

City Council Staff Report

August 5, 2015

Applicant: Jeff Palmer

Location: Approx. 765 W
3050 S

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: A-2

Attachments:

1. Application materials.
2. MCC Chapter 9.24.

REQUEST

Consideration of a request to construct a private underground gun range on a residential lot located at 765 West 3050 South.

BACKGROUND AND PROJECT DESCRIPTION

The applicant owns lot 1 of the Horizon Heights subdivision, which is 3.4 acres in size. The site is developed with a single family residence and a detached structure. The applicant is proposing to construct an additional detached structure that will include an underground gun range. The gun range is approximately 12 feet below ground and is for hand guns only.

EVALUATION

Mapleton City Code Chapter 9.24.020 prohibits the discharging of firearms within the City with six exceptions. Exception “E” states the following:

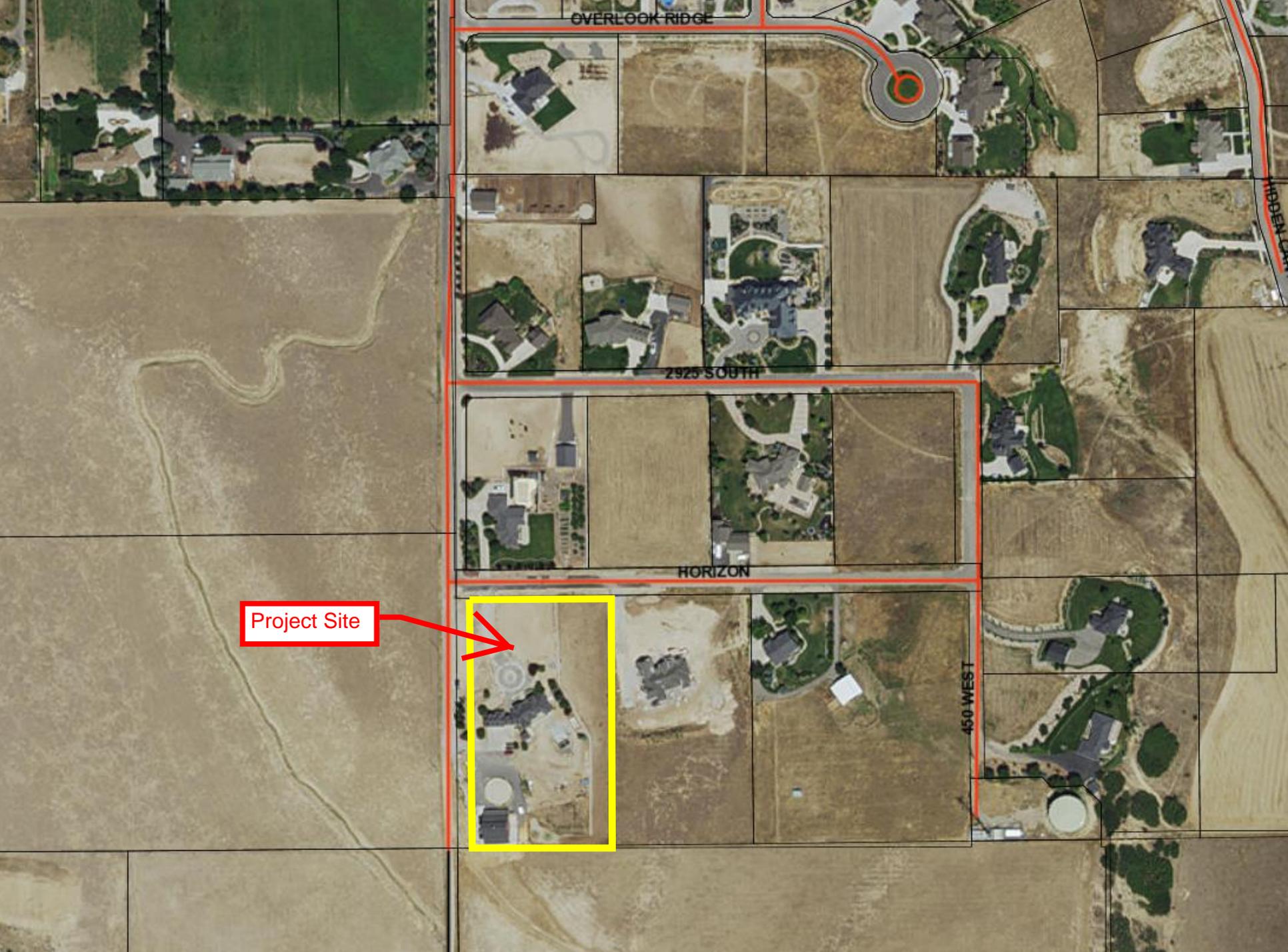
“The discharge of appropriate firearms will be allowed on approved firearms ranges and facilities, with prior approval of the city council.”

The primary concern related to a gun range is the safety of the users and of adjacent property owners. With the proposed range located approximately 12 feet below grade, there should be no safety concerns for neighboring property owners. The building official will ensure that it is constructed to proper specifications to ensure the safety of the users.

RECOMMENDATION

Approve the private gun range with the following special condition:

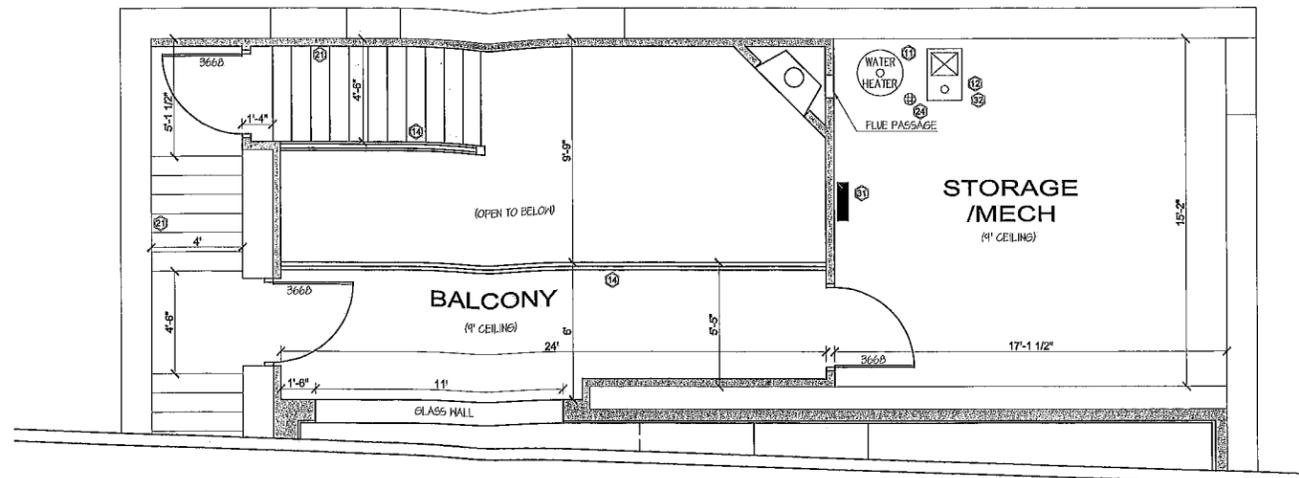
1. The gun range shall be for private use only and shall not be used as a commercial gun range.



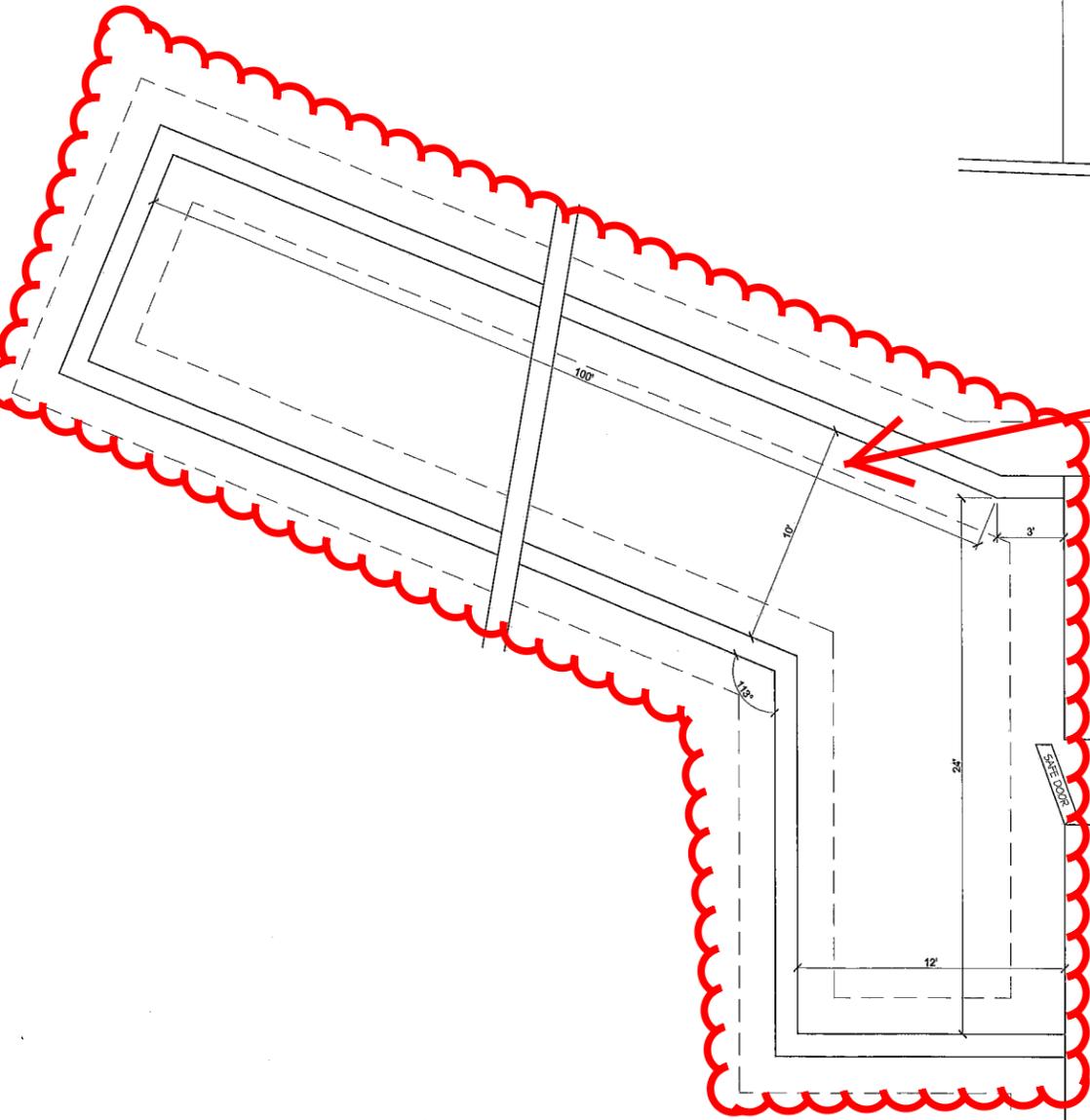
Project Site

GENERAL AND KEYED NOTES:

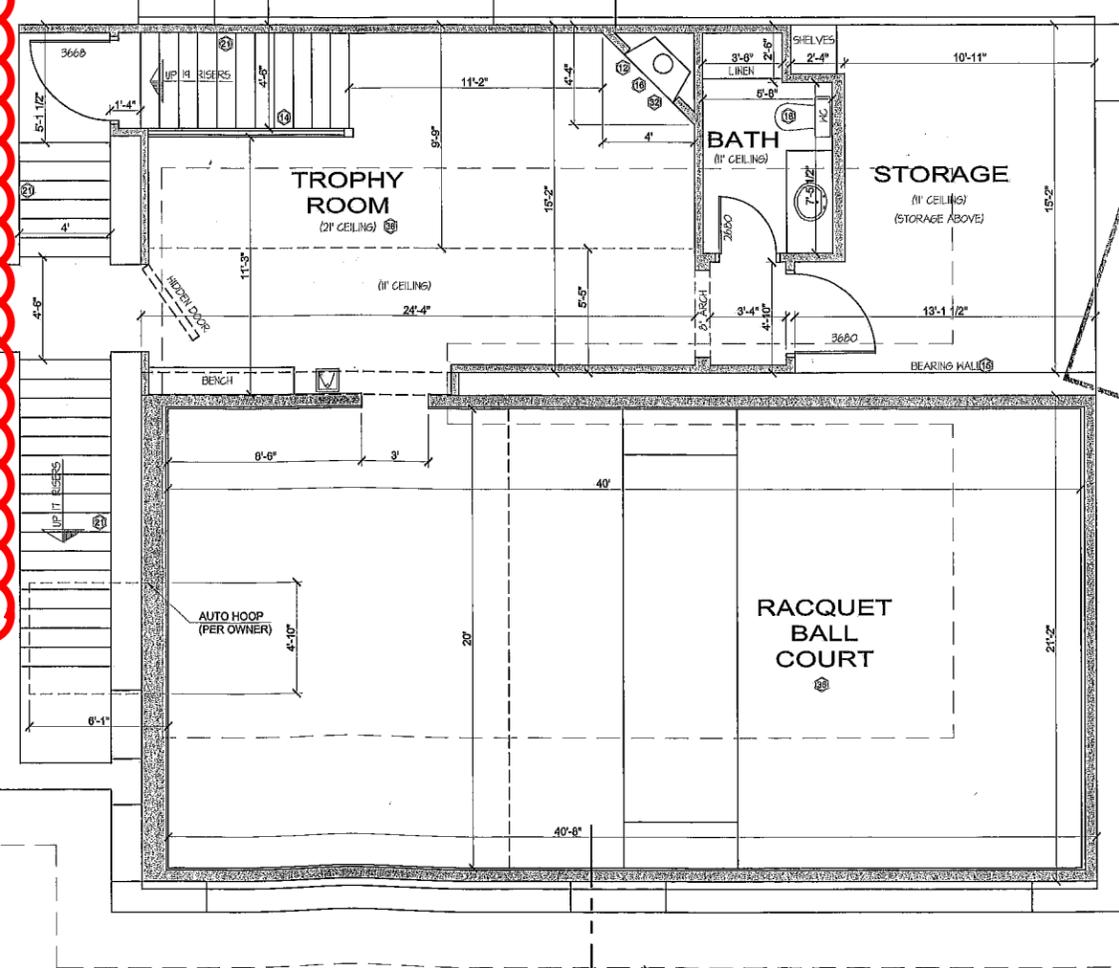
- GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
- ALL EXTERIOR WALLS ARE 2" X 6" LVL STUDS @ 16" O.C. W/ R-19 INSULATION BETWEEN AND ARE DIMENSIONED AT 6 1/2", UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 6 1/2"
- ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4 1/2", UNLESS NOTED OTHERWISE.
- BRICK AND STONE ARE DIMENSIONED AT 4", ADJUST AS REQ'D TO 2" FOR CULTURED STONE (VERIFY W/ MANUFACTURER).
- PROVIDE 20 MIN F-RATED DOOR W SELF CLOSER
- PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R311.2.2
- VERIFY ALL WINDOWS MEET BRESS AS PER MANUFACTURER SPECS. SEE IRC SEC. R310
- PROVIDE SEISMIC STRAPS (AW IRO P280.1.7) FOR WATER HEATERS AND EXPANSION TANK FOR WATER HEATERS. (AW IRO SEC. M2003)
- PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES IAW IRC SEC. G2407 AND INTERIOR FIRE PLACES IAW IRC SEC. R1006.2
- SEE GENERAL FRAMING NOTES ON A-6
- PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. NO HORIZONTAL RAILS ARE ALLOWED (SEE IRC SEC. R312)
- BEARING WALL - SEE DETAIL 10 ON SHEET A-7
- 10" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. PROVIDE GAS SHUTOFF VALVE WITHIN 6" OF FIREPLACE IAW IRC SEC. G2420
- PROVIDE JETTED TUB MOTOR ACCESS IAW IRC SEC. P2720.1
- ALL TOILETS SHALL BE 1.8 GPM IAW IRC SEC. P2903
- ALL TUBS & SHOWERS SHALL BE 2.5 GPM IAW IRC SEC. P2903
- ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACK FLOW PROTECTED.
- PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE DETAIL 16 ON SHEET A-7
- PROVIDE DRAIN PAN FOR WASHER
- VENT DRYER TO OUTSIDE IAW IRC SEC. M1020.1 OR PER MANUF. SPEC.
- PROVIDE FLOOR DRAIN
- PROVIDE 36" DEEP WINDOW WELL W/ LADDER AS REQ'D IAW IRC SEC. R310.2
- PROVIDE SAFETY GLAZING IAW IRC SEC. R308 AND R612.2
- PROVIDE ALL EXTERIOR OPENINGS WITH FLASHING, COUNTER FLASHING AND CAULKING WITH THE PROPER TYPE OF SEALANT. SEALING AND INSTALLATION OF WINDOWS MUST BE IAW MANUFACTURER'S INSTRUCTIONS (SEE IRC SEC. R703.3 AND R613.1)
- USE (6) #10 NAILS PER TOP PLATE LAP SPLICE CONNECTION, FOR SHEAR WALLS AND BEARING WALLS
- SHEET ROCK ALL WALLS WITH MINIMUM 1/2" GYP BOARD ON GARAGE SIDE AND SHEET ROCK ALL CEILINGS & BEAMS WITH MINIMUM 5/8" TYPE "X" GYP BOARD.
- TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R702.4
- PROVIDE A CERTIFICATE IN OR ON ELECTRICAL DISTRIBUTION PANEL LISTING THE R VALUES OF ALL MATERIALS USED IN CONSTRUCTION. WINDOW U FACTORS AND HEAT GAIN MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF ALL HEATING AND COOLING EQUIPMENT MUST ALSO BE LISTED. IAW IRC SEC. N1011.8
- ALL CHIMNEYS AND VENTS TO BE INSTALLED IAW IRC CHAPTER 18.
- VERIFY ALL FURNACES AND WATER HEATERS IN GARAGE HAVE IGNITION SOURCES AT LEAST 18" ABOVE THE FLOOR IAW IRC SEC. M1007.3
- BATHUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2713.3
- SHOW A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IAW IRC SEC. R601.3
- PROVIDE APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN ROOM A WHILE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED. - IAW IRC SEC. R303



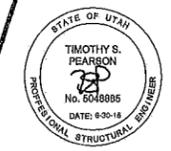
2 A-4 BASEMENT BALCONY
SCALE: 1/4" = 1'-0"



Gun Range



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Joe Carrick Design, Inc.
801-794-0220



Digitally signed by Tim Pearson

FOUNDATION/HEADER HOLD DOWNS:			
MARK	HOLD DOWN	MIN. STUDS	REMARKS
⊕	SHD14	2	205.1
⊕	HDOB	3	138.2

LINTEL SCHEDULE				
SIZE	(0) LEVEL	(1) LEVEL	(2) LEVEL	NO. OF 1/2" OR EQ. REINFORCING BARS
3 X 3 X 1/4	0'-0"	4'-0"	3'-0"	1
4 X 3 X 1/4	0'-0"	0'-0"	4'-0"	1
5 X 3 1/2 X 0/16	10'-0"	0'-0"	0'-0"	2
6 X 3 1/2 X 0/16	14'-0"	0'-0"	7'-0"	2
2 X 3 1/2 X 0/16	20'-0"	12'-0"	0'-0"	4

SHEAR WALL SCHEDULE:					
MARK	MATERIAL	18D NAILS SPACING 1 1/2" GA. STAPLES			
		EDGE	FIELD	EDGE	FIELD
⊕	7/16" STRUOT. II PLYWOOD OR OSB	6"	6"	6"	6"
⊕	7/16" STRUOT. II PLYWOOD OR OSB	4"	6"	2 1/2"	6"

FILE NAME
12090

JOE CARRICK DESIGN
custom home design
WWW.JCD-DESIGN.COM
800 NORTH 100 EAST SPANISH FORK UTAH
84643-2022

JCD

SQUARE FOOTAGE
N/A

MCC Chapter 9.24.020: DISCHARGING FIREARMS:

It shall be unlawful for any person to discharge a firearm within the city limits of Mapleton City except under the following conditions:

- A. Any duly sworn peace officer or division of wildlife resources personnel in the performance of his duty.
- B. Livestock owners are allowed to kill depreciating animals as long as they are in compliance with other city or state codes or rules.
- C. Any individual that has received a permit from an appropriate state agency to take wild animals that are causing damage to agricultural or greenbelt property. Under this exception only the use of "archery equipment" as defined in section [9.24.010](#) of this chapter may be used.
- D. A resident has the right to use force in defense of life and property in compliance with the state statutes governing that defense.
- E. The discharge of appropriate firearms will be allowed on approved firearms ranges and facilities, with prior approval of the city council.**
- F. It is unlawful for shotguns to be discharged within six hundred feet (600') of any dwelling, house, barn, poultry yard, corral, feeding pen, stockyard or any enclosures where domestic animals are kept or fed, unless the written permission of the person in lawful possession of such building or enclosure is first had and obtained. Where it is permitted to discharge a shotgun, the size shot is restricted to no larger than BB size