforcing bars shall be minimum of 22" for #4 bars and 16" for #3 bars.
5. Horizontal reinforcement shall be continuous through construction and control joints.
6. Reinforcement placed in concrete structures holding or retaining water shall have water stops or water bars placed at all construction joints to protect reinforcement.
7. All reinforcement in concrete / shotcrete shall maintain the following minimum clearances from face of concrete / shotcrete to reinforcing.
   - concrete / shotcrete exposed to earth: 3 inches clear
   - concrete / shotcrete exposed to water: 1.5 inches clear
   - concrete / shotcrete exposed to weather: 1.5 inches clear
8. Minimum Bending Radius for reinforcement steel is 3 times the bar diameter. for #3 bars 1-1/8", for #4 bars 1-1/2".
9. Do not splice stirrups and ties and Do not weld reinforcing bars.
10. Do not substitute reinforcing bars for deformed anchor bars or headed anchor studs.

Reinforcement Schedule

Pool Wall Reinforcement			Soil Equivalent Fluid Pressure (EFP)					
			up to 30 PCF		up to 45 PCF		up to 65 PCF	
Wall Height (H)	Water Depth (D)	Horizontal Steel	Wall Thickness (T)	Vertical Steel	Wall Thickness (T)	Vertical Steel	Wall Thickness (T)	Vertical Steel
3'-9"	3'-6"	#3 @ 12" OC	6"	#3 @ 12" OC	6"	#3 @ 12" OC	6"	#3 @ 10" OC
4'-3"	4'-0"	#3 @ 12" OC	6"	#3 @ 12" OC	8"	#3 @ 9" OC	6"	#3 @ 10" OC
5'-3"	5'-0"	#3 @ 12" OC	6"	#3 @ 12" OC	8"	#3 @ 9" OC	8"	#3 @ 8" OC
5'-9"	5'-6"	#3 @ 6" OC	8"	#3 @ 12" OC	8"	#3 @ 6" OC	10"	#3 @ 8" OC
6'-3"	6'-0"	#3 @ 6" OC	8"	#3 @ 8" OC	9"	#3 @ 6" OC	10"	#3 @ 8" OC
7'-3"	7'-0"	#3 @ 6" OC	8"	#3 @ 6" OC	10"	#3 @ 6" OC	12"	#3 @ 6" OC
8'-3"	8'-0"	#3 @ 6" OC	10"	#3 @ 6" OC	10"	#3 @ 4" OC	12"	#3 @ 4" OC
9'-3"	9'-0"	#3 @ 6" OC	10"	#3 @ 4" OC	12"	#4 @ 6" OC	14"	#3 @ 4" OC
10'-3"	10'-0"	#3 @ 6" OC	10"	#3 @ 4" OC	12"	#4 @ 4" OC	14"	#3 @ 4" OC
Pool Floor Reinforcement			up to 30 PCF		up to 45 PCF		up to 65 PCF	
			Floor Thickness (T)	Steel Each Way	Floor Thickness (T)	Steel Each Way	Floor Thickness (T)	Steel Each Way
All Depths			6"	#3 @ 12" OC	6"	#3 @ 12" OC	6"	#3 @ 12" OC

Reinforcement Schedule Notes:

1. Pool Reinforcement shall be #3 bars @ 12" OC each way throughout entire pool shell, four (4) #4 horizontal bars continuous in bond beam, plus additional bars as shown in the Schedule and additional bars shown in details.
2. Vertical steel called out in schedule represents total Grid steel requirement. Spacing shown is center to center of reinforcing steel.
3. "Alternate Steel" is the 1st, 2nd, and 3rd Vertical bars added in each 12" Grid Space.
4. 1st Alternates may be terminated a distance of 36" below top of bond beam. 2nd and 3rd Alternates may be terminated 48" below top of bond beam.
5. Wall thickness and Vertical steel shall extend into pool floor a minimum distance of 24" for 1st Alternates, 36" for 2nd Alternates, and 48" for 3rd Alternates from bottom of Cove
6. If Walls are thicker than specified in the schedule: For each additional 6" of pool shell thickness provide #3 @ 12" OC or equivalent area of steel.
7. Refer to the Geotechnical or Soils Report for type of soil. Use 30 PCF for soil Types GW & GP. Use 45 PCF for soil Types SW, SP, SM, SC, GM, & GC. Use 65 PCF if specified by soils Report. For any other soils types encountered contact the structural engineer.

Electrical Notes

1. All work shall be performed in accordance with the latest edition of the National Electric Code (N.E.C.) and local codes.
2. Electrical Contractor shall coordinate with Mechanical Contractor to insure no piping or equipment passes through electrical equipment spaces or rooms, above or below electrical equipment.
3. Electrical Contractor shall be responsible for providing all power, electrical and controls required for the pool equipment to function properly. Pool Contractor shall coordinate all power, electrical and control requirements with Electrical Contractor.
4. Pool Contractor shall be responsible for grounding and bonding of all equipment, lights, and metal items in or near pool, including, but not limited to: Lights, Niches, Railings, Handicap Lift Sleeve, Reinforcing Steel, etc. with a #8 Bare Ground Wire.
5. Provide Bonding and Grounding of pool and spa to Equipotential Bonding Grid in deck, Motors, and other equipment in the equipment room, including G.F.I. protection per the 2014 NEC, Article 680, or current adopted electrical code.
6. No outlets within 10 feet of pool. All outlets 10 feet to 20 feet from pool to be G.F.I. protected. G.F.I protection must be provided in accordance with the N.E.C. or current adopted electrical code and in compliance with local codes for all lighting circuits, electrical circuits, motors and outlets in the pool area.
7. All Chemical dosing equipment shall be electrically interlocked to the treatement pump such that dosing cannot continue when pump is not in operation.
8. Pool Heater shall be electrically interlocked to the treatment pump such that it will remain off when the pump is not in operation.
9. Heater Receptacle shall be field located near heater control panel.
10. Electrical Contractor to insure all pool equipment, pool reinforcing, niches, handrails, ladders, etc are bonded and grounded in accordance with the National Electric Code (NEC).
11. All Electrical outside to be GFCI protected per NEC 210.8.
12. Provide a GFCI Receptical a minimum of 6 feet to 20 feet from waters edge or inside of pool per NEC 608.22.
13. All through wall lighting, electrical equipment within 5 feet of pool, electrical equipment associated with the recirculating system, junction boxes, transformers and power enclosures, ground fault circuit, interrupters, panel boards that ar not part of the service equipment and supply all extricable equipment associated with the pool can not be smaller than #12 AWG.
14. Junction Boxes need to be listed as a swimming pool box equipped with threaded entries or hubs. Constructed of corrosion resistant material. Provided with electrical continuity between every connected metal conduit and the grounding terminals. Located not less than 8 inches above grade, pool deck or pool water whichever provides the greates elevation and shall be located not less than 4 feet from the inside wall of pool. Also protect J-Boxes per NEC 680.24.

Pool Parameters

Pool Type:	Rectangular
Surface Area:	648 sf
Volume:	16,574 gals
Turnover time:	5.0 hrs
Turnover rate:	55 gpm min.

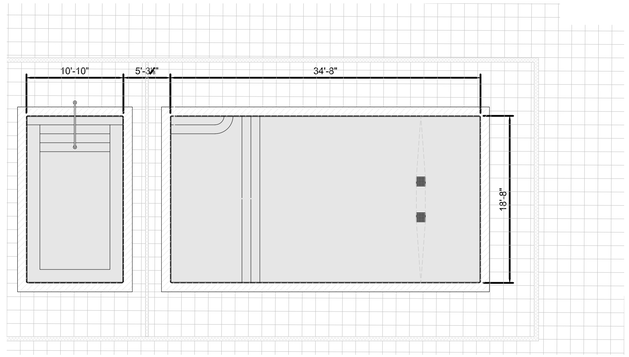
Pool Equipment

(1)	Circulation Pump	Pentair Whisperflow 1 hp 55 gpm @ 72 TDH
(1)	Filter	Pentair Triton TR-60 3.14 sf filtration area
(1)	Heater	Pentair MasterTemp 400 400,00 BTU Heater
(2)	Skimmers	Pentair Gunite Skimmer White PVC
(8)	Return Inlets	Pentair Gunite Return Fitting White PVC
(1)	Pool Lights	Pentair Intellibrite 300 Watts

Pool Type per ANSI/NSPI-5 2003:

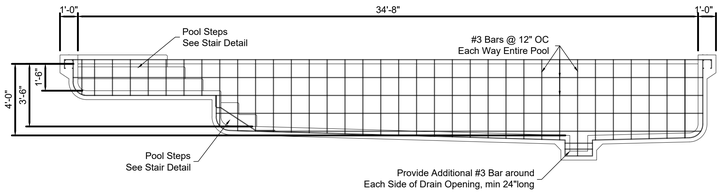
TYPE 0 - NO DIVING

DIVING EQUIPMENT PROHIBITED



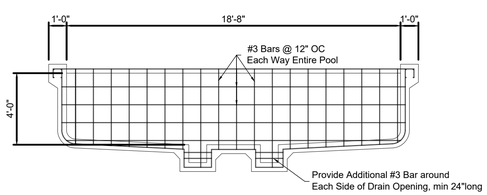
Pool Layout Plan

SCALE: 1/8" = 1'-0"



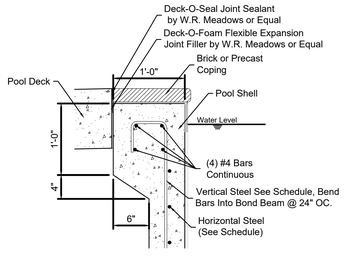
Pool Section

SCALE: 1/4" = 1'-0"



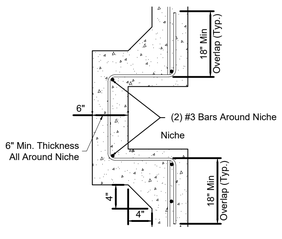
Pool Cross Section

SCALE: 1/4" = 1'-0"



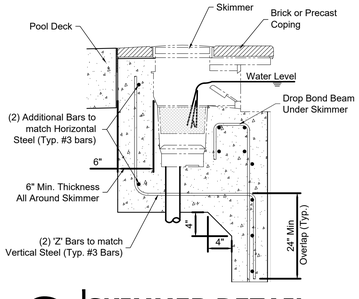
A BOND BEAM

NTS



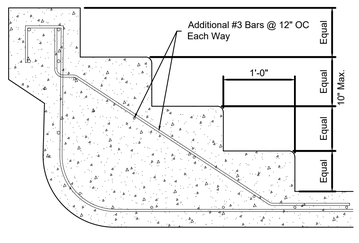
B NICHE DETAIL

NTS



C SKIMMER DETAIL

NTS



D STAIR DETAIL

NTS

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PROJEC

LOCATI

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

STRUCTURAL POOL PLAN

JOB #: 008

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
3/31/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #

5.0

Pool Shell

1. The following codes were used as a basis for pool design and all work shall be in accordance with the latest editions and local ordinances. The most strict code shall take precedence.
   - The International Pool & Spa code, ISPSC
   - The International Building Code, IBC
   - ACI 318, ACI 318.2
   - ACI 506r (guide to Shotcrete)
   - ACI compilation no. 6
2. Pool contractor shall be responsible to ensure the pool location meets all dimensions and setback requirements. this includes setbacks for the property lines and any setbacks from existing or new structures. Verify all dimensions prior to beginning construction.
3. Required bearing capacity of soils supporting pool structures shall be a minimum of 1500 psf.
4. Excavations and site preparation shall be in accordance with the recommendations of the project geotechnical/soils report.
5. The pool contractor is responsible for subgrade preparation so that settlement is negligible to avoid unanticipated stress on concrete which can cause cracking.
6. Pool shell shall be placed on undisturbed native or compacted structural fill.
7. Pool shall not be located where ground water exists above the bottom of the pool during high water table occurrences, unless one (1) hydrostatic relief valve is installed in each main drain for a minimum of two (2) relief valves.
8. Bottom of pool walls shall be at least 30" below finish grade or below frost level, which ever is greater.
9. Pool walls are designed for a maximum surcharge of 100 psf, unless otherwise noted. Contractor shall avoid subjecting walls to additional surcharges during construction. Construction loads on slabs and pool floors shall not exceed 100 psf.
10. All plan dimensions are pool wall to pool wall, unless noted otherwise. the pool shall be constructed to the design dimensions within the tolerances listed in this notes.
11. Water stops, inserts, pre-manufactured joints, bottom drains, skimmers, inlets, niches, anchors, etc. shall be properly placed and installed prior to placing concrete / shotcrete in accordance with the manufacturer's recommendations
12. Do not install construction or expansion joints in pool floor or walls, unless indicated on the drawings. pour strips shall be placed only where indicated on the drawings.

Pool Dimensions and Tolerances

1. All construction shall be performed in accordance with the Uniform Swimming Pool, Spa and Hot Tub Code (USPSHTC 1-2015), the American National Standard for Residential Inground Swimming Pools (ANSI/APSP/ICC 5a-2012, 7-2013, 8-2013, 12a-2019) and local government codes and regulations (The Standards).
2. GENERAL REQUIREMENTS. Design Dimensions and Water Envelopes shall comply with specifications in the USPSHTC and ANSI/APSP/ICC. The pool shall be constructed to these design dimensions within the tolerances Listed below.
3. CONSTRUCTION TOLERANCES. The overall length, width and depth shall be limited to a Tolerance of plus or minus 3 inches to a tolerance of plus or minus 2 inches (+- 5.1cm), unless otherwise specified.
4. PERIMETER SHAPE. No limits are specified for shape of pools except that consideration shall be given to shape from the standpoint of circulation of the swimming pool water and safety to the user.
5. WALLS. Walls of the pool shall be vertical or not exceed 11° from vertical for water depths not less than 6 feet or vertical for a distance not less than 3 feet below water level and curved to join the wall and floor.
6. MAXIMUM ALLOWABLE WALL SLOPE. Maximum allowable wall slope shall not slope greater than 11° from plumb.
7. FLOOR SLOPES. Floor slopes shall be reasonably uniform and slope towards the main drains. Where the water depth is less than 2 feet the floor slope shall not exceed 1 foot in 7 feet (1:7), the slope shall not exceed 1 foot in 3 feet (1:3) from the first slope change to the deepest point of the swimming pool.
8. CORNERS: All corners protruding into the pool shall have a 2 inch radius or larger.

Concrete Work

1. Concrete placement shall be in accordance with the latest edition of ACI-301 and ACI-302. When concrete is placed during hot weather conform to the latest edition of ACI 305r. When concrete is placed during cold weather conform to the latest edition of ACI 306r.
2. All work shall be in strict accordance with ACI 318, ACI 350 and local building codes.
3. Contractor shall coordinate location of penetrations with all other trades prior to placing concrete and installing sleeves, block outs, etc. as required.
4. All penetrations through walls or slabs subject to water shall be installed with a mechanical water stop or link seal.
5. Contractor shall be responsible for the design, detailing, care, placement and removal of all form work and shoring. do not remove forms and shoring until structural members acquire sufficient strength to support their own weight plus construction loads.
6. All concrete structures holding or retaining water shall have water stops or water bars placed at all construction joints to protect reinforcement.
7. Concrete mixture shall meet the following requirements unless noted otherwise:

28 day compressive strength:	4,000psi
Portland cement type:	type I/II conforming to ASTMC-150
max. water to cement ratio:	0.50
max. concrete slump:	4 inches (plus or minus 1")
air entraining:	see ACI 318 & ASTM C-260
aggregate:	normal weight conforming to ASTM C-33 and that are clean, washed, non-friable and uniformly graded from coarse to fine.

   do not add calcium chloride to concrete mix.
8. All concrete shall be water cured (kept damp) for at least ten (10) days after placement unless the engineer of record has provided written approval of an alternate method.

Shotcrete

1. All shotcrete materials, proportioning and application shall conform to ACI 506.2 and Section 1908 of the International Building Code (IBC).
2. Shotcrete mixture shall meet the following requirements unless noted otherwise:

28-day compressive strength:	4,000 psi
mix ratio:	4-1/2 cubic feet of sand to 98 lbs cement

3. Contractor shall coordinate location of penetrations with all other trades prior to placing concrete and installing sleeves, block outs, etc. as required.
4. All penetrations through walls or slabs subject to water shall be installed with a mechanical water stop or link seal.
5. Shotcrete shall be water cured (kept damp) for at least ten (10) days after placement unless the engineer of record has provided written approval of an alternate method.

Reinforcement

1. All reinforcing steel shall be new deformed billet steel bars grade 40 per ASTM A615, unless otherwise noted.
2. Placement of reinforcing bars shall be in accordance with ACI 318-19 or latest adopted edition.
3. Reinforcing steel and embeds shall be properly tied into place prior to placing concrete/shotcrete.
4. All splices in reinforcing bars shall be minimum of 22" for #4 bars and 16" for #3 bars.
5. Horizontal reinforcement shall be continuous through construction and control joints.
6. Reinforcement placed in concrete structures holding or retaining water shall have water stops or water bars placed at all construction joints to protect reinforcement.
7. All reinforcement in concrete / shotcrete shall maintain the following minimum clearances from face of concrete / shotcrete to reinforcing.
   - concrete / shotcrete exposed to earth: 3 inches clear
   - concrete / shotcrete exposed to water: 1.5 inches clear
   - concrete / shotcrete exposed to weather: 1.5 inches clear
8. Minimum Bending Radius for reinforcement steel is 3 times the bar diameter. for #3 bars 1-1/8", for #4 bars 1-1/2".
9. Do not splice stirrups and ties and Do not weld reinforcing bars.
10. Do not substitute reinforcing bars for deformed anchor bars or headed anchor studs.

Reinforcement Schedule

Pool Wall Reinforcement			Soil Equivalent Fluid Pressure (EFP)					
			up to 30 PCF		up to 45 PCF		up to 65 PCF	
Wall Height (H)	Water Depth (D)	Horizontal Steel	Wall Thickness (T)	Vertical Steel	Wall Thickness (T)	Vertical Steel	Wall Thickness (T)	Vertical Steel
3'-9"	3'-6"	#3 @ 12" OC	6"	#3 @ 12" OC	6"	#3 @ 12" OC	6"	#3 @ 10" OC
4'-3"	4'-0"	#3 @ 12" OC	6"	#3 @ 12" OC	8"	#3 @ 9" OC	6"	#3 @ 10" OC
Pool Floor Reinforcement			up to 30 PCF		up to 45 PCF		up to 65 PCF	
			Floor Thickness (T)	Steel Each Way	Floor Thickness (T)	Steel Each Way	Floor Thickness (T)	Steel Each Way
All Depths			6"	#3 @ 12" OC	6"	#3 @ 12" OC	6"	#3 @ 12" OC

Reinforcement Schedule Notes:

1. Pool Reinforcement shall be #3 bars @ 12" OC each way throughout entire pool shell, four (4) #4 horizontal bars continuous in bond beam, plus additional bars as shown in the Schedule and additional bars shown in details.
2. Vertical steel called out in schedule represents total Grid steel requirement. Spacing shown is center to center of reinforcing steel.
3. "Alternate Steel" is the 1st, 2nd, and 3rd Vertical bars added in each 12" Grid Space.
4. 1st Alternates may be terminated a distance of 36" below top of bond beam. 2nd and 3rd Alternates may be terminated 48" below top of bond beam.
5. Wall thickness and Vertical steel shall extend into pool floor a minimum distance of 24" for 1st Alternates, 36" for 2nd Alternates, and 48" for 3rd Alternates from bottom of Cove
6. If Walls are thicker than specified in the schedule: For each additional 6" of pool shell thickness provide #3 @ 12" OC or equivalent area of steel.
7. Refer to the Geotechnical or Soils Report for type of soil. Use 30 PCF for soil Types GW & GP. Use 45 PCF for soil Types SW, SP, SM, SC, GM, & GC. Use 65 PCF if specified by soils Report. For any other soils types encountered contact the structural engineer.

Electrical Notes

1. All work shall be performed in accordance with the latest edition of the National Electric Code (N.E.C.) and local codes.
2. Electrical Contractor shall be responsible for providing all power, electrical and controls required for the pool equipment to function properly. Pool Contractor shall coordinate all power, electrical and control requirements with Electrical Contractor.
3. Pool Contractor shall be responsible for grounding and bonding of all equipment, lights, and metal items in or near pool, including, but not limited to: Lights, Niches, Railings, Handicap Lift Sleeve, Reinforcing Steel, etc. with a #8 Bare Ground Wire. Ground Wire to be stubbed out for pool decking bonding grid.
4. Provide Bonding and Grounding of pool and spa to Equipotential Bonding Grid in deck, Motors, and other equipment in the equipment room, including G.F.I. protection per the 2014 NEC, Article 680, or current adopted electrical code.
5. No outlets within 10 feet of pool. All outlets 10 feet to 20 feet from pool to be G.F.I. protected. G.F.I protection must be provided in accordance with the N.E.C. or current adopted electrical code and in compliance with local codes for all lighting circuits, electrical circuits, motors and outlets in the pool area.

Additional Notes

1. All equipment to be installed per manufacturer's recommendations and in accordance with local codes and ordinances.
2. All gates will be self closing and equipped with locks.
3. This Lot is entirely made up of virgin soil. Pool will not be in Backfilled material.
4. Pool is free-standing no retaining walls are supporting the pool.

Water Circulation & Treatment

Water Turnover Rate:
- Turnover rate shall not be less than 12 hours per ISPSC 810.

Cartridge Filter:
- Pentair Clean and Clear 400
- no sanitary sewer tie in.

Circulation Pump:
- Pentair WhisperFlo, 2Hp

Pool Heater:
- Pentair MasterTemp 400,
- 400,000 BTU heater.
- Gas line installation and size per Manufacturer's Specifications.
- Gas line to deliver 6"-14" W.C. to heater
- Gas line to be installed with #18 Gauge Yellow Tracer Wire 12" Deep or more below grade.
- Combustion air sizing to be sized and rodent proof per G2407.

Pool Lights:
- LED low voltage

Pool Cover:
- Automatic Cover Switch

Main Drains:
- VGB Compliant Anti-Entrapment drains covers to be used on all outlets.
- Drain Covers to be in accordance with ASPSP 7 (ISPSC 310)
- 2.5" plumbing

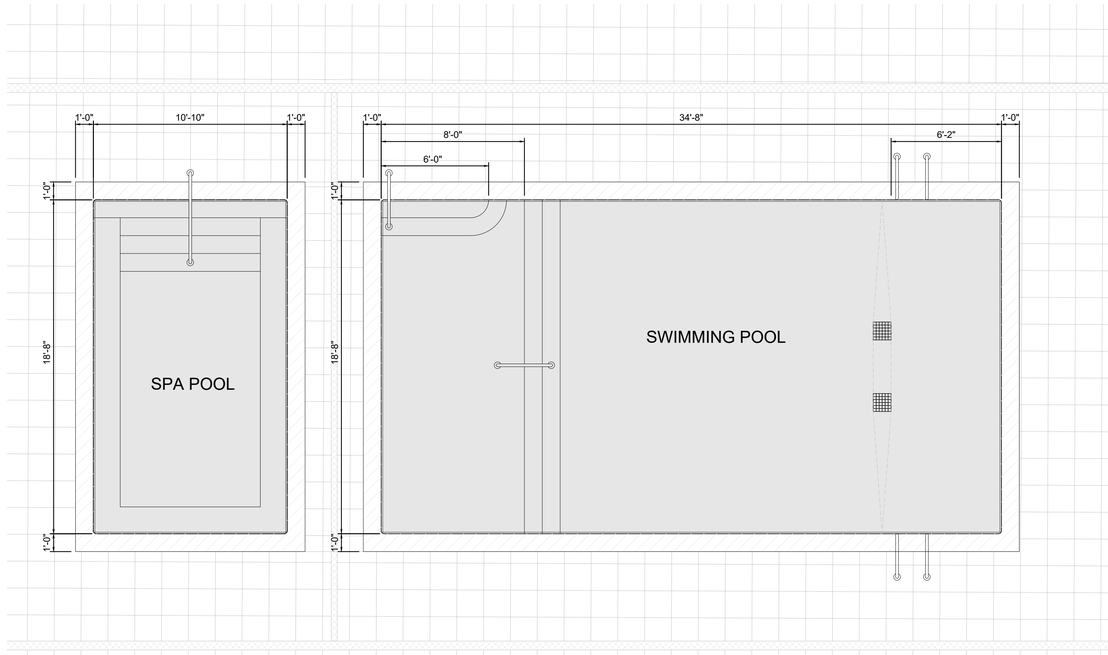
Skimmers:
- 2 skimmers
- 2.5" plumbing

Return Inlets:
- Inlets shall be supplied for every 300 sq. ft. of pool surface area per ISPSC 314.4
- Velocity in return lines shall not exceed 8 feet per second per ISPSC 311.3
- 2.5" plumbing

Vacuum Fitting:
- One vacuum fitting
- 2" plumbing

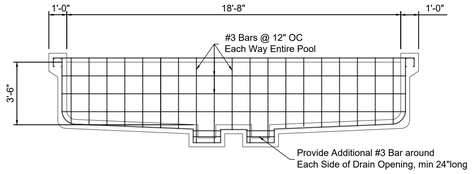
Electrical Panel:
- Pentair EZ Touch Control Panel
- 50 Amps, with GFCI Outlet.
- Sized for All spa pool equipment, lighting, cover, outlets, etc.

Pool Type per ANSI/NSPI-5 2003:



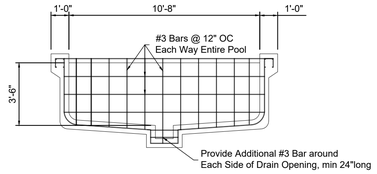
Enlarged Pool and Spa Plan

SCALE: 1/4" = 1'-0"



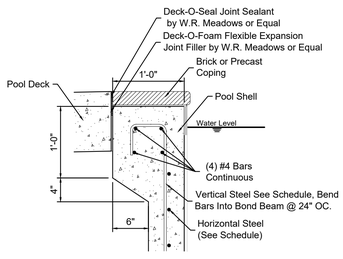
Spa Pool Section

SCALE: 1/4" = 1'-0"



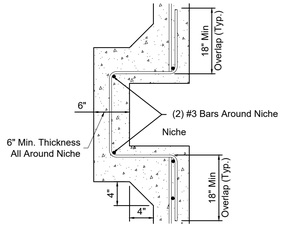
Spa Pool Cross Section

SCALE: 1/4" = 1'-0"



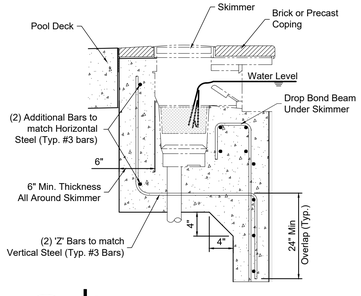
A BOND BEAM

NTS



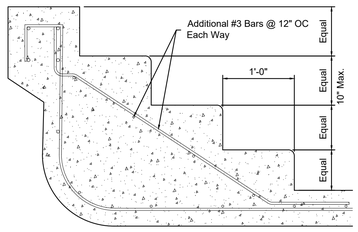
B NICHE DETAIL

NTS



C SKIMMER DETAIL

NTS



D STAIR DETAIL

NTS

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PROJECT: L

LOCATION: 1 3

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

STRUCTUAL SPA PLAN

JOB #: 006

PLAN SUBMITTAL DATES	
DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
3/10/2021
STATE OF UTAH

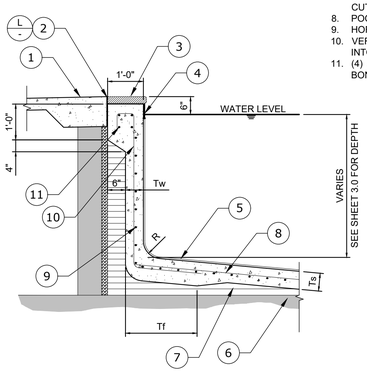
DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #

5.1

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

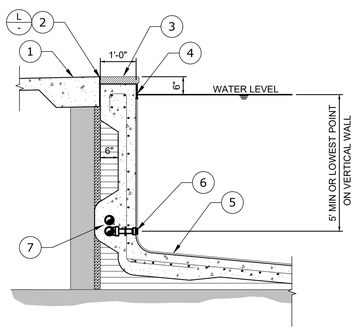
KEY NOTES:
1. POOL DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. WATERLINE TILE
5. POOL FINISH
6. STRUCTURAL SLAB BY OTHERS
7. STRUCTURAL FOAM BOARD CUT TO SHAPE OF POOL
8. POOL FLOOR STEEL
9. HORIZONTAL WALL STEEL
10. VERTICAL WALL STEEL, BEND INTO BOND BEAM @ 24" OC
11. (4) #4 BARS CONTINUOUS IN BOND BEAM



A TYPICAL POOL WALL DETAIL
SCALE: 1/2"=1'-0:

NOTES:
1. SEE DETAIL A ON SHEET 8.0 FOR TYPICAL POOL REINFORCMENT.
2. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
3. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

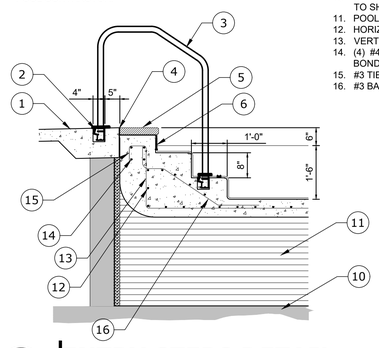
KEY NOTES:
1. POOL DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. WATERLINE TILE
5. POOL FINISH
6. WALL INLET W/ DRILLED ORFICE, SEE POOL CALCULATIONS ON SHEET 2.0 FOR HOLE SIZE.
7. ENCASE SKIMMER AND RETURN LINES IN POOL SHELL



B POOL WALL INLET
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.
3. GROUND HAND RAIL ANCHOR AND HAND RAIL TO REINFORCING BARS USING A #8 AWG. BARE COPPER GROUND WIRE AND NEC APPROVED GROUNDING CLAMP, BY POOL CONTRACTOR.

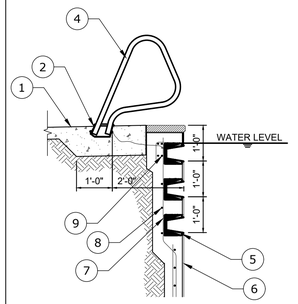
KEY NOTES:
1. POOL DECK
2. HANDRAIL WEDGE ANCHOR
3. STAINLESS STEEL HANDRAIL
4. CONSTRUCTION JOINT
5. POOL COPING
6. WATERLINE TILE
7. POOL FINISH
8. STAIR TILE BAND
9. STRUCTURAL SLAB
10. STRUCTURAL FOAM BOARD CUT TO SHAPE OF POOL
11. POOL FLOOR STEEL
12. HORIZONTAL WALL STEEL
13. VERTICAL WALL STEEL
14. (4) #4 BARS CONTINUOUS IN BOND BEAM
15. #3 TIES @ 12" O.C.
16. #3 BARS @ 6" O.C. EACH WAY

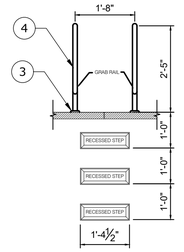


C ENTRY STEPS DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.
3. GROUND GRAB RAIL ANCHOR PLATE AND GRAB RAIL TO REINFORCING BARS USING A #8 AWG. BARE COPPER GROUND WIRE AND NEC APPROVED GROUNDING CLAMP, BY POOL CONTRACTOR.

KEY NOTES:
1. POOL DECK
2. HANDRAIL ANCHOR ASSEMBLY
3. ESCUTCHEON PLATE
4. STAINLESS STEEL GRAB RAIL
5. RECESSED STEPS 14" WIDE X 5" DEEP (MIN).
6. POOL FINISH
7. VERTICAL DOWELS TO MATCH VERTICAL WALL STEEL
8. HORIZONTAL DOWELS TO MATCH HORIZONTAL STEEL
9. (2) #4 HORIZONTAL DOWELS TO TIE BOND BEAM TOGETHER

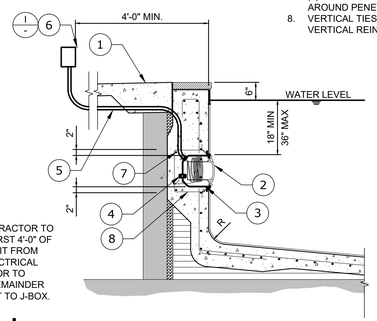




D POOL GRABRAIL DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. LIGHT INSTALLATION, GROUNDING & BONDING TO BE PER NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE.
2. GROUND NICHE TO REINFORCING BARS USING A #8 AWG. BARE COPPER GROUND WIRE AND NEC APPROVED GROUNDING CLAMP, BY POOL CONTRACTOR
3. ATTACH PVC CONDUIT TO NICHE HOUSING. SEAL AROUND CONNECTION WITH SILICON TO INSURE WATERTIGHT CONNECTION BY ELECTRICAL CONTRACTOR
4. INSURE SHOTCRETE IS COMPLETELY PLACED UNDER, BEHIND AND AROUND NICHE.

KEY NOTES:
1. POOL DECK (BY OTHERS)
2. UNDERWATER POOL LIGHT
3. UL LISTED STAINLESS STEEL LIGHT NICHE
4. #8 GROUND WIRE BETWEEN REBAR & NICHE GROUND LUGS.
5. 1" PVC CONDUIT GLUED AT ALL JOINTS, WITH BONDING WIRE
6. JUNCTION BOX(J-BOX) LOCATE AS SHOWN ON SITE PLANS A MIN. OF 8" ABOVE DECK.
7. (2) #4 HORIZONTAL TIES AROUND PENETRATION
8. VERTICAL TIES TO MATCH VERTICAL REINFORCEMENT

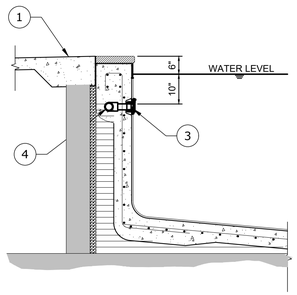


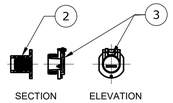
POOL CONTRACTOR TO PROVIDE FIRST 4'-0" OF PVC CONDUIT FROM NICHE. ELECTRICAL CONTRACTOR TO PROVIDE REMAINDER OF CONDUIT TO J-BOX.

E POOL LIGHT DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

KEY NOTES:
1. POOL DECK (BY OTHERS)
2. PVC 1-1/2" OR 2" SLIPxNPT FITTING
3. VACUUM FITTING SELF CLOSING, SELF LATCHING COVER PER IAPMO SPS-4
4. PVC VACUUM LINE EMBEDDED IN POOL SHELL



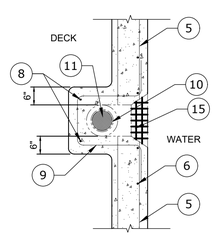


VACUUM FITTING

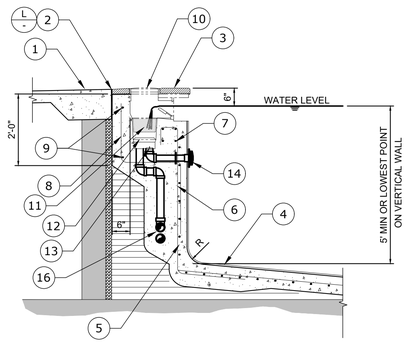
F VACUUM FITTING DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

KEY NOTES:
1. POOL DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. POOL FINISH
5. HORIZONTAL WALL STEEL
6. VERTICAL WALL STEEL
7. (4) #4 BARS CONTINUOUS IN BOND BEAM, DROP BOND BEAM UNDER SKIMMER
8. (2) #3 Z BARS AROUND SKIMMER
9. (2) #3 HORIZONTAL BARS AROUND SKIMMER
10. POOL SKIMMER
11. REMOVABLE DEBRIS BASKET
12. FLOAT VALVE REQUIRED
13. CHECK VALVE ON EQUALIZER LINE REQUIRED
14. ANTI-ENTRAPMENT COVER LISTED TO ANSI/APSP-16 2011 OR CURRENT ADOPTED STANDARD ON EQUALIZER LINE.
15. TILE AROUND SKIMMER INLET
16. ENCASE SKIMMER AND RETURN LINES IN POOL SHELL



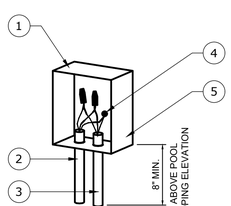
PLAN VIEW



G SKIMMER DETAIL
SCALE: 1/2"=1'-0"

NOTE:
JUNCTION BOX SHALL BE APPROVED FOR USE IN SWIMMING POOL APPLICATIONS

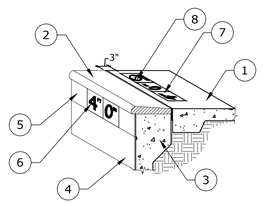
KEYNOTES
1. LOCATE J-BOX AT EDGE OF DECK OR WALL MIN. 4'-0" FROM WATER'S EDGE
2. CONDUIT & WIRING FROM POWER PANEL BY ELECTRICAL CONTRACTOR PER THE 2017 NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE
3. 1" PVC CONDUIT TO LIGHT FIXTURE BY ELECTRICAL CONTRACTOR
4. GROUND WIRE & CONNECTION BY ELECTRICAL CONTRACTOR PER THE 2017 NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE
5. JUNCTION BOX (IN COMPLIANCE W/ UL 1241) W/ COVER PLATE BY ELECTRICAL CONTRACTOR

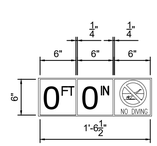


I UNDERWATER LIGHT JUNCTION BOX DETAIL
SCALE: NTS

NOTES:
1. ALL DEPTH MARKERS SHALL BE 4" HIGH LETTERING ON GLAZED TILE
2. TEXT COLOR SHALL BE CONTRASTING IN COLOR WITH THE COPING.
3. ALL DEPTH MARKERS SHALL INDICATE ACTUAL DEPTH WITHIN 3 INCHES.
4. HORIZONTAL TILES SHALL BE 6"x6" FROST PROOF, NON-SKID TILES
5. VERTICAL TILES SHALL BE 6"x6" FROST PROOF GLAZED TILES AND SHALL BE SMOOTH.
6. MAX SPACING ON VERTICAL DEPTH MARKERS AROUND PERIMETER OF POOL IS 25 FEET.
7. TILES ARE PROVIDED BY POOL CONTRACTOR. DECK CONTRACTOR TO INSTALL TILES IN DECK.

KEY NOTES:
1. POOL DECK (BY OTHERS)
2. POOL COPING
3. POOL SHELL
4. POOL FINISH
5. WATER LINE TILE
6. VERTICAL DEPTH MARKER TILES
7. HORIZONTAL DEPTH MARKER TILES
8. HORIZONTAL"NO DIVING" ICON TILE

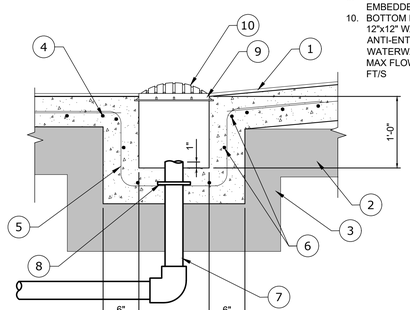




J DEPTH MARKER DETAIL
SCALE: NTS

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.
3. DRAIN COVERS SHALL COMPLY WITH ANSI/APSP-16 2011 AND ASME A112.19.8A-2008 OR CURRENT ADOPTED CODES.

KEY NOTES:
1. POOL FINISH
2. STRUCTURAL SLAB
3. DROPPED SLAB AT BOTTOM DRAINS
4. POOL FLOOR STEEL
5. TIES TO MATCH FLOOR STEEL BOTH DIRECTIONS
6. (2) ADDITIONAL #3 BARS
7. DRAIN PIPE, SEE PIPING PLAN FOR SIZE
8. WATERSTOP FLANGE
9. BOTTOM DRAIN GRATE EMBEDDED IN POOL SHELL
10. BOTTOM DRAIN COVER 12"x12" W/ VGB APPROVED ANTI-ENTRAPMENT COVER WATERWAY 6404720 OR EQUAL MAX FLOW RATE 292 GPM @1.5 FT/S



K MAIN DRAIN DETAIL
SCALE: 1"=1'-0"

DKE
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925 S. Auto Mall Dr #3
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

PROJECT:

LOCAT

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

POOL DETAILS

JOB #: 008

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:

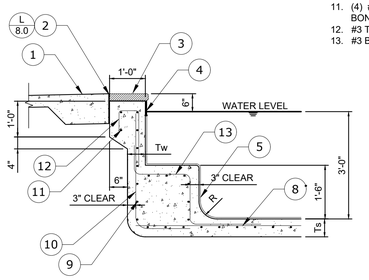
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
5/24/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #
6.0

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

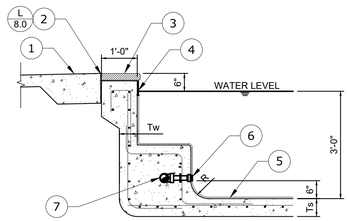
KEY NOTES:
1. DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. WATERLINE TILE
5. POOL FINISH
6. -
7. -
8. POOL FLOOR STEEL
9. HORIZONTAL WALL STEEL
10. VERTICAL WALL STEEL
11. (4) #4 BARS CONTINUOUS IN BOND BEAM
12. #3 TIES @ 12" OC
13. #3 BARS @ 12" OC EACH WAY



A TYPICAL SPA WALL DETAIL
SCALE: 1/2"=1'-0:

NOTES:
1. SEE DETAIL A ON SHEET 8.0 FOR TYPICAL POOL REINFORCMENT.
2. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
3. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

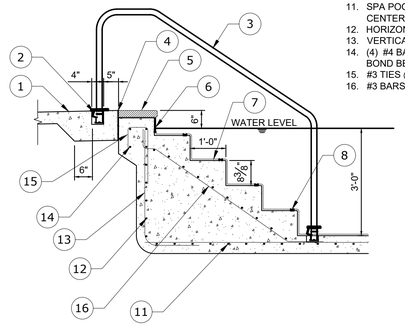
KEY NOTES:
1. POOL DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. WATERLINE TILE
5. POOL FINISH
6. WALL INLET W/ DRILLED ORFICE, SEE POOL CALCULATIONS ON SHEET 2.0 FOR HOLE SIZE.
7. ENCASE RETURN LINES IN SPA SHELL



B SPA WALL INLET
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.
3. GROUND HAND RAIL ANCHOR AND HAND RAIL TO REINFORCING BARS USING #8 AWG. BARE COPPER GROUND WIRE AND NEC APPROVED GROUNDING CLAMP, BY POOL CONTRACTOR.

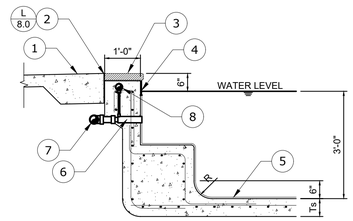
KEY NOTES:
1. POOL DECK
2. HANDRAIL WEDGE ANCHOR
3. STAINLESS STEEL HANDRAIL
4. CONSTRUCTION JOINT
5. POOL COPING
6. WATERLINE TILE
7. POOL FINISH
8. STAIR TILE BAND
9. -
10. -
11. SPA POOL FLOOR STEEL, CENTERED IN FLOOR
12. HORIZONTAL WALL STEEL
13. VERTICAL WALL STEEL
14. (4) #4 BARS CONTINUOUS IN BOND BEAM
15. #3 TIES @ 12" O.C.
16. #3 BARS @ 6" O.C. EACH WAY



C SPA ENTRY STEPS DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.
3. POOL CONTRACTOR TO INSTALL A HARTFORD LOOP ON THE AIR LINE BETWEEN THE SPA AND EQUIPMENT ROOM.

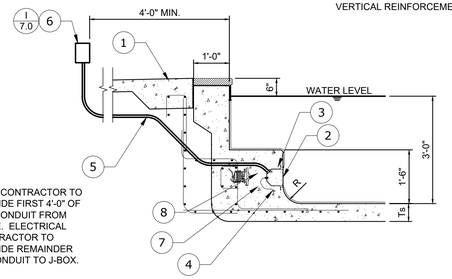
KEY NOTES:
1. POOL DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. WATERLINE TILE
5. POOL FINISH
6. 1-1/2" PVC VENTURE TEE
7. HYDROTHERAPY LINE
8. AIR LINE



D SPA HYDROTHERAPY JET
SCALE: 1/2"=1'-0"

NOTES:
1. LIGHT INSTALLATION, GROUNDING & BONDING TO BE PER NEC ARTICLE 680 OR CURRENT ADOPTED ELECTRICAL CODE.
2. GROUND NICHE TO REINFORCING BARS USING A #8 AWG. BARE COPPER GROUND WIRE AND NEC APPROVED GROUNDING CLAMP, BY POOL CONTRACTOR
3. ATTACH PVC CONDUIT TO NICHE HOUSING. SEAL AROUND CONNECTION WITH SILICON TO INSURE WATERTIGHT CONNECTION BY ELECTRICAL CONTRACTOR
4. INSURE SHOTCRETE IS COMPLETELY PLACED UNDER, BEHIND AND AROUND NICHE.

KEY NOTES:
1. POOL DECK (BY OTHERS)
2. UNDERWATER SPA L LIGHT
3. UL LISTED STAINLESS STEEL LIGHT NICHE
4. #8 GROUND WIRE BETWEEN REBAR & NICHE GROUND LUGS.
5. 1" PVC CONDUIT GLUED AT ALL JOINTS, WITH BONDING WIRE
6. JUNCTION BOX(J-BOX) LOCATE AS SHOWN ON SITE PLANS A MIN. OF 8" ABOVE DECK.
7. (2) #3 HORIZONTAL TIES AROUND PENETRATION
8. VERTICAL TIES TO MATCH VERTICAL REINFORCEMENT

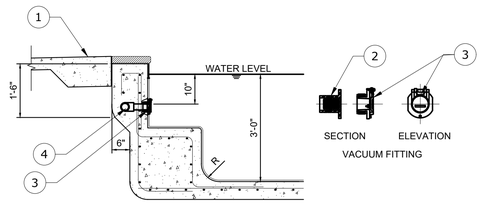


POOL CONTRACTOR TO PROVIDE FIRST 4'-0" OF PVC CONDUIT FROM NICHE. ELECTRICAL CONTRACTOR TO PROVIDE REMAINDER OF CONDUIT TO J-BOX.

E SPA LIGHT DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

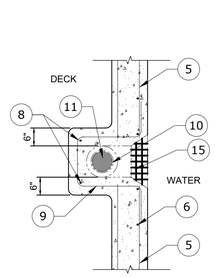
KEY NOTES:
1. POOL DECK (BY OTHERS)
2. PVC 1-1/2" OR 2" SLIPxNPT FITTING
3. VACUUM FITTING SELF CLOSING, SELF LATCHING COVER PER IAPMO SPS-4
4. PVC VACUUM LINE EMBEDDED IN POOL SHELL

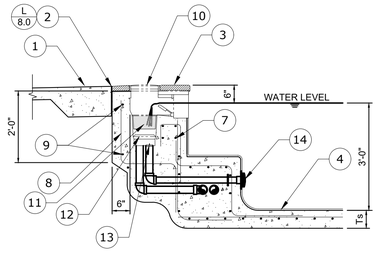


F SPA VACUUM FITTING DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

KEY NOTES:
1. POOL DECK (BY OTHERS)
2. CONSTRUCTION JOINT
3. POOL COPING
4. POOL FINISH
5. HORIZONTAL WALL STEEL
6. VERTICAL WALL STEEL
7. (4) #4 BARS CONTINUOUS IN BOND BEAM, DROP BOND BEAM UNDER SKIMMER
8. (2) #3 Z BARS AROUND SKIMMER
9. (2) #3 HORIZONTAL BARS AROUND SKIMMER
10. POOL SKIMMER
11. REMOVABLE DEBRIS BASKET
12. FLOAT VALVE REQUIRED
13. CHECK VALVE ON EQUALIZER LINE REQUIRED
14. ANTI-ENTRAPMENT COVER LISTED TO ANSI/APSP-16 2011 OR CURRENT ADOPTED STANDARD ON EQUALIZER LINE.
15. TILE AROUND SKIMMER INLET

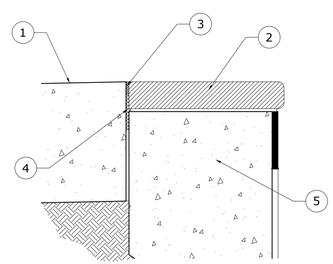




G SPA SKIMMER DETAIL
SCALE: 1/2"=1'-0"

NOTES:
1. EXPANSION JOINT FILLER AND JOINT SEALANT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS..

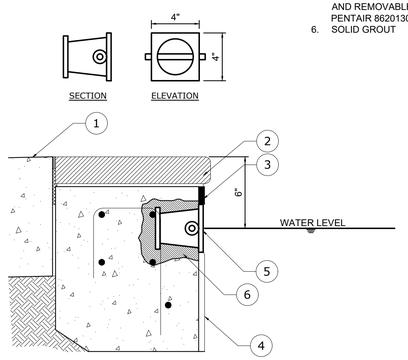
KEY NOTES:
1. DECK (BY OTHERS0
2. POOL COPING
3. DECK-0-SEAL, TWO-PART, POLYSULFIDE BASE JOINT SEALANT BY W.R. MEADOWS OR EQUAL. (COLOR TO MATCH DECK)
4. DECK-O-FOAM FLEXIBLE, EXPANSION JOINT FILLER BY W.R. MEADOWS OR EQUAL
5. POOL SHELL



L CONSTRUCTION JOINT DETAIL
SCALE: NTS

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.

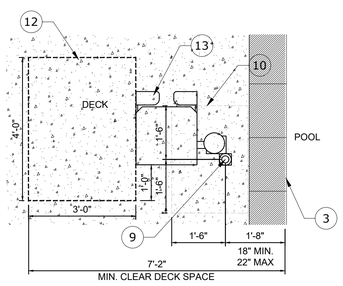
KEY NOTES:
1. DECK (BY OTHERS0
2. POOL COPING
3. WATERLINE TILE
4. POOL FINISH
5. ABS CUP ANCHOR W/ STAINLESS STEEL CROSS BAR AND REMOVABLE COVER PENTAIR 86201300 OR EQUAL
6. SOLID GROUT



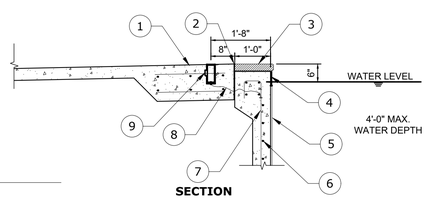
K POOL ABS CUP ANCHOR DETAIL
SCALE: NTS

NOTES:
1. SEE WALL REINFORCMENT SCHEDULE ON SHEET 4.0, FOR WALL AND FLOOR THICKNESS AND STEEL REQUIREMENTS.
2. SEE POOL FINISH SCHEDULE ON SHEET 3.0 FOR FINISHES.
3. GROUND HAND RAIL ANCHOR AND HAND RAIL TO REINFORCING BARS USING #8 AWG. BARE COPPER GROUND WIRE AND NEC APPROVED GROUNDING CLAMP, BY POOL CONTRACTOR.

KEY NOTES:
1. POOL DECK (BY OTHERS0
2. CONSTRUCTION JOINT
3. POOL COPING
4. WATERLINE TILE
5. POOL FINISH
6. HORIZONTAL WALL STEEL
7. VERTICAL WALL STEEL
8. #8 SOLID COPPER GROUND W FROM ANCHOR GROUNDING L TO POOL BONDING GRID
9. ADA LIFT ANCHOR INSTALLED ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. ADA ANCHOR THICKENED SLA ZONE 26"x36"
11. #4 BARS @ 126" OC EACH WA TOP AND BOTTOM
12. ADA CLEAR DECK SPACE MIN. 48"x36".
13. ADA LIFT, SEE EQUIPMENT SCHEDULES FOR MODEL



PLAN VIEW



SECTION

I ADA LIFT ANCHOR DETAIL
SCALE: 1/2"=1'-0:

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DESIGN & ENGINEERING FIRM
926 S. Auto Mall Dr #3
American Fork, UT 84003
(801) 742-3611
www.dkeferm.com

PROJECT: L
LOCATION: 1 S

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SPA DETAILS

JOB #: 008

PLAN SUBMITTAL DATES

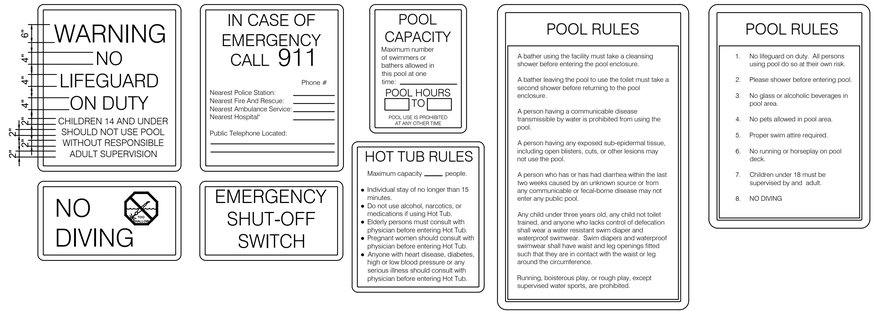
DATE:	DESCRIPTION:

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
3/10/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #
6.1

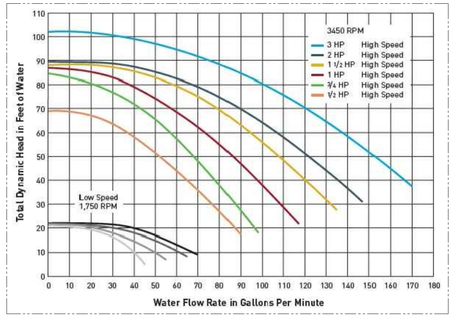
NOTES:
1. ALL SIGNAGE TO BE LOCATED IN VISIBLE ARES WHERE THEY ARE IN PLAN VIEW OF THE SWIMMING POOL AREA AND EASILY READ BY THE PATRONS.
2. POOL CONTRACTOR IS RESPONSIBLE FOR INSURING SIGNAGE IS PROVIDED FOR AND POSTED IN THE SWIMMING POOL AREA.
3. THE ACTUAL WORDING, LAYOUT, SIZE AND COLORS OF SIGNAGE MAY BE DIFFERENT FROM WHAT IS SHOWN IN THIS DETAIL.
4. ALL SIGNAGE, INCLUDING WORDING, LAYOUT, SIZE AND COLORS MUST BE APPROVED BY THE LOCAL DEPARTMENT OF HEALTH.



A RECOMMENDED POOL SIGNS

SCALE: 1/2"=1'-0:

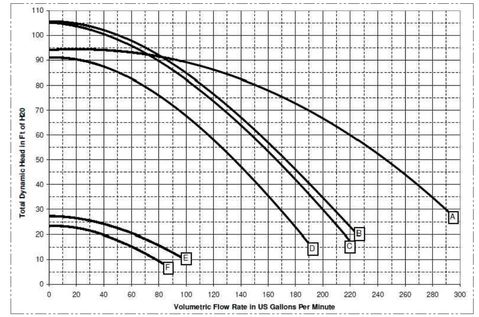
NOTES:
1. PUMP CURVE SHOWN IS FROM MANUFACTURE'S LITERATURE AND PRODUCT INFORMATION PAMPHLETS.



C POOL PUMP CURVE

SCALE: 1/2"=1'-0"

NOTES:
1. PUMP CURVE SHOWN IS FROM MANUFACTURE'S LITERATURE AND PRODUCT INFORMATION PAMPHLETS.

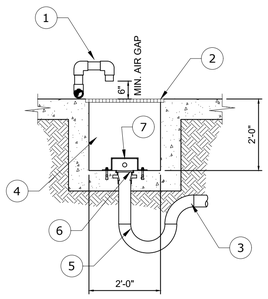


D SPA PUMP CURVE

SCALE: 1/2"=1'-0:

NOTES:
1. SLOPE EQUIPMENT ROOM FLOOR 1/4" PER FOOT TO SUMP.
2. POOL CONTRACTOR TO COORDINATE THE LOCATION OF THE SUMP AND THE CONNECTION TO SANITARY SEWER WITH THE GENERAL CONTRACTOR, ARCHITECT AND BUILDING MECHANICAL ENGINEER.

KEY NOTES:
1. BACKWASH PIPE OR EVACUATION PIPE. SEE PLANS FOR PIPE SIZE
2. FIBERGLASS OR CAST IRON GRATE
3. CONNECTION TO SANITARY SEWER, SIZE PROVIDED BY BUILDING MECHANICAL ENGINEER.
4. FLOOR SUMP, MIN. 2'-0 x 2'-0" x 2'-0" DEPTH.
5. SANITARY SEWER TRAP
6. FLOOR DRAIN
7. ORIFICE PLATE

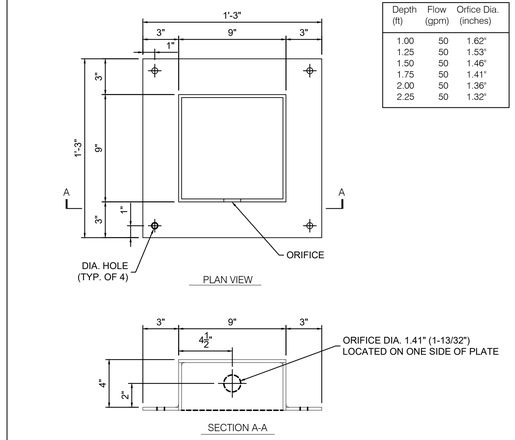


E BACKWASH SUMP DETAIL

SCALE: 1/2"=1'-0"

ORIFICE SIZING CHART

Depth (ft)	Flow (gpm)	Orfice Dia. (inches)
1.00	50	1.62"
1.25	50	1.53"
1.50	50	1.46"
1.75	50	1.41"
2.00	50	1.36"
2.25	50	1.32"



F SUMP ORIFICE PLATE

SCALE: NTS

G ---

SCALE: 1/2"=1'-0"

H ---

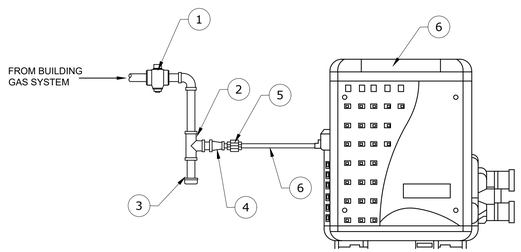
SCALE: 1/2"=1'-0:

I ---

SCALE: NTS

NOTES:
1. GAS LINE TO POOL HEATER SHALL BE A NATURAL GASLINE IN A 1" RIGID PIPE OPERATING AT 2 LBS OF PRESSURE.
2. A PRESSURE REGULATOR TO BE INSTALLED ON THE HORIZONTAL RUN OF PIPE RIGHT AFTER THE SHUT-OFF VALVE.
3. GAS PRESSURE AT THE HATER SHALL BE LESS THAN 14" WC (0.50 PSI) AND ABOVE 4" WC (0.145 PSI) WHILE HEATER IS OPERATING.
4. A SEDIMENT TRAP AND UNION TO BE LOCATED AT THE HEATER AFTER THE SHUT-OFF VALVE AND PRESSURE REGULATOR.

KEY NOTES:
1. MANUAL GAS SHUT-OFF VALVE
2. 1" MIN. TEE
3. CAPPED NIPPLE SEDIMENT TRAP
4. 1"x3/4" BELL REDUCER,
5. 3/4" UNION
6. 3/4" GAS LINE
7. HEATER

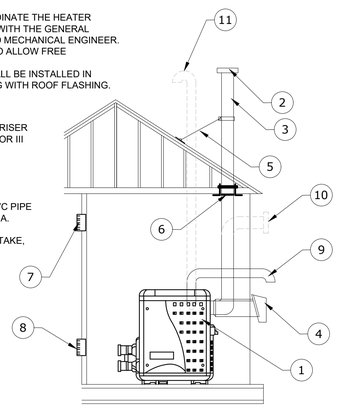


J SCHEMATIC GAS SERVIC DIAGRAM

SCALE: NTS

NOTES:
1. HEATER VENTILATION SHALL BE DESIGNED BY THE BUILDING MECHANICAL ENGINEER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND LOCAL BUILDING CODES.
2. POOL CONTRACTOR TO COORDINATE THE HEATER VENTILATION REQUIREMENTS WITH THE GENERAL CONTRACTOR, ARCHITECT AND MECHANICAL ENGINEER.
3. VENT SHALL BE SUPPORTED TO ALLOW FREE MOVEMENT OF THE VENT PIPE.
4. FIRE STOP PENETRATIONS SHALL BE INSTALLED IN CEILING PENETRATIONS ALONG WITH ROOF FLASHING.

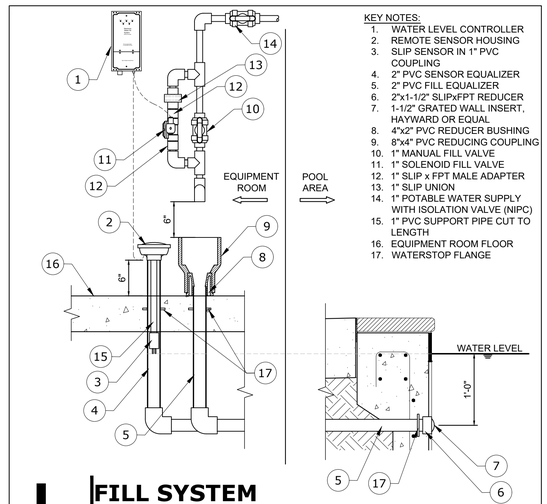
KEY NOTES:
1. POOL HEATER
2. FLUE EXHAUST VENT CAP AND RISER
3. GAS VENT, 4" DIA. CATEGORY I OR III
4. SIDE WALL VENT
5. CHIMNEY BRACE
6. FIRE STOP SUPPORT PLATE
7. OUTLET AIR OPENING
8. INLET AIR OPENING
9. COMBUSTION AIR INTAKE, 3" PVC PIPE
10. OPTIONAL FLUE EXHAUST, 4" DIA. CATEGORY I OR III
11. OPTIONAL COMBUSTION AIR INTAKE, 3" PVC PIPE



K POOL HEATER VENTILATION

SCALE: 1"=1'-0"

KEY NOTES:
1. WATER LEVEL CONTROLLER
2. REMOTE SENSOR HOUSING
3. SLIP SENSOR IN 1" PVC COUPLING
4. 2" PVC SENSOR EQUALIZER
5. 2" PVC FILL EQUALIZER
6. 2"x1-1/2" SLIPxFPT REDUCER
7. 1-1/2" GRATED WALL INSERT, HAYWARD OR EQUAL
8. 4"x2" PVC REDUCER BUSHING
9. 8"x4" PVC REDUCING COUPLING
10. 1" MANUAL FILL VALVE
11. 1" SOLENOID FILL VALVE
12. 1" SLIP x FPT MALE ADAPTER
13. 1" SLIP UNION
14. 1" POTABLE WATER SUPPLY WITH ISOLATION VALVE (NIPC)
15. 1" PVC SUPPORT PIPE CUT TO LENGTH
16. EQUIPMENT ROOM FLOOR
17. WATERSTOP FLANGE



L FILL SYSTEM

SCALE: NTS

DESIGN & ENGINEERING FIRM
925 S. Auto Mall Dr #3
American Fork, UT 84003
(801) 742-3611
www.dkefirm.com

PROJECT

LOCATIO

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

GENERAL DETAILS

JOB #: 008

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:

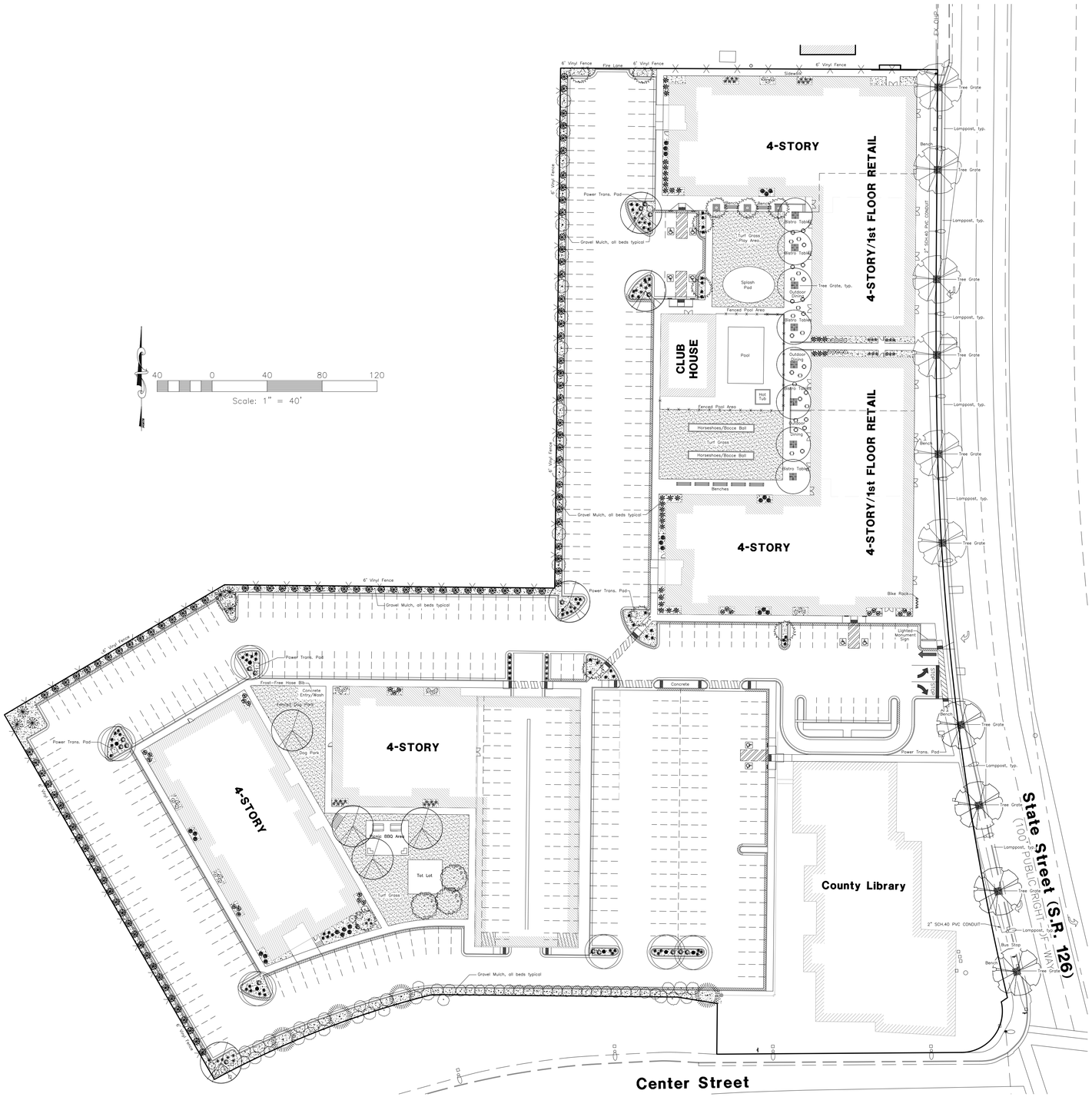
LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
3/10/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	March 10, 2021

SHEET #

6.2

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Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8		Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.
16		Carpinus betulus 'Fastigiata'	Columnar Hornbeam	1 1/2" cal.
9		Fraxinus americana 'Autumn Applause'	Autumn Applause Ash	2" cal.
10		Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.
3		Malus 'Spring Snow'	Spring Snow Crabapple	1.5" cal.
6		Picea pungens fastigiata 'Totem'	Totem Spruce	8' B&B
4		Pinus nigra	Austrian Pine	8' B&B
51		Populus tremuloides (in clusters)	Quaking Aspen Clusters	10' Tall
12		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" cal.
7		Ulmus propinqua "JFS-Bieberich'	Emerald Sunshine Elm	2" cal.

TOTAL TREES: 116 (126 - 10 street trees)

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
28		Buxus microphylla 'Winter Gem'	Winter Gem boxwood	3 gal.
6		Euonymus alatas 'Compacta'	Dwarf Burning Bush	3 gal.
25		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal.
103		Juniperus sabina 'Buffalo'	Buffalo Juniper	3 gal.
24		Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	3 gal.
20		Rosa noatrum	Flower Carpet Rose	3 gal.
24		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	3 gal.

TOTAL SHRUBS: 226

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
31		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
87		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
36		Hosta spp.	Hosta	1 gal.
25		Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.

TOTAL PERENNIALS = 160 (79 SHRUB CREDITS)

Decorative Boulders

Turf Grass - To be sodded.

A 3" layer of 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

Future library development. Landscape installed by Davis County.

Picnic Bench

Bistro Tables and Chairs

Clearfield City Form-Based Code

STATE STREET REQUIREMENTS (per Chapter 7):

1. Street Lights 90' maximum spacing, double acorn style. See city for specific make and model.
2. Honeylocust street trees shall be spaced 30'-60' apart, as possible, while avoiding street lights. Trees shall be planted in 5' square tree grates.
3. Place benches every 200' along street, close to sidewalk.

LANDSCAPE REQUIREMENTS (per Chapter 7):

1. 20 Trees/acre, 50 Shrubs/acre, 2 perennials or grasses=1 shrub.
2. 60% maximum of landscape may be turf grass. The use of water-wise plants is suggested.

Landscape Calculations

TOTAL PARCEL: 303,509 SF (6.97 Acres) Subtract Library Parcel=250,292 SF (5.8 Acres)
TOTAL LANDSCAPE: 66,890 SF (22%) Subtract Library Landscape (19,219 SF)=47,671 SF
LIBRARY PARCEL: 53,217 SF (1.2 Acres). This parcel shall be landscaped by Davis County.

TOTAL PARCEL = 140 trees required, 350 shrubs required
Retail/Residential Parcel: 116 Trees req/116 provided, 290 Shrubs req/226 provided
Library Parcel: 24 Trees required, 60 Shrubs required/to be provided by Davis County

TOTAL TURF GRASS: 13,634 SF/47,671 SF (total landscape-library landscape)=29%

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reve-assoc.com
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Clearfield Junction Subdivision
CLEARFIELD CITY, DAVIS COUNTY, UTAH

Landscape Plan

REGISTERED PROFESSIONAL ENGINEER
375928
J. NATE REEVE
09/07/2018
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: JULY 3, 2018
Name: CLEARFIELD JUNCTION SUBDIVISION
Number: 6975-04

Sheet L1 | L3 Sheets

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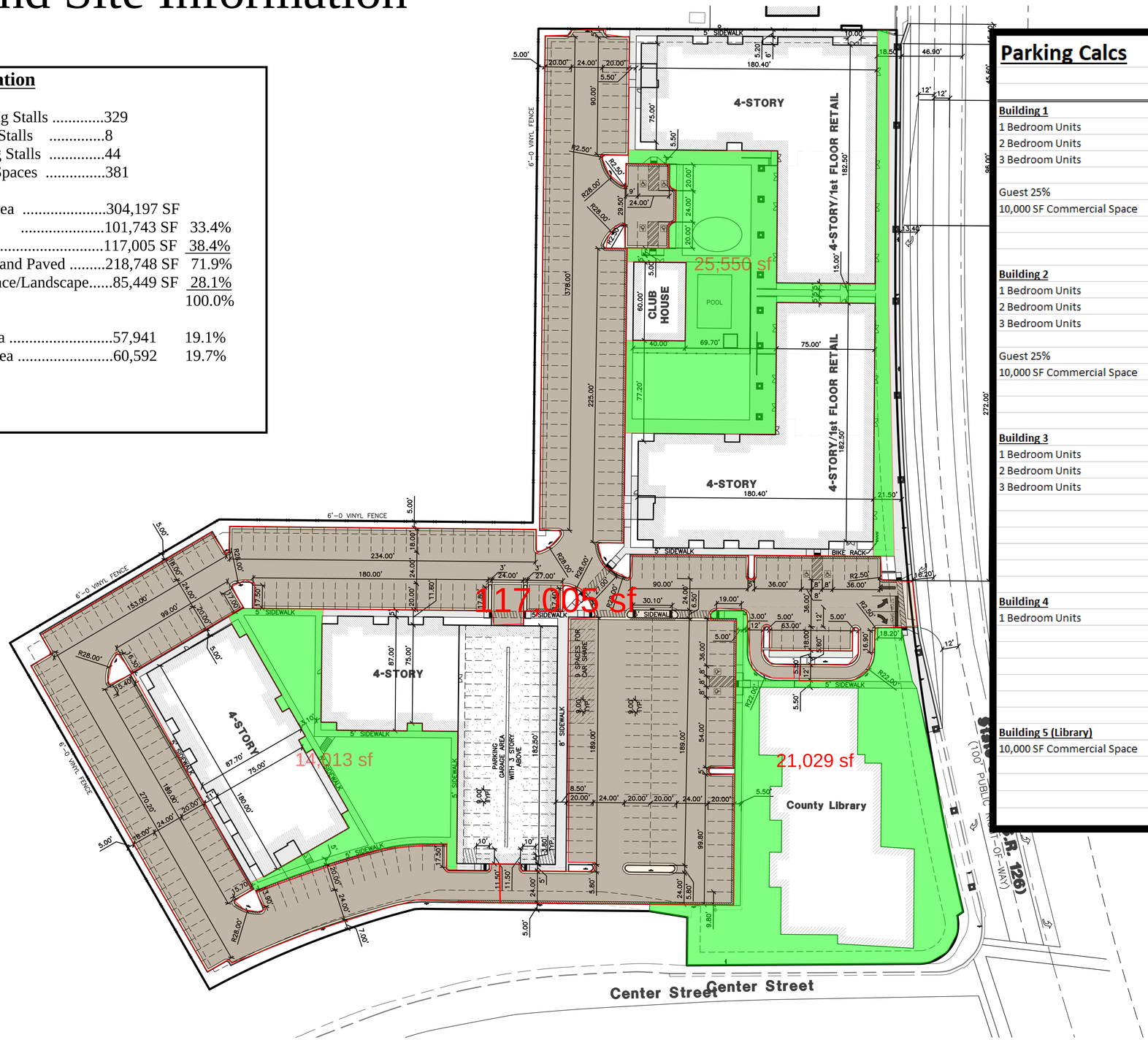
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Parking and Site Information

Site Information

Outdoor Parking Stalls	329	
Outdoor ADA Stalls	8	
Garage Parking Stalls	44	
Total Parking Spaces	381	
Total Parcel Area	304,197 SF	
Building Area	101,743 SF	33.4%
Paved Area	117,005 SF	38.4%
Total Building and Paved	218,748 SF	71.9%
Total Open Space/Landscape	85,449 SF	28.1%
		100.0%
Landscape Area	57,941	19.1%
Open Space Area	60,592	19.7%



40 0 40 80 120
Scale: 1" = 40'

Parking Calcs

	Total	Parking Multiplier	Required Spaces
Building 1			
1 Bedroom Units	22	1	22.00
2 Bedroom Units	28	1.5	42.00
3 Bedroom Units	6	2	12.00
		Subtotal	76.00
Guest 25%	76	25%	19.00
10,000 SF Commercial Space	10000	350	28.57
		SubTotal Building 1	123.57
		10% Transit Credit	-12.36
		Total Building 1	111.21
Building 2			
1 Bedroom Units	22	1	22.00
2 Bedroom Units	28	1.5	42.00
3 Bedroom Units	6	2	12.00
		Subtotal	76.00
Guest 25%	76	25%	19.00
10,000 SF Commercial Space	10000	350	28.57
		SubTotal Building 1	123.57
		10% Transit Credit	-12.36
		Total Building 1	111.21
Building 3			
1 Bedroom Units	19	1	19.00
2 Bedroom Units	31	1.5	46.50
3 Bedroom Units	3	2	6.00
	53	Subtotal	71.50
		Guest 25%	17.88
		SubTotal Building 3	89.38
		10% Transit Credit	-8.94
		Total Building 3	80.44
Building 4			
1 Bedroom Units	44	1	44.00
		Subtotal	44.00
		Guest 25%	11.00
		SubTotal Building 4	55.00
		5% Transit Credit	-2.75
		Total Building 4	52.25
Building 5 (Library)			
10,000 SF Commercial Space	15000	600	25.00
		Total Required Spaces	380.12
		Total Spaces Provided	381.00

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Clearfield Junction Subdivision
CLEARFIELD CITY, DAVIS COUNTY, UT

Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

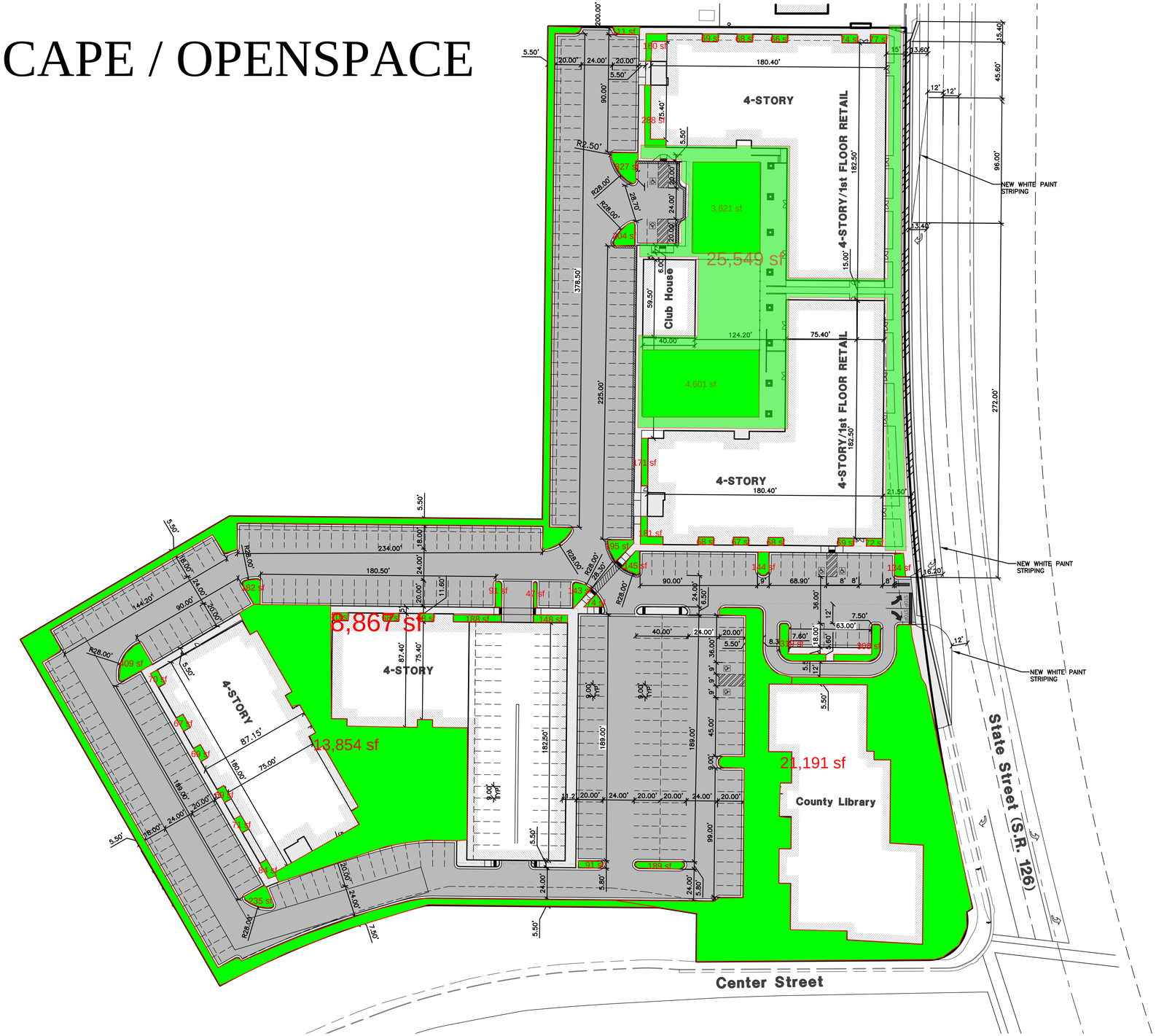
Project Info.
Engineer: J. NATE REEVE
Drafter: N. FICKLIN
Begin Date: JULY, 2018
Name: CLEARFIELD JUNCTION SUBDIVISION
Number: 6975-04

Sheet 4 of 11 Sheets

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LANDSCAPE / OPENSPACE



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REVISIONS

DATE	DESCRIPTION

Clearfield Junction Subdivision
CLEARFIELD CITY, DAVIS COUNTY, UT

Site Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: N. FICKLIN
Begin Date: DATE
Name: CLEARFIELD JUNCTION SUBDIVISION
Number: 6975-04

Sheet 4 of 8 Sheets

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LANDSCAPE CALCS

Landscape Area in Parking Lot

77+74+66+68+69+160+288+327+304+171+181+195+145+68+67+68+144+69+72+134+308+319+189+91+143+74+148+47+91+188+68+68+70+182+409+70+67+69+69+71+84+235+8867

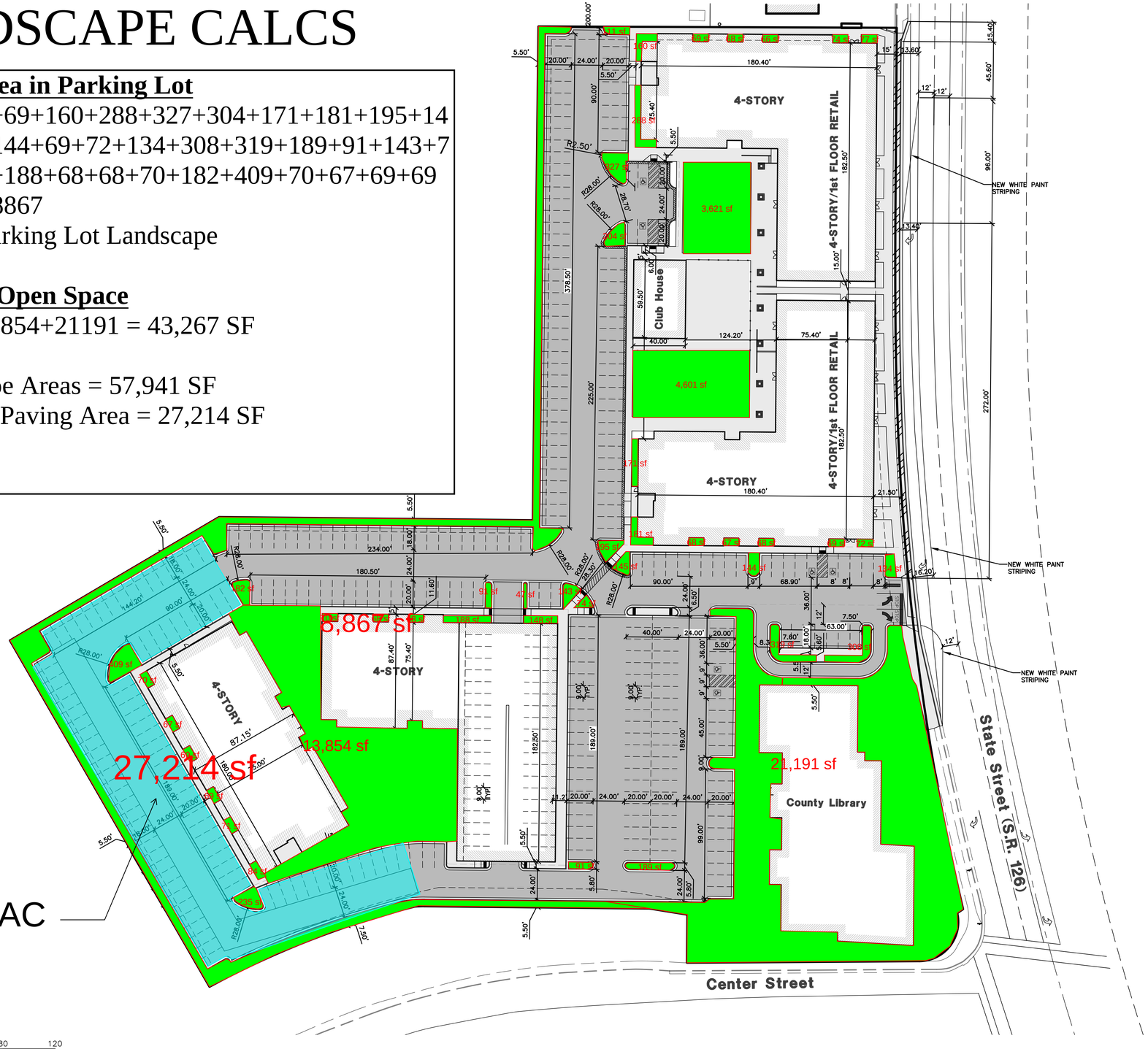
= 14,674 SF Parking Lot Landscape

Landscape in Open Space

3621+4601+13854+21191 = 43,267 SF

Total Landscape Areas = 57,941 SF

Total Pervious Paving Area = 27,214 SF



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CLEARFIELD CITY, DAVIS COUNTY, UT

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375328
J. NATE REEVE
STATE OF UTAH

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Sheet 4 of 8 Sheets

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From the Desk of
Deputy Chief John Taylor
North Davis Fire District
381 North 3150 West
Office: (801) 525-2850
Fax: (801) 525-6935
Mobile: (801) 510-1895
Email: jtaylor@nofires.org

TO: Spencer Brimley / Clearfield City Community Development

RE: Clearfield Junction Development Agreement Amendment.

DATE: November 16, 2021

I have reviewed the document submitted for the above referenced project. The Fire Prevention Division of this Fire District has the following comments/concerns.

1. The 2018International Fire Code (IFC) Appendix D lists all of the requirements for Fire Apparatus Access Roads.

   Section D106 states that all multiple family residential developments over 200 units must be equipped throughout with two separate, approved fire apparatus access roads that are placed at a distance apart that is equal to one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the accesses.

   In Section D105 it states that due to the building being over 30 feet tall the access roads must meet the requirements for an aerial apparatus which consists of a lane no less than 26 feet in width with a vertical clearance of not less than 13 feet 6 inches.

   In section D102 it states that apparatus access roads must be constructed of asphalt or concrete and must be capable of supporting the imposed load of an apparatus weighing up to 75,000 pounds. This surface must extend from the apartment property out to the roadway within the trailer park.

   In section D103 it states that access roads shall not exceed 8 percent in grade and any corners must of an approved radius. The access lane must also be marked with signs stating No Parking Fire Lane. The sings must meet the size requirements specified in the IFC. The access roads must be cleared and accessible at all times, the lanes must be kept clear of snow, vehicles, storage of any kind or any object that would delay or impede the response of a fire apparatus. If a gate is placed across the access road, it must be of the swinging or sliding type and constructed and maintained for the manual opening by one person. If the gate has a lock on it, the lock must be a KNOX brand pad lock and the locking mechanism must be approved by our office.
2. The document provided by the developer identified 2 different locations for the Fire Apparatus Access Roads. The location to the far west corner of the property is the preferred location for the fire district due to the ability to turn the corners into and out of the trailer park.
3. A site plan from a civil engineer identifying the above noted requirements must be submitted to our office with a site plan review application and review fee.
4. Documentation of an access agreement between both property owners, the apartments and the trailer park, that identifies that this access will be granted for perpetuity and may never be terminated, must be provided to our office for our review before any approval may be granted. Failure to meet this stipulation will result in the total apartment count of the project being limited to no more than 200 residential units.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
November 23, 2021

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
EXCUSED:	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Melissa Kometscher	Victim Housing Advocate
	Kelly Bennett	Police Chief
	John Meek	Emergency Preparedness Manager
	Adam Favero	Public Works Director
	Kenny England	Utility Superintendent
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Kelli Bybee	Communications Assistant
	Nancy Dean	City Recorder

VISITORS: Pierre Langue – Axis Architects, Kathryn Murray, Basil Chelemes

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Bush led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE MARCH 30, 2021 WORK SESSION; APRIL 6, 2021 WORK SESSION; APRIL 13, 2021 WORK SESSION; NOVEMBER 9, 2021 POLICY SESSION; AND THE NOVEMBER 16, 2021 SPECIAL SESSION

Councilmember Peterson moved to approve the minutes from the March 30, 2021 work session; April 6, 2021 work session; April 13, 2021 work session; November 9, 2021 policy

session; and the November 16, 2021 special session; as written, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

Brad McIlrath, Senior Planner, stated the City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. He explained the applicant was seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. He stated the second public hearing was to address a request for the same portion of property for rezone from C-2 (Commercial) to R-3 (Multi-family Residential).

Mr. McIlrath pointed out that the applicant was proposing some development agreement terms as part of the requests. He mentioned there was a discrepancy between the developer and County records for the size of the parcel but it was minimal. He noted the concept plan showed 82 single family residential lots; however, 81 would be the total. He acknowledged there would be two or three commercial buildings totaling 7,000 to 12,000 square feet which would be built based on the market demand at the time of construction. Mr. McIlrath reviewed the following terms created by the developer to be included in a development agreement for the property:

1. The front of the property remains a commercial zone (C-2), the back of the property is rezoned to R-3, allowing single-family residential only. Multi-family or townhomes are prohibited.
2. The commercial buildings need to be constructed to at least a cold shell condition (exterior walls, windows, roof, asphalt areas, landscaping, etc.) before the residential construction can commence.
3. Term of the agreement: 10 years from the date of recording of the rezone.
4. Developer is assured that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested by the Developer.
5. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.
6. Assignment and Assumption. The Developer shall have the right to sell, assign or transfer this Agreement with all their rights, title and interests therein to any person, firm or corporation at any time during the term of this Agreement. Developer shall provide the City with written notice in the event that developer sells, assigns, or transfers all or a portion of the Subject Property, at least 30 days in advance of such action.

Mr. McIlrath highlighted the applicant's proposal and concept for the property. He reviewed the General Plan and zoning analysis completed by staff. He explained the R-2 zone was used for

DRAFT

density and flexibility on the Park Village Subdivision and the R-3 zone was used for the same purposes on the Wilcox Farms Subdivision. He noted the R-3 zone was allowed on the Wilcox Farms development but there were some differences between the two developments. Mr. McIlrath mentioned the R-2 and R-3 zones were both multi-family zones. He indicated staff recommended that the City no long use those multi-family zones but research and adopt other single-family zone options as discussed with the Council during work session on November 16, 2021. He stated there were some transportation considerations that would also need to be considered if the applications were approved.

Mr. McIlrath acknowledged staff recommended the Planning Commission forward a recommendation of denial to the Council for the General Plan amendment and rezone based on the following findings: the requests were inconsistent with the land use guidelines, goals, and objectives of the General Plan; the use of the R-3 and R-2 zones to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zone; and the General Plan was amended to allow for greater use of the R-1-6 zone for residential single-family infill development and as an alternative to multi-family residential. He stated the Planning Commission reviewed the request for the General Plan amendment and recommended denial with a five-two vote. He continued the rezone was also recommended for denial with a unanimous vote.

Mayor Shepherd opened the public hearing at 7:14 p.m.

Mayor Shepherd asked for public comments.

PUBLIC COMMENT

In Favor

Basil Chelemes, non-resident, said his family owned the land and had come to the City Council two years ago requesting the agriculture zone to save money on taxes. He explained his father had wanted to keep the property in the family but passed away. He noted the family remaining had no interest or ability to continue farming the land. Mr. Chelemes indicated the family was looking to what was best and had met with developers when their father was still alive trying to understand the possibilities for the property. He explained his father was not just a farmer but also a designer and had designed buildings and homes for the area. He noted the concept being presented had a little of his father's design in it. He indicated in going through his father's documents, there was a concept his father had about cities not being developed as sprawling outwards but felt they should go upwards. He hoped the Council would reconsider the zoning, but recognized it was not currently allowedin the General Plan. He suggested if the request was denied that the Council consider finding a zone that would make the concept possible.

Pierre Langue, Axis Architects, explained the design team was trying to create a sense of place so the concept included a great visual of smaller single-family homes arranged around a community garden area. He described the surrounding area and development of Antelope Drive. He recognized a desire by the City to have a single-family development. He explained the concept was to blend the commercial with the demand in the market for single-family

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development. Mr. Langue noted there was a housing affordability issue in Utah and not everyone was able to afford a home. He indicated construction costs were still going up so the only way to solve the housing challenges was to increase density. He acknowledged the architect's idea was to provide a single-family house on a small scale lot with community space as part of the overall development, detached single family, and outdoor space. Mr. Langue described the aesthetics of the design. He hoped if the Council denied the request some guidance might be given about what type of development might be appropriate for the site.

Opposed

There were none.

Councilmember Phipps moved to close the public hearing at 7:23 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

Mayor Shepherd acknowledged the rezone request for properties located at approximately 175 West Antelope Drive from C-2 (Commercial) to R-3 (Multi-family Residential) was reviewed in the previous public hearing to amend the City's General Plan Future Land Use Map from Commercial to Residential for a portion of the same properties.

Mayor Shepherd opened the public hearing at 7:23 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Peterson moved to close the public hearing at 7:24 p.m. seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

OPEN COMMENT PERIOD

There were no public comments.

DENIAL OF ORDINANCE 2021-18 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

Councilmember Bush stated this area of the City needed to be looked at, all along 1700 South. He acknowledged it was discussed during work session on November 16, 2021. He liked the concept of commercial in the front and residential in the back; however, felt there should be more planning for the entire area along Antelope Drive to determine the amounts of commercial versus residential space before amending the General Plan for the current request. He expressed his opinion there would also be some access problems for the property.

Councilmember Peterson expressed appreciation for the care that went into not using South Main as an access because of the school and traffic patterns. She acknowledged the decision for a second access off Antelope would greatly depend on the Utah Department of Transportation (UDOT) allowing it. She expressed being in favor of commercial and residential but had concerns about the percentage of commercial space; yet, recognized it would be market driven. She noted the proposal that was brought forward with commercial in the front and residential in the back was currently inconsistent with the General Plan; however, she was open to the mix of uses in that area. She stated the proportions related to spacing and distance would need to be addressed in future designs.

Mayor Shepherd liked the design and concept with the commercial out front. He expressed his concern about the density. Councilmembers Roper and Phipps concurred.

Councilmember Phipps expressed his opinion the proportion of commercial to residential was off and he was also concerned with its density. He voiced his concerns about access, especially with the current traffic patterns.

Mayor Shepherd expressed his worry about UDOT granting a second access on Antelope Drive. He acknowledged if a second access were granted it could impact the residents living there as well as the other surrounding businesses if a raised median were required. He mentioned it would be nice if UDOT could address the access concerns prior to making a change in the General Plan or zoning.

Councilmember Peterson agreed and felt figuring out the access would drive how the rest of the development was laid out. She expressed her desire for the businesses to flourish.

Councilmember Bush expressed his opinion if the project went farther to the west UDOT would be more apt to allow two streets for access but did not think it would be allowed in such a short distance.

Councilmember Bush moved to deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential for the following reasons 1) the request was inconsistent with the land use

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guidelines, goals, and objectives of the General Plan, 2) the use of the R-3 and R-2 zones to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zones, and, 3) the General Plan was amended to allow for greater use of the R-1-6 zone for residential single-family infill development and as an alternative to multi-family residential, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

DENIAL OF ORDINANCE 2021-19 REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

Councilmember Peterson commented she loved the idea of having houses behind the proposed commercial development. She acknowledged her concern was the request for the R-3 zone. She admitted the Wilcox property used the R-3 zone because there were no other zoning options. She noted there were a lot of differences between the developments. She mentioned the Wilcox development fit into its surroundings and blended well. She expressed her opinion the proposed development functioned but had the density of an apartment building so the feel, presence, and massing felt like a three-story apartment building.

Councilmember Peterson explained the R-1-6 zone was the City's preferred zone for infill single-family development because it blended into the area better. She recognized the market had changed; however, the request proposed with a density of 81 units massed like an apartment building which was not consistent with the single-family development currently in the area. She mentioned the neighborhood impact would absolutely affect Antelope Elementary.

Councilmember Peterson expressed that she liked the design but felt it was not consistent with the area. She explained the proposal did not meet the intent of an R-1-6 development because of the lot sizing which made it multi-family. She mentioned it would be exciting to see what could be done with R-1-6 or an R-1-4 for single-family detached smaller homes since there was a need; rather, than the jarring and urban design currently presented for that particular area. She expressed her excitement to see what the developer would do with the project since what was currently proposed would not work there. She emphasized she would love to see the project in an urban area but recognized it did not work in the proposed location.

Mayor Shepherd pointed out that the Wilcox development was approved for the R-3 zone but it was not as dense as the project being proposed.

Councilmember Peterson stated the City had not planned for an R-3 zone in that area purposely. She noted it did not work well as infill and had been problematic in the past. She acknowledged the R-1-6 zone fit the traffic and blended with the neighborhood plus would work better with the surrounding uses. She mentioned also being supportive of an R-1-4 zone recognizing the suburban sprawl that people were used to was no longer viable given housing affordability issues. She acknowledged the higher profile smaller lots had an urban feel and might be needed; however, felt that type of development would be disruptive at the requested location.

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Councilmember Bush noted the Council had denied many other high-density requests where high-density was not wanted. He explained the request would be denied because the requested location was not one where high-density was a preference but there were other areas of the City that allowed for a higher density.

Councilmember Peterson clarified the Council did not deny requests because they were not wanted. She explained the land use, as well as how it would function with uses in the surrounding area was analyzed; consequently, the proposed location was not a great spot for what was proposed.

Councilmember Roper added the Council was willing to look at other options from the developer to find a suitable solution.

Councilmember Peterson commented the commercial component was exciting and the pieces were there for a great development, but it would need additional work before approval was given.

Councilmember Peterson moved to deny the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential) 1) the request was inconsistent with the land use guidelines, goals, and objectives of the General Plan, 2) the use of the R-3 zone to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zone, and, 3) the General Plan currently enocuraged the use of the R-1-6 zone for residential single-family infill development and as an alternative to multi-family residential, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

APPROVAL OF ORDINANCE 2021-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO ADJUST THE UTILITY RATES AND CEMETERY FEES

Rich Knapp, Finance Manager, stated the City recently contracted with a third party for analysis of its utility rates. He mentioned the last study was conducted in 2016. He indicated the updated study was completed and reviewed by the Council during its work session on November 16, 2021. He explained over the past several years the utility funds' revenues and expenses had not been tracking along with projections for which the yearly increase was based. Mr. Knapp noted the main driver of the increased expenses was the water purchased from Weber Basin Water Conservancy District.

Mr. Knapp stated the analysis projected revenues, operational expenses, and capital projects for the next ten years. He explained the proposed fee changes would ensure sustainability, resources to complete capital project, and adequate cash reserves. He reviewed the following proposed changes for utility fees:

- Water base fee – increase of 7.5 percent beginning in January 2022, with a 6 percent increase per year thereafter.

- Water usage fee – increase of 3 percent beginning in January 2022, with a 2 percent increase per year thereafter.
- Sewer fee – increase of 2 percent beginning in January 2022, with a 2 percent increase per year thereafter.
- Storm water fee – increase of 11 percent beginning in January 2022 and 2023, with an 8 percent increase in 2024 and 2025, and a 3 percent increase per year thereafter.

Mr. Knapp acknowledged the single-family residential rate for the four utilities was currently $39.89 per month; therefore, the proposed rates would increase fees $2.27 per month for a total of yearly increase of $27.24. He asked if there were any questions regarding the proposed fees.

Councilmember Phipps expressed how difficult it was to consider the fee increases but was grateful for the empirical analysis that mapped it out. He noted the fees covered the cost of doing business. He mentioned water was expensive and would likely become even more so. He expressed gratitude for the City's long-term plan. He explained the proposed fees were well thought out and planned. He acknowledged it would not make increased fees any easier for those on a fixed income.

Councilmember Roper commented the increases would even impact his family.

Eric Howes, Community Services Director, stated City staff was also proposing a late notice fee be added to the cemetery fees which would be assessed to mortuaries that failed to notify the City of the date and time of funeral services. He explained the intent was to never have to charge it but instead use it as a deterrent to avoid challenging circumstances that could happen if proper notifications were not made by the mortuaries.

Councilmember Roper moved to approve Ordinance 2021-17 amending the City's Consolidated Fee Schedule to adjust fees for utility rates and cemetery fees; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

APPROVAL OF RESOLUTION 2021R-20 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Kelly Bennett, Police Chief, stated the City provided two Clearfield City Police Officers to the Davis County School District as School Resource Officers. He explained the interlocal agreement had recently been updated to address legislative updates. He mentioned the updates were discussed during work session on November 16, 2021. He noted the City and the Davis School District were entering into an Interlocal Agreement which identified the responsibilities of both parties for the participation of these officers in the schools.

Councilmember Bush asked if once the City hired more officers there was a plan to have one officer at each school. Chief Bennett responded yes as soon as the staffing was adequate, an

officer would again be stationed at each school. He indicated until then Sergeant Ferreira was assisting with both schools as much as possible.

Councilmember Phipps moved to approve Resolution 2021R-20 authorizing the Interlocal Agreement with Davis School District for School Resource Officers and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

APPROVAL OF RESOLUTION 2021R-21 ADOPTING THE DAVIS COUNTY 2021 NATURAL HAZARD PRE-DISASTER MITIGATION PLAN UPDATE AS THE CITY'S MULTI-HAZARD MITIGATION PLAN

John Meek, Emergency Preparedness Manager, stated Davis County developed a Pre-Disaster Mitigation Plan in 2016. He noted the City adopted the Plan as part of its Emergency Operations Plan. He explained in March of 2021, the Council approved Resolution 2021R-05 supporting the Davis County Emergency Management's grant award to update the Pre-Disaster Mitigation Plan. He mentioned the City participated in the update of the multi-jurisdictional Plan.

Mr. Meek acknowledged the Council had reviewed the Plan during its work session on November 9, 2021. He stated some concerns were expressed by members of the Council which were addressed. He indicated staff had met with some members of the Council following the meeting and discussed some corrections that should be sent to the County requesting revisions be made. He indicated the list of corrections was sent to the County as requested.

Councilmember Roper thanked Mr. Meek for sitting down with him to go over the Plan and address the concerns.

Mr. Meek stated staff recommended approval of adopting Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update.

Councilmember Peterson moved to approve Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update as the City's Multi-Hazard Mitigation Plan and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

APPROVAL OF THE UPDATED WATER CONSERVATION PLAN FOR CLEARFIELD CITY

Kenny England, Utility Superintendent, stated during 2001 Clearfield City approved a Water Conservation Plan as required by the Utah Water Conservation Plan Act (UC 73-10-32). He explained the City was required to review and update its Water Conservation Plan every five years. He mentioned staff had reviewed and updated the Water Conservation Plan as required.

He acknowledged the Water Conservation Plan contained a basic summary of the current water system that served Clearfield and made recommendations on water conservation for the community. Mr. England stated the Plan was reviewed with the City Council during its work session on November 16, 2021.

Councilmember Peterson thanked staff for efforts to mitigate the current drought issues and work toward conservation.

Councilmember Bush moved to approve and adopt the Updated Water Conservation Plan for Clearfield City and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

COMMUNICATION ITEMS

Mayor Shepherd

1. Announced he would be out of town December 1, 2021 through December 3, 2021.
2. Met recently with Utah Defense Alliance and Military Installation Development Authority (MIDA). He reported a Jack in the Box restaurant would be coming to Falcon Hill.
3. Received a thank you from Kenny Conners for the City's attendance at the Veterans Day celebration.
4. Reported in conjunction with the City's Tree Lighting Ceremony on Monday, November 29, 2021, there would be a station for writing letters to Santa. He indicated those writing letters that were received at the event would have a return response provided from Santa. He expressed appreciation to staff for helping with the event.
5. Extended a request for additional adult advisory assistance for the Youth Commission. He encouraged support of the Youth Commission fundraisers so they could attend the National League of Cities conference in Washington D.C.

Councilmember Bush

1. Attended the Veterans Day event at the American Legion.
2. Reported that on November 16, 2021 he was able to deliver 56 coats to the Davis Resource Center which were donated by the Kiwanis Club. He expressed gratitude for the City's participation in the Kiwanis Club.

Councilmember Peterson

1. Recognized the observance for Veterans Day held at the American Legion.
2. Reported she would be meeting with principals of City elementary schools distributing materials about the City's need for crossing guards. She thanked staff for help in the preparing of materials.
3. Thanked staff for the turkey bowl activity. Expressed appreciation for staff that would be working through the holidays and thanked them in advance.
4. Thanked the School Resource Officers and police department. She reported recently sitting down with Chief Bennett and Officer Swenson to discuss additional challenges faced in the schools.

Councilmember Phipps – reported the Parks and Recreation Commission (PRC) had three vacancies. He mentioned the holiday decorating contest would be underway shortly. He invited everyone to contact staff and let them know of any homes that should be seen.

Councilmember Roper

1. Represented the City earlier in the day and expressed appreciation for veterans while enjoying a breakfast. Mayor Shepherd thanked him for attending the event.
2. Reported on November 30, 2021 in the evening before 9 p.m. Zuppas would be donating a portion of its sales proceeds towards a fundraiser for the Youth Commission. He explained to support the fundraiser individuals would need to order and mention the Clearfield Youth Commission.

STAFF REPORTS

JJ Allen, City Manager

1. Explained more time was needed before staff could present the compensation study to the Council. He mentioned it was about 80 percent complete and staff was making good progress. He noted it was a monumental task.
2. Reported the City offices would be closed Thursday, November 25, 2021 and Friday, November 26, 2021 for the Thanksgiving holiday. Expressed appreciation for working with and for such great people.
3. Reminded the Mayor and Council of the Tree Lighting Ceremony and Open House at the Art Center coming up on November 29, 2021.

Nancy Dean, City Recorder –reviewed the Council's schedule:

- No meeting on November 30, 2021
- Work Session on December 7, 2021
- Policy Session on December 14, 2021
- Oath of Office Ceremony on January 3, 2021

Mr. Allen asked the Council if there would be any objections to holding a work session on December 21, 2021 to review the compensation study. Councilmember Phipps indicated he would be out of town if a meeting were held that evening. Mr. Allen indicated staff would wait to see how things progressed and then let the Council know if it could be ready by that date.

There being no further business to discuss, **Councilmember Bush moved to adjourn at 8:08 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

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Clearfield City
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STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Shawn Robinson, Assistant City Attorney
Melissa Kometscher, CDBG Coordinator

MEETING DATE: December 14, 2021

SUBJECT: Five Proposed Changes to the City's Current CDBG Programs

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RECOMMENDED ACTION

Staff proposed amending portions of the City's CDBG program consistent with the direction provided by the CDGB Steering Committee and the Council following its work session discussion on September 7, 2021. Staff properly noticed and the City held its first Public Hearing on October 26, 2021 at 7:00 p.m. for items A through D and noticed and held an additional public hearing on November 9, 2021 for item E. No public comments were received during the 30-day comment period. In accordance with CDBG policy, a second public hearing to close the 30-day comment period and receive public comment was properly noticed for December 14, 2021 at 7:00 p.m. Following the second public hearing, the City Council will consider action on the five proposed changes. Staff recommends approval of the following changes to the current CDBG Programs:

- **(A)** Update Rehabilitation Program to include repairs and improvements designated in 24 CFR §570.202.
- **(B)** Update the Citizen's Participate Plan to include comment period of any Citizen Participation Plan amendment, define a substantial amendment, include amendments to the Annual Action Plan, and clarify any change must hold two public hearings.
- **(C)** Amend the One Year Action Plan by reallocating $87,491.36 from the current Down Payment Assistance Program to the Resident Housing Rehabilitation Program.
- **(D)** Amend the Down Payment Assistance amount from $5,000.00 to $7,500 and increase the purchase price limit from $325,000 to $400,000.
- **(E)** Reallocation of Round 3 Cares Act funding in the amount of $107,986 from housing assistance to, $7,986 for administration costs, and $100,000 to enhance public parks and public spaces by providing exercise stations along existing trails within the City.

DESCRIPTION / BACKGROUND

A. Changes to Current Rehabilitation Program

24 CFR §570.202 outlines eligible repairs and improvements through the Rehabilitation Program that must meet HUD guidelines. The proposed changes include a list of eligible repairs and improvements that address safety concerns, efficient use of water and efficient use of energy. Eligible improvements

and repairs to address safety concerns include the installation of security devices, smoke detectors and dead bolt locks. Eligible repairs and replacement for the efficient use of water include replacement of faucets and shower heads and repairing water leaks and plumbing. Efficient energy improvements and repairs include the installation of new windows, doors, siding, wall and attic insulation heating and cooling equipment and electrical repairs. Property owners can also repair or improve unsafe sidewalks.

All other previous requirements for consideration of approval remain the same. As such, it is anticipated that any smaller qualifying improvement, such as a door lock or minor water improvement would be an accompanying improvement, along with a larger qualifying improvement as required in Federal Regulations.

B. Citizens Participation Plan ("CPP")

24 CFR §570.431 requires the City to develop and follow a detailed citizen participation plan and to make the plan public. The CPP must include the criteria by which grantees determine whether an amendment to the Consolidated Plan constitutes a "substantial" amendment, requiring additional public notice and comment. Currently, the term "substantial" is undefined as it applies to CDBG funds. HUD recommends that we define this term (numeric or percentage) to avoid unnecessary delay in the utilization of grant awarded funds. Staff recommends that "substantial," as it applies to CDBG funds within the Consolidated Plan to mean an amount greater than $10,000. See Exhibit B. As a result, a change of funding from one eligible activity to another less than $10,000 is not considered a substantial amendment to the Consolidated Plan and may be moved administratively.

Allocation of funding for certain activities, i.e., Public Service or Administration is at all times limited by HUD requirements.

C. Changes to the One Year Action Plan

The City received $209,997 in CDBG funds for the July 1, 2021 to June 30, 2022 funding cycle and program year. This amount is $3050 dollars more than the $206,947 originally anticipated. As such, it is necessary to amend the total amount awarded in the One Year Action Plan. See Exhibit C.

For the reasons more fully stated in paragraph D below, Staff recommends that the Down Payment Assistance funds be reduced from $122,491.36 to $35,000, and that the difference of $87,491.36, plus the revised amount of $3050, to be reallocated into the Housing Rehabilitation Program that will increase from $122,492 to $ 213,033.36. See Exhibit C

D. Changes to Current Down Payment Assistance Program

The City's current grant amount for qualified first-time home buyers under the City's Down Payment Assistance (CCDP) is $5,000. Under the current plan, the cost of a home to qualify for down payment assistance cannot exceed $325,000. With the significant increase in values of homes and real property

in Clearfield City, Staff is recommending, with the support of the Davis Community Housing Authority, an increase from $5,000 to $7,500 for the down payment assistance and an increase from $325,000 to $400,000 in real property value. See Exhibit D.

Although the current housing market is difficult for CDBG qualifying individuals to enter (1 down payment assistance awards in past grant cycle), Staff is hopeful that the proposed changes will provide a greater opportunity to qualifying individuals. However, Staff believes that it is unlikely that we will receive a significant increase in down payment assistance awards. Thus, Staff proposed changes outlined in paragraph C, above, to reallocate a portion of the current CDBG funding from the CCDP to the Housing Rehabilitation Program.

E. Reallocation of CDBG CARES Act Funds.

The City was awarded $107,986 dollars in round 3 of Cares Act funding. Out of the amount awarded, $7,986 will go to administration costs and the remaining $100,000 is intended to be used by the City for housing and rental assistance resulting from the COVID-19 pandemic. However, the Cares Act funding also provided housing and rental assistance to the State of Utah. To date, the State of Utah has created a specialized department, funded a state-wide marketing campaign, and has over 150 million dollars still available for those in need of housing and rental assistance resulting from the COVID-19 pandemic. Residents of our City can qualify for a COVID-19 related housing and rental assistance award through the State.

To avoid the duplication of services provided to our residents, and to maximize the use of the Cares Act funds awarded the City, Staff is recommending that the Cares Act funding be reallocated to another qualifying activity. Specifically, Staff has determined that the Cares Act funds can be used to create, expand or enhance public parks and public spaces, and recommends that the Cares Act funding be reallocated to provide exercise stations along existing trails within the City. See Exhibit E.

FISCAL IMPACT

The proposed changes to currently funded CDBG Programs, as outlined above, will not have a negative fiscal impact on the City.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

Use of CDBG funds as identified above will create better public spaces for Clearfield City residents. It will make homes and dwellings safer, more water efficient and more energy efficient.

LIST OF ATTACHMENTS

Exhibit A – Proposed Changes to Current Rehabilitation Program

Exhibit B – Proposed Changes to Citizen Participation Plan

Exhibit C – Proposed Changes to One Year Action Plan

Exhibit D – Proposed Changes to Current Down Payment Assistance Program

Exhibit E – Proposed Park Equipment to be Purchased with Cares Act Funding

Exhibit A

Proposed Changes to Current Rehabilitation Program

Eligible Repairs/Improvements

Eligible repairs/improvements through this program must meet HUD guidelines as designated in 24 CFR §570.202 and are limited to the following:

- ✓ Requested Repairs/Improvements (**one or more is required**):
  - ☐ Accessibility modifications
  - ☐ Safety concerns
    - Security devices
    - Smoke detectors
    - Dead bolt locks
  - ☐ Efficient use of water
    - Faucets
    - Shower heads
    - Water leaks
    - plumbing
  - ☐ Efficient energy
    - Installation of windows
    - Installation of doors
    - Siding
    - Installation of wall and attic insulation
    - Heating and cooling equipment (Including solar energy equipment)
    - Electrical
  - ☐ Code violations of health and safety concerns (ex: electrical, plumbing, leaking water heater, etc.)
  - ☐ New energy efficient windows
  - ☐ New siding
  - ☐ New stucco
  - ☐ New roof
  - ☐ New water and/or sewer lateral.
- ✓ Optional Repairs/Improvements:
  - ☐ New landscaping
  - ☐ New attached garage
  - ☐ New driveway
  - ☐ Sidewalks

Exhibit B

Proposed Changes to Citizen Participation Plan

CONSOLIDATED PLAN AMENDMENTS

Proposed changes to the Consolidated Plan that would substantially change the priorities, activities, or amount of CDBG funds (greater than $10,000 dollars) from one eligible activity to another will constitute a substantial amendment to the Consolidated Plan.

Exhibit C

Proposed Changes to One Year Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Clearfield City will receive $209,997 in Community Development Block Grant (CDBG) funds for the *July 1, 2021 to June 30, 2022* funding cycle and program year. This is based on a letter from the Department of Housing and Urban Development indicating the available funds for the 2021-2022 program year. In addition to the annual allocation, $120,467.36 of unused funds from prior program years will be reallocated for use during this program year. The total amount of funding that will be used during this program year is $330.464.36. No other federal, state or county funds are anticipated. Over the next year CDBG funds will be utilized as follows:

- Open Doors - $14,042 Circles Program for low-income families to obtain job skills.
- Davis Community Learning Center - $12,000 The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- Safe Harbor - $5,000 Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- Open Doors - $10,000 These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- Housing Rehabilitation - $213,033.36 Funds will be used towards a housing rehabilitation program for Clearfield residents.
- Down Payment Assistance -$35,000– Funds will be used towards the down payment assistance program for Clearfield residents.
- Administration - $41,389 Administrative expenses for staffing, noticing, and advertising of programs.

AP-35 Projects – 91.220(d)

Introduction

The following projects will be funded in 2021 using CDBG dollars:

- Open Doors - $14,042 Circles Program for low-income families to obtain job skills.
- Davis Community Learning Center - $12,000 The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly

with school principals and families in need or crisis to address needs and provide assistance.

- Safe Harbor - $5,000 Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- Open Doors - $10,000 These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- Housing Rehabilitation - $213,033.36 Funds will be used towards a housing rehabilitation program for Clearfield residents.
- Down Payment Assistance - $35,000– Funds will be used towards the down payment assistance program for Clearfield residents.
- Administration - $41,389 Administrative expenses for staffing, noticing, and advertising of programs.

AP-38 Projects Summary

Project Summary Information

5	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: $213,033.36
	Description	The City will contract with the Davis Community Housing Authority, for the administering of the housing rehab program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The housing rehab program is expected to assist 20 households during the program year.
	Location Description	Clearfield City
	Planned Activities	The program will assist local residents in the rehabilitation of their homes for public safety purposes and aesthetic appeal.
6	Project Name	Down Payment Assistance
	Target Area	
	Goals Supported	Housing Opportunity

	Needs Addressed	Affordable Housing - Extremely and Very Low Income
	Funding	CDBG: $35,000
	Description	Clearfield City will contract with the Davis Community Housing authority for administration of the down payment assistance program. CDBG funds are leveraged with funds of homebuyers for a low to moderate income family.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Clearfield City expects to serve 15 household through this program.
	Location Description	Clearfield City
	Planned Activities	Clearfield City will use funds to aid in the purchase of homes for qualified low-mod income families.

Exhibit D

Proposed Changes to Current Down Payment Assistance Program

Clearfield City's Down Payment Assistance Program

Administered by Davis Community Housing Authority

August 2021

The Davis Community Housing Authority (DCHA) will be administering Clearfield City's Down Payment Assistance (CCDP) funds. This program is a federally funded grant program that will assist qualified first time home buyers with a maximum grant amount, as needed, shall not exceed $7,500to first time home buyers who are in need of assistance to purchase a home. The home must be a detached single-family dwelling, townhome, or condominium. Other attached multiple-family residences are not eligible. The home must be located in Clearfield City and must be owner occupied.

Applicants must be at or below the applicable income limits and be first time home buyers. Definition of a first time home buyer is an individual, and his or her spouse who have not owned a home during the 3-year period ending on the date of purchase of property. The term first-time home buyer also includes a displaced homemaker or a single parent who has only owned a home with a spouse.

Applicants who meet the necessary qualifications will receive their grant on a first come, first serve basis.

In order to qualify, the applicant must complete all requirements as outlined in the application instructions.

Grants from the CCDP shall not exceed $7,500, and will be awarded on a 1 to 1 matching ratio (i.e. a $1,000 match from the applicant will qualify for a $1,000 grant; and to qualify for the maximum $7,500 grant, the applicant must contribute $7,500). Applicants must contribute a minimum match of $1,000 of their own money towards the purchase of the home. Earnest money and any buyer pre-paid costs are considered applicant provided funds. The applicant provided funds must be reflected on the settlement statement.

As previously stated, the maximum grant that can be obtained from the CCDP is $7,500. These funds may only be used for 1) A maximum of ½ of required down payment; 2) Reasonable closing costs not paid by others, and/or 3) Required up-front mortgage insurance.

Repayment requirements: Any funds received through this program will be forgiven at a declining rate over a seven-year residency requirement period. During the required time of residency, 10% for each year of residency will be forgiven over a period of six years with the remaining 40% balance credited after the full seven years of residency is completed. To receive these credits, Buyer(s) will be required to provide proof of residency in the form of utility billings and property tax notices for each year. No credit will be awarded without proof of residency as described above.

The applicant must complete a Housing and Urban Development (HUD) approved homebuyer education class and provide a certificate of completion.

An applicant must receive an approved fixed-rate FHA, VA, or conventional loan. The applicant's Title Company or closing agent must be willing to execute and provide the DCHA with all the real estate documents. A list of instructions will be provided to the agency responsible for conducting the closing transaction. It is the applicant's responsibility to ensure that all documents are properly prepared and forwarded to the DCHA in a timely manner.

The grant provided through this program shall be repaid, to Clearfield City, by the buyer(s), as described above, if the buyer(s) sell, exchange, transfer title, obtain a second mortgage, or decide to refinance for any reason. All grants are non-assumable and no subordinations subsequent to initial financing. **Clearfield City must hold second priority trust deed on the property.** Exceptions: under some circumstances the home owner may qualify for refinancing, with prior authorization from the Clearfield City CDBG Coordinator.

A Visual Assessment must be completed by the DCHA on all homes for health and safety concerns, and for Lead Based Paint concerns for homes built prior to 1978, as outlined in "Attachment A", if the home was built prior to 1978 a representative from DCHA shall perform a Visual Assessment to determine whether there are deteriorated paint surfaces present that could be a potential hazard to occupants. If potential hazardous Lead Based Paint conditions exist, the Seller and/or Buyer must take actions to remove the

hazardous conditions, pursuant to HUD guidelines. The Visual Assessment is required by the federal government in order to alert homebuyers to potential health and safety concerns as well as potential lead-based paint dangers prior to the closing. Federal funds may be withheld if certain problems exist and the

seller and/or buyer do not wish to mitigate them. The seller or buyer, however, is free to complete the transaction without federal assistance. The homebuyer is encouraged to have a professional inspection regardless of the visual assessment conducted by the DCHA. The visual assessment is not intended to determine the nature and extent of health and safety problems, nor does it determine if unseen problems exist in the home.

Clearfield City's Down Payment Assistance

Eligibility Criteria

1. Complete all of the attached CCDP application instructions.

2. Applicant's total annual household income must be equal to or less than 80% of the current area median income as established by HUD. Gross income from **all** household members 18 years or older is counted regardless of who is listed on the title and/or mortgage. Gross income is not limited to job earnings and includes all income such as self-employment, social security, child support, pensions, VA benefits, unemployment income, military pay, etc. Household income is calculated by "a snapshot" of current income at the time the application is submitted and projected for the next 12 months. All known and/or anticipated income that will be received during this time including bonuses, pay increases, etc. must be counted.

80% Area Median Income Limits (AMI) FY 2021*

Household Size	Maximum Yearly Gross Income
1 Person	$50,750
2 Person	$58,000
3 Person	$65,250
4 Person	$72,500
5 Person	$78,300
6 Person	$84,100
7 Person	$89,900
8 Person	$95,700

*Income limits are established by HUD and change yearly. For the most up to date income limits visit https://www.huduser.gov/portal/datasets/il.html

3. Applicant(s) must be a U. S. Citizen or Permanent Resident Alien and be 18 years of age or older.

4. Must be a first-time homebuyer. A first-time home buyer is an individual, and his or her spouse who have not owned a home during the 3-year period ending on the date of purchase of property. The term first-time home buyer also includes a displaced homemaker or a single parent who has only owned a home with a spouse. The home shall also be owner occupied.

5. Eligible Boundaries: Within Clearfield City.

6. Eligible properties must be zoned for residential use only and are limited to a detached single- family dwelling; townhomes, condominiums, and other attached multiple-family residences are not eligible. New construction, including never-occupied homes are not eligible.

7. Grants from the CCDP shall not exceed $7,500, and will be awarded on a 1 to 1 matching ratio (i.e. a $1,000 match from the applicant will qualify for a $1,000 grant; and to qualify for the maximum $7,500 grant, the applicant must contribute$7,500). Applicants must contribute a minimum match of $1,000 of their own money towards the purchase of the home. Earnest money and any buyer pre-paid costs are considered applicant provided funds. The applicant provided funds must be reflected on the settlement statement.

8. Applicants who meet the eligibility requirements may receive grants, based on need, up to $7,500. The down payment assistance funds can only be used for:

    A. No more than ½ of the down payment required for the loan to purchase the home.

    B. Reasonable closing costs not covered by others.

    C. Up-front premium for mortgage insurance.

9. Any funds received from this program must be applied to the down payment and/or closing costs. Any funds received through this program will need to be repaid to Clearfield City if the owner moves within 7 years of the date of closing. During the required time of residency, 10% for each year of residency will be forgiven over a period of six years with the remaining 40% balance credited after the full seven years of residency is completed. To receive these credits, Buyer(s) will be required to provide proof of residency in the form of utility billings and property tax notices for each year. No credit will be awarded without proof of residency as described above.

10. The purchase of said property must not lead to the displacement of any individual other than the seller and his/her immediate family.

11. Applicant must secure a fixed rate FHA, VA, or conventional financing for property purchase. No variable rate, adjustable rate, interest only, balloon payment or 80/20 split will be allowed.

12. Real property must not exceed *$400,000 (Updated August 2021).*

13. A Visual Assessment must be completed by the DCHA on all homes for health and safety concerns and for Lead Based Paint concerns for homes built prior to 1978.

14. At least one applicant must complete a **HUD approved** buyer education course and provide a home buyer certificate of course completion. (See attached list of approved courses)

Exhibit E

Proposed Park Equipment to be Purchased with Cares Act Funding

($100,000 Reallocation)

EXAMPLE OUTDOOR FITNESS

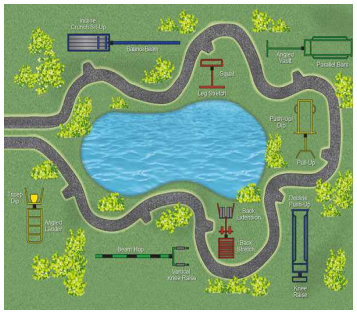
Estimated at 8-12k per pad, depending on quality of equipment and options selected










STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Shawn Robinson, Assistant City Attorney Melissa Kometscher, CDBG Coordinator Eric Howes, Community Services Director
MEETING DATE:	December 14, 2021
SUBJECT:	Proposed Changes to the Community Development Block Grant (CDBG) Program

RECOMMENDED ACTION

Staff is moving forward with the processes to amend portions of the City's CDBG program consistent with the direction provided by the CDGB Steering Committee and the Council following its work session discussion on November 23, 2021. Staff has properly noticed that the City will hold its first Public Hearing on December 14, 2021 at 7:00 p.m. to receive public comment and begin a 30-day comment period regarding the following change to the current CDBG Programs:

- Change to the CDBG 2021-2022 One Year Action Plan to reallocate $150,000 from the Rehabilitation Program to Park Improvements to improve or add new amenities and to meet the timeliness test required by HUD to spend down the City's award money.
- Update to the CDBG 2021-2022 One Year Action Plan by reprogramming $111,431.66 of CDBG funds from the 2020-2021 program year to Park Improvements to add new amenities and to meet the timeliness test required by HUD to spend down the City's award money.
- Reallocating the remainder of round 1 of Cares Act funding in the amount of $65,178 to Parks, Trails, and a Kiosk to promote social distancing.

Following a 30-day comment period, a second Public Hearing will be held on January 25, 2022 at 7:00 p.m. The Council will then consider action on the recommended changes.

DESCRIPTION / BACKGROUND

A. Changes to the One Year Action Plan

Clearfield City received $209,997 in CDBG funds for the July 1, 2021 to June 30, 2022, funding cycle and program year. Housing rehabilitation currently has an amount of $123,189.25. Clearfield City currently has $22,041 of program income from those who have paid back their part of the housing rehabilitation and down payment assistance before allowing the appropriate time for forgiveness. We must use the program income before using any CDBG funds. After the approval of reallocation of funds on December 14, 2021, housing rehabilitation will have $241,434.61. For the reasons stated, Staff believes it is appropriate to allocate $150,000 CDBG funds to Park Improvements to improve or add new amenities and to meet the timeliness test required by HUD to ensure funds are being used.

B. Reprogramming 2020 CDBG Funding

Clearfield City received $219,557 in CDBG funds for July 1, 2020 to June 30, 2021, funding cycle and program year. The following is a breakdown of the total amount allocated to each project and the remaining CDBG grant balance for the 2020-2021 program year:

Agency or Project Name	Allocated	Reimbursed	Balance
Open Doors – Circles Program	$ 15,051.00	$ 14,990.99	$ 60.01
Davis Community Learning Center	$ 12,853.00	$ 11,160.19	$ 1692.81
Safe Harbor	$ 5,000.00	$ 5,000.00	$ 0.00
Down payment Assistance	$ 54,408.00	$ 5,500.00	$ 48,908.00
Housing Rehabilitation	$ 78,327.00	$ 51,706.00	$ 26,621.00
Infrastructure	$ 10,000.00	$ 10,000.00	$ 0.00
CDBG Administration	$ 43,918.00	$ 9,768.16	$ 34,149.84
TOTAL	**$219,557.00**	**$ 108,125.34**	**$ 111,431.66**

Staff recommends that the balance of $111,431.66 be reprogramed to Park Improvements.

C. Reallocation of CDBG CARES Act Funds.

Clearfield City was awarded $129,178 in round 1 of Cares Act funding. Out of the amount awarded, $65,178 went to Open Doors, and $64,000 went to Safe Harbor. The following is a breakdown of the total amount allocated to each project and the remaining Cares Act balance:

Agency or Project Name	Allocated	Reimbursed	Balance
Open Doors	$ 65,178	$ 0	$ 65,178
Safe Harbor	$ 64,000	$ 45,599.31	$ 18,400.69
TOTAL	**$129,178**	**$ 38,841.86**	**$ 83,578.69**

Open Doors failed to draw on their award and the contract has expired, returning the Cares Act Funding to our program.

Safe Harbor has used and has indicated that they will continue to utilize their awarded funding.

Based on the above, Staff is recommending that the remaining available Cares Act balance of $65,178 be reallocated to purchase Bike Repair Stations and Benches for our Parks and Trails system to encourage outdoor activities and social distancing, and a registration Kiosk at the CAFC to promote social distancing while signing up for programs.

FISCAL IMPACT

The proposed changes to currently funded CDBG Programs and Cares Act funding as outlined above, will not have a negative fiscal impact on the City.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

Use of CDBG funds as identified above will improve the quality of municipal service provided to LMI residents and improve the image and livability of public spaces for all Clearfield City residents.

LIST OF ATTACHMENTS

Exhibit A - Proposed Changes to One Year Action Plan and Timeliness

Exhibit B – List of Proposed Park Equipment

Exhibit A

Proposed Changes to One Year Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Clearfield City will receive $209,997 in Community Development Block Grant (CDBG) funds for the ***July 1, 2021 to June 30, 2022*** funding cycle and program year. This is based on a letter from the Department of Housing and Urban Development indicating the available funds for the 2021-2022 program year. In addition to the annual allocation, $229,951.27of unused funds from prior program years will be reallocated for use during this program year. The total amount of funding that will be used during this program year is$439,948.27~~$330.464.36~~. No other federal, state or county funds are anticipated. Over the next year CDBG funds will be utilized as follows:

- **Open Doors - $14,042** Circles Program for low-income families to obtain job skills.
- **Davis Community Learning Center - $12,000** The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor - $5,000** Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Open Doors - $10,000** These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- **Housing Rehabilitation -** $91,029.61~~$241,434.61~~ Funds, including program income, will be used towards a housing rehabilitation program for Clearfield residents.
- **Down Payment Assistance -$35,000** Funds will be used towards the down payment assistance program for Clearfield residents.
- **Administration - $41,389** Administrative expenses for staffing, noticing, and advertising of programs.
- Parks - $261,431.66 – The City will purchase new tables, benches, and trash cans to be installed in parks located in low to moderate income areas.

AP-35 Projects – 91.220(d)

Introduction

The following projects will be funded in 2021 using CDBG dollars:

- **Open Doors - $14,042** Circles Program for low-income families to obtain job skills.

- **Davis Community Learning Center - $12,000** The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor - $5,000** Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Open Doors - $10,000** These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- **Housing Rehabilitation** - $91,029.61~~$241,434.61~~ Funds will be used towards a housing rehabilitation program for Clearfield residents.
- **Down Payment Assistance -$35,000 –** Funds will be used towards the down payment assistance program for Clearfield residents.
- **Administration - $41,389** Administrative expenses for staffing, noticing, and advertising of programs.
- Parks - $261,431.66 – The City will purchase new tables, benches, and trash cans to be installed in parks located in low to moderate income areas.

AP-38 Projects Summary

Project Summary Information

5	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: $91,029.61~~$241,434.61~~
	Description	The City will contract with the Davis Community Housing Authority, for the administering of the housing rehab program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The housing rehab program is expected to assist 20 households during the program year.
	Location Description	Clearfield City

	Planned Activities	The program will assist local residents in the rehabilitation of their homes for public safety purposes and aesthetic appeal.

8	Project Name	Purchase tables, benches, and trash cans.
	Target Area	
	Goals Supported	Park Improvements
	Needs Addressed	Park Improvements
	Funding	CDBG: $261,431.66
	Description	CDBG funds will purchase new table benches and trach cans to improve the parks in low to moderate income areas in Clearfield City.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Up to 100 people can benefit at any given time.
	Location Description	TBD
	Planned Activities	Utilize CDBG funds to purchase new tables, benches, and trash cans.

Exhibit B

Proposed Park Equipment to be Purchased

COVID #3 $100,000	REALLOCATION $150,000	CARRY OVER $111,431.66	COVID #1 ~$65,178
Already approved by Council to be used to purchase exercise equipment for trails or at park locations. Exact layout and locations were not finalized, only the general purchase of equipment with CDBG funds.	Tables ($150,000) -Est.130	Benches ($51,300) -Est. 38 Trash Cans (60,131.66) -Est. 70	Bike repair stations ($20,000) -Est. 8 Kiosk ($15,000) Est. 1 CAFC Benches ($29,700) -Est. 22
Purchase By: 1/31/22	**Purchase By:** 2/28/22	**Purchase By:** 2/28/22	**Purchase By:** 2/28/22

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Adam Favero, Public Works Director

MEETING DATE: December 14, 2021

SUBJECT: Award of Bid – Train Watch Pressure Regulator Valve Installation Project #229

RECOMMENDED ACTION

Approve the award of bid for the Train Watch Park Pressure Regulator Valve (PRV) project to JR Burton Contractors with a bid amount of $183,061.75 and contingency of $18,306.25, for a total project cost of $201,368.00; and authorize the Mayor's signature to any necessary documents.

DESCRIPTION / BACKGROUND

The new Train Watch PRV would improve the quality of water pressure in what is now the city's largest pressure zone. With the addition of the new PRV it would allow the Public Works Department to divide the now over-sized pressure zone into two separate pressure zones. The two zones will allow the operators to manage the two zones independently. Once the new PRV is installed and calibrated, it will provide a more balanced pressure and desirable working pressure.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

- The goal of this project is to provide customers with a more desirable working pressure and reduce water leaks caused by major pressure fluctuations.

Improving Clearfield's Image, Livability and Economy

- By reducing the amount of water leaks the water system generates also reduces the amount of road cuts and patches in city streets. Our department is dedicated to reducing cost and improving the image of our city.

HEDGEHOG SCORE

This project has a score of 20

FISCAL IMPACT

- Our previous estimates were not true to actual costs. Our current fund balance for PRV upgrades is at **$145,000.00** leaving us with a budget shortfall of **$56,368.00**. As part of this contract approval request, we would be asking for an additional allocation of **$56,368.00** for this project. After discussing this subject with Finance, there are two options: using savings from the 1100 South Waterline Installation Project #230 (reallocation of funds) or increase the project budget with a future budget amendment.

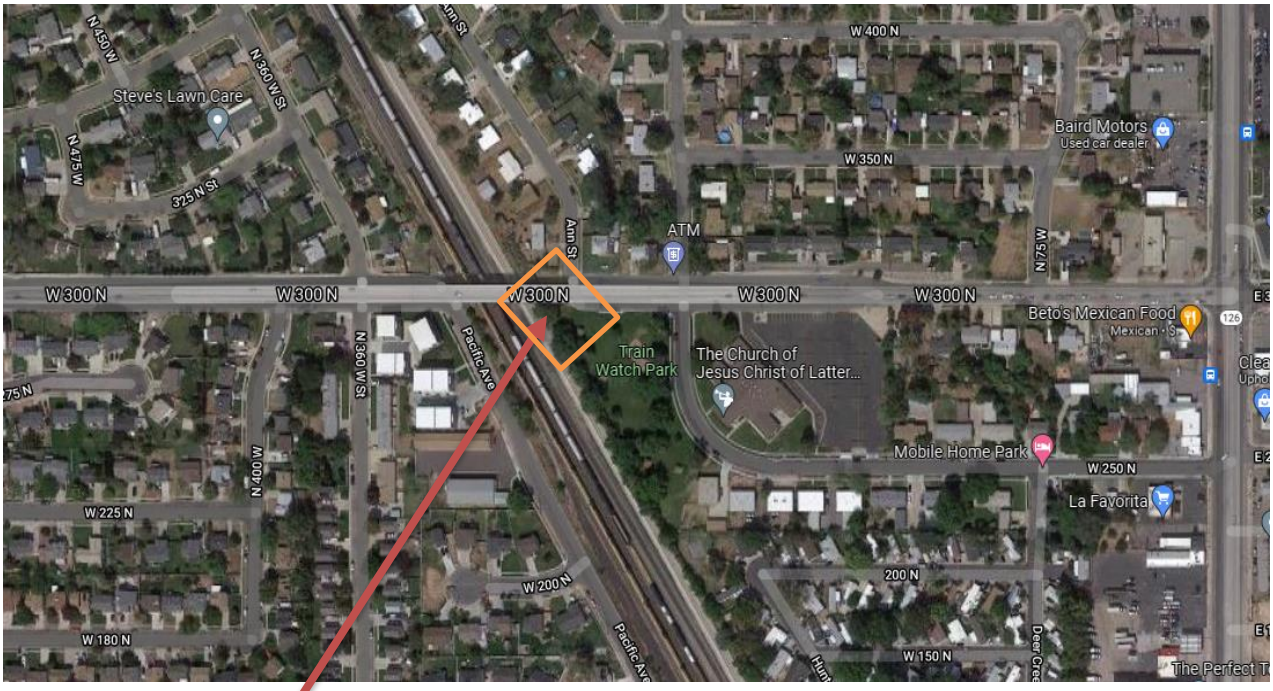
SCHEDULE / TIME CONSTRAINTS

The project is anticipated to begin in December of 2021 and continue until completed. The contract documents are allocating a 60-calendar day build time.

LIST OF ATTACHMENTS

- Project Drawings
- Bid results

PROJECT AREA MAP



New PRV location.

2021B-15 Clearfield City Train Watch Park PRV Improvement Project

CLEA202216955

Type: **Invitation for Bid**
Event Status: **Under Evaluation**

Settings and Content

Evaluations

Vendor Responses

Tools

Vendor Responses

Evaluation Actions

1088 Invited Vendors

Page 1 of 6 1-200 of 1088 Results

Progress	Response % Complete	Vendor Name	Total Bid
Submitted	100%	Cliff Johnson Excavating	186,440.00 USD
Submitted	100%	Paragon Construction Systems Inc.	184,888.00 USD
Submitted	100%	jr Burton Contractors	183,061.75 USD

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Stuart Williams, City Attorney

MEETING DATE: December 14, 2021

SUBJECT: Resolution Recommending Registration and Participation in the National Opioid Settlement

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RECOMMENDED ACTION

Staff recommends the approval and adoption of Resolution 2021R-22, A Resolution Recommending Registration and Participation in the National Opioid Settlement.

BACKGROUND

All 50 states, Washington D.C., and five U.S. territories are a part of a $26 billion dollar settlement agreement with the nation's three major pharmaceutical distributors — Cardinal, McKesson and AmerisourceBergen — along with Johnson & Johnson, which manufactured and marketed opioids.

$151 million has been earmarked for the state of Utah and that sum can be increased by an additional $120 million, for a total of $271 million if each county in Utah and all of the cities exceeding 10,000 people participate in the settlement.

Key Points of Settlement

- The money will be paid over 18 years.
- The money is required to be spent on prevention and treatment and cannot be used for mitigation or to pay reparations.
- ***Highly unlikely that the City will receive money directly from the settlement.***
- The money is intended to go to the state and the counties since they are the political entities most responsive in providing the human services that will receive the funding.
- Although most cities in the state won't receive funding, those that provide services related to opioid recovery (homeless services) may receive some funding from the state or counties.
- The state and counties are still negotiating how the money will be allocated.

SETTLEMENT FUNDING OVERVIEW

- The three distributors will collectively pay up to $21 billion over 18 years.
- Johnson & Johnson will pay up to $5 billion over nine years with up to $3.7 billion paid during the first three years.
- The total funding distributed will be determined by the overall degree of participation by both litigating and non-litigating state and local governments.

- Most of the money is to be spent on the treatment and prevention of opioid addiction.
- Each state's share of the funding has been determined by agreement among the states using a formula that considers the impact of the crisis on the state – the number of overdose deaths, the number of residents with substance use disorder, and the number of opioids prescribed – and the population of the state.

INJUNCTIVE RELIEF OVERVIEW

- The 10-year agreement will result in court orders requiring Cardinal, McKesson, and AmerisourceBergen to:
    - Establish a centralized independent clearinghouse to provide all three distributors and state regulators with aggregated data and analytics about where drugs are going and how often, eliminating blind spots in the current systems used by distributors.
    - Use data-driven systems to detect suspicious opioid orders from customer pharmacies.
    - Terminate customer pharmacies' ability to receive shipments, and report those companies to state regulators, when they show certain signs of diversion.
    - Prohibit shipping of and report suspicious opioid orders.
    - Prohibit sales staff from influencing decisions related to identifying suspicious opioid orders.
    - Require senior corporate officials to engage in regular oversight of anti-diversion efforts.
- The 10-year agreement will result in court orders requiring Johnson & Johnson to:
    - Stop selling opioids.
    - Not fund or provide grants to third parties for promoting opioids.
    - Not lobby on activities related to opioids.
    - Share clinical trial data under the Yale University Open Data Access Project.

ADDITIONAL INFORMATION

Additional information regarding the National Opioid Settlement Opioid Settlement can be found at https://attorneygeneral.utah.gov/ag-reyes-26-b-settlement-w-opioid-companies/

HEDGEHOG ANALYSIS

A hedgehog analysis was not conducted.

- Since the City is not required by law to join the settlement and is not anticipated to benefit directly from the terms of the settlement, there is little to no downside in registering as a City with the Settlement, which may increase the allocation of settlement funding provided to the state and counties.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

1. Providing Quality Municipal Services

2. Improving Clearfield's Image, Livability and Economy

FISCAL IMPACT

Clearfield City: The is no negative fiscal impact by registering and participating in the National Opioid Settlement.

State & Counties: By registering and participating in the National Opioid Settlement, the state and counties may receive a larger portion of the nationwide settlement.

ALTERNATIVES

Subject to alternative direction given by Council, Staff presents the following alternatives:

1. Approve and Adopt Resolution 2021R-22, A Resolution Recommending Registration and Participation in the National Opioid Settlement.

2. Select not to Approve and Adopt Resolution 2021R-22, A Resolution Recommending Registration and Participation in the National Opioid Settlement.

3. Select not to Approve and Adopt Resolution 2021R-22, A Resolution Recommending Registration and Participation in the National Opioid Settlement and provide staff with alternative direction.

SCHEDULE / TIME CONSTRAINTS

The terms of the settlement agreement require the City to register and participate in the National Opioid Settlement ***by December 31, 2021***.

LIST OF ATTACHMENTS

- Resolution 2021R-22, A Resolution Recommending Registration and Participation in the National Opioid Settlement.

CLEARFIELD CITY RESOLUTION 2021R-22

A RESOLUTION RECOMMENDING REGISTRATION AND PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT

WHEREAS, the opioid epidemic has had a devastating effect on communities and individuals throughout the United States including those in the Clearfield City; and

WHEREAS, multiple settlements have been reached between opioid manufacturers and litigants, including the State of Utah, who have filed claims against opioid manufacturers; and

WHEREAS, the proposed settlement amount is directly affected by the number of political subdivisions that participate in the settlement agreements; and

WHEREAS, the City has not filed suit against any opioid manufacturers but is still eligible to participate in the settlement; and

WHEREAS, in order to participate in the settlement agreements, the City must register with the National Opioid Settlement; and

WHEREAS, due to the high cost of litigation and the ability to positively increase the settlement amount received, it is in the City's best interest to register for the National Opioid Settlement;

Now, therefore, BE IT RESOLVED, by the Clearfield City Council that:

1. The Clearfield City Council recommends that the Mayor or his designee registers with the National Opioid Settlement.
2. The Council further recommends the City's participation in settlement discussions and agreements in order to assist those individuals in the City who have been negatively impacted by the opioid epidemic and in order to assist in the prevention of harm from opioid use or abuse.

APPROVED AND ADOPTED by the City Council of Clearfield City, Utah, on this 14th day of December, 2021.

ATTEST: CLEARFIELD CITY CORPORATION

_____ _____

Nancy R. Dean, City Recorder Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY: