

Staff Report

~~To: Francis City Planning Commission~~

~~From: Mandy Crittenden~~

~~Report Date: October 28, 2019~~

~~Meeting Date: November 14th, 2019~~

~~Title: Contractors Storage Yard~~

~~Type of Item: Conditional Use Permit~~

Executive Summary:

The City has received an application for a Contractors Storage yard conditional use permit. Mike & Betsy Leavitt wish to purchase Terry Thompson's property located at 2054 SR 32 Francis on the condition that they are allowed a Conditional Use Permit for a Contractors Storage Yard. The property is 1.6 acres and is in the AG-1 Zone, which allows for a Contractors Storage Yard. The applicant intends to use the existing structure to store tools, equipment, etc. They are wanting to add an additional structure to store additional equipment including dump trucks. They are also wanting to add a gated entrance and a site obscuring fence around the entire property. They will not be conducting any business out of the storage yard, it will be strictly used to store equipment for their company MC Contractors. They are purposing to put a few exterior lights and a nice business logo on the fence.

City Code:

18.30: Agricultural One Zone

18.30.020: Permitted and conditional uses

18.15.130: Standards for approving a storage yard

18.105: Signs and outdoor advertising

General Plan:

Land Use: Pg. 14-18

Agriculture one: Pg. 16

Planning Commission Recommendation:

Forward to City Council with the following conditions:

Follow the Lighting Ordinance

Follow the Noise Ordinance

Follow the Standards for approving a storage yard

Follow Nuisance Ordinance

Staff Recommendation:

Review the submitted plans and application for a Conditional Use Permit.

Community Review:

A public hearing is required at this time.

Staff Report

To: Francis City Planning Commission

From: Mandy Crittenden

Report Date: September 11th, 2019

Meeting Date: October 24th, 2019

Title: Contractors Storage Yard

Type of Item: Conditional Use Permit

Executive Summary:

The City has received an application for a Contractors Storage yard conditional use permit. Mike & Betsy Leavitt wish to purchase Terry Thompson's property located at 2054 SR 32 Francis on the condition that they are allowed a Conditional Use Permit for a Contractors Storage Yard. The property is 1.6 acres and is in the AG-1 Zone, which allows for a Contractors Storage Yard. The applicant intends to use the existing structure to store tools, equipment, etc. They are wanting to add an additional structure to store additional equipment including dump trucks. They are also wanting to add a gated entrance and a site obscuring fence around the entire property. They will not be conducting any business out of the storage yard, it will be strictly used to store equipment for their company MC Contractors. They are purposing to put a few exterior lights and a nice business logo on the fence.

City Code:

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General Plan:

Land Use: Pg. 14-18

Agriculture one: Pg. 16

Planning Commission Recommendation:

Staff Recommendation:

Review the submitted plans and application for a Conditional Use Permit.

Community Review:

A public hearing is required at this time.

September 4, 2019

Francis City Planning and Council Members
Attn: Mandy Crittenden, Town Planner

To whom it may concern:

This letter is to address and accompany the Conditional Use Permit for parcel #FT-2061-B.

The property is currently owned by Terry Thompson and we, Mike and Betsy Leavitt are hoping to purchase this property. We are applying for this conditional use permit in hopes that we would be able to utilize it as we would like before we purchasing it.

The parcel was formally used as a logging and saw mill operation. The business is no longer operating in the location but there is a lot of wood and equipment still stored there.

We are applying for this conditional use permit as a contractor's storage yard. The existing structure would remain in the same location. All lumber and wood would be removed or disposed of and existing grade would be dug down 18" and hauled offsite. We would replace the excavated area with good, clean fill and build it back up, finishing the last 6" with road base or rotomill to minimize dust for our final grade. The existing building would be used to storage of tools, equipment, and any things we see fit. This will minimize the amount of materials that would need to be storage outside. On average our equipment sits for 1 maybe 2 months (January - February) out of the year.

We are proposing an additional structure to be built. It would sit on the west of the property and would be a 50 ft. x 90 ft. building. (Drawings are attached) The doors would be facing north and south. We could enter the shop directly off of SR 32, and the rear doors would enter into the parcel. This would be used for storing equipment, dump trucks and miscellaneous tools and materials. The power for this building would be ran within the property from the existing building.

The main assesses to the property would be: 1) the new proposed structure and 2) a gated entrance in front of the existing structure. The entire property would be fenced with a site obstructing fence.

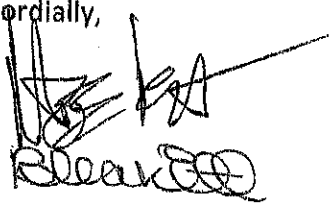
Proposed hours of operation would be Monday - Friday 6:30-9, and Saturday 6:30-7. Please keep in mind that is the not an "open for business" kind of storage. It would only be our own equipment, and trucks. On a busy day there may be 3 or 4 people come and go throughout the day. But we can also go a few days without any activity other than dump trucks so it varies.

We are proposing a few exterior lights be on the buildings, they would be minimal. We would like to place a nice business logo on the fence closes to the road. It would be appealing to the eye, minimal lighting, and very well kept.

We have included an aerial view of the parcel as it sits currently, a site plan that includes all the plans as to what will be where, as well as a topography and drainage plan, and lastly a plat map from the County.

Hopefully we have everything needed to make this process and smooth as possible. However, if we have missed anything please don't hesitate to let us know.

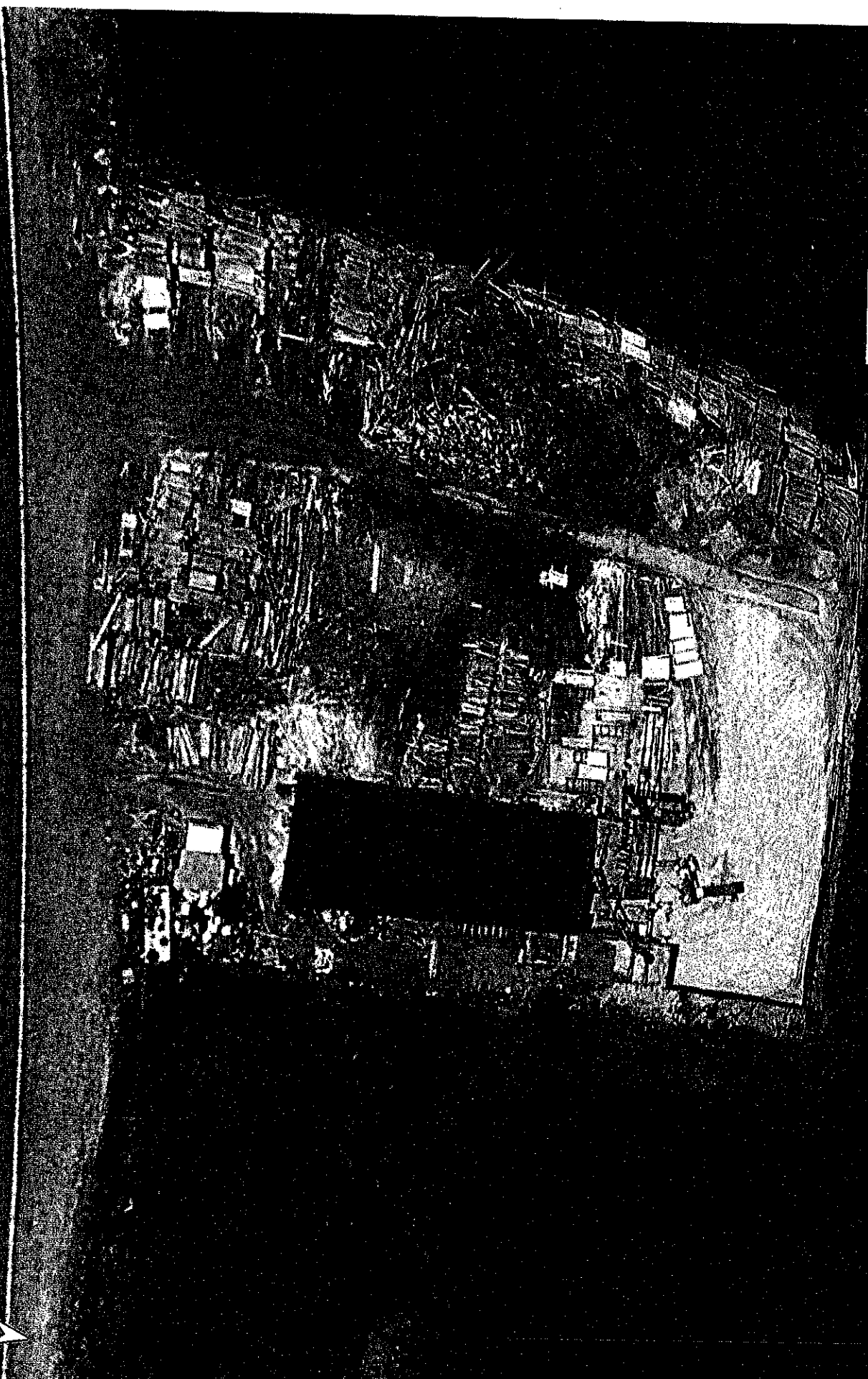
Cordially,

A handwritten signature in black ink, appearing to be "Mike and Betsy Leavitt", with a long horizontal line extending from the end of the signature.

Mike and Betsy Leavitt

Thompson Ground
curepent

Legend



Google Earth

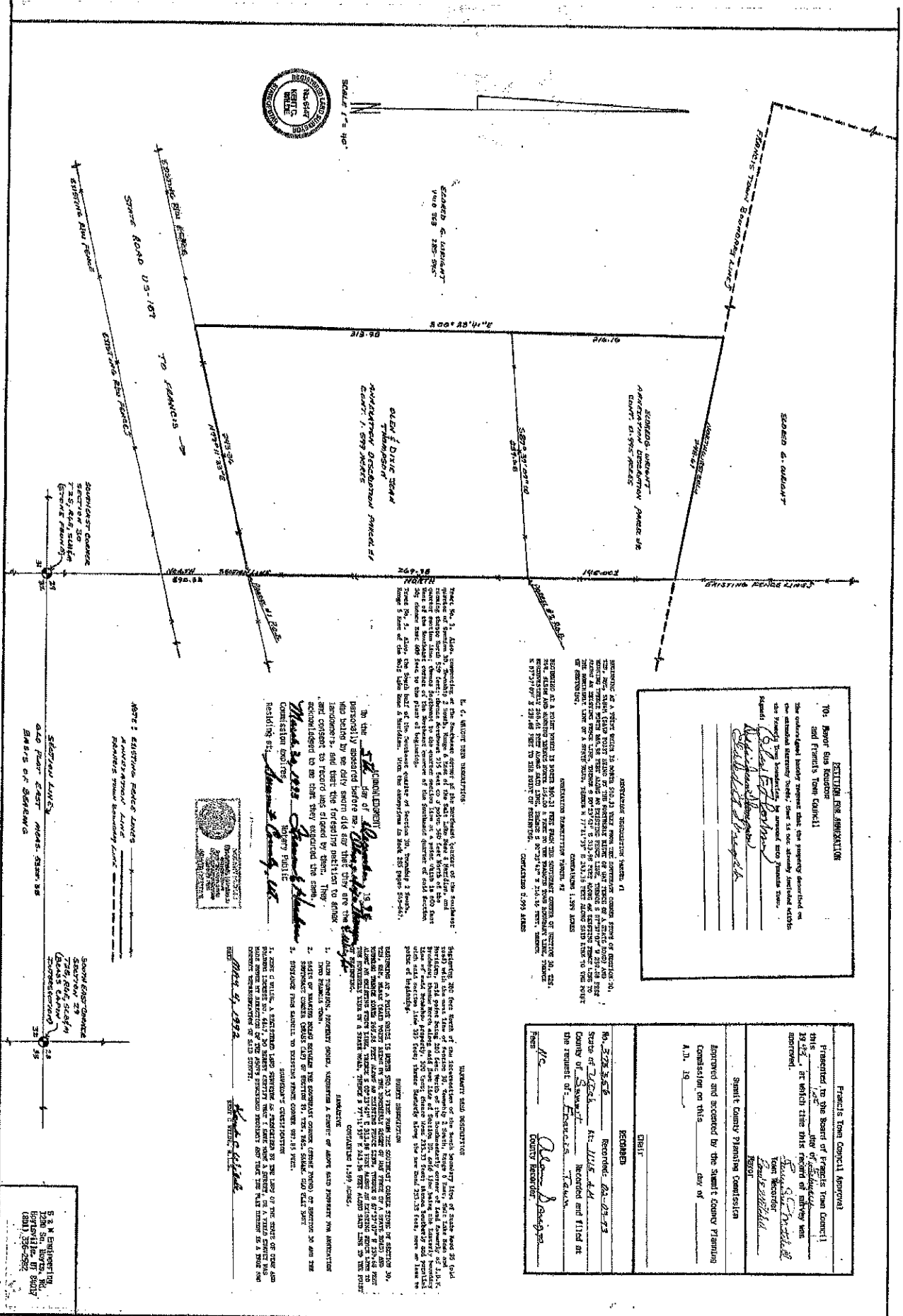
100 ft



Thompson Ground Proposed

Legend





E. E. M. Engineering
1250 So. Hoyts. Rd.,
Hoytsville, W. Va. 26047
(801) 336-2582

STATIONER'S CERTIFICATION

I, JERRY C. WILLIS, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, AND A MEMBER OF THE NATIONAL ASSOCIATION OF PUBLIC SURVEYORS, NO. 6417, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY, OR A FIELD CHECK WAS MADE MORE OR LESS COMPLETELY BY THE ABOVE MENTIONED PROPERTY AND THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

Thompson Ground

Topography

Legend

Elevation at Lowest Point = - 4' 9"

From Highest Point on Asphalt there is 4.75' Difference

Scale = 40 Feet

Elevation At Fence = - 1.5'

Highest Elevation = 0

100 ft

Google Earth



Thompson Ground

Drainage

Legend



compliance with the applicable sections, relating to design terms/conditions

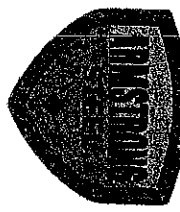
- [illegible]

DESIGN GOALS:

CUSTOMER : MICHAEL LEAVITT/MC CONTRACTORS, LLC
 END USER : MICHAEL LEAVITT
 END USE : STORAGE
 LOCATION : 23 W ROB YOUNG LN
 : MARION, UT 84036
 : SUMMIT COUNTY
 PH. NO. : 435-640-4560 EMAIL: MIRE@MCCONTRACTORSLLC.COM

PHONE: 800-345-4610
www.ornstrongsteel.com

JOB NO. : 55986



BRIEF DESCRIPTION

Design Code / Wind Category	IB-C-15	Width (ft)	250
Building Risk Category	Normal	Length (ft)	50
Exposure	D	Exposure at BSW (ft)	17
Exposure (cat)	Desert	Exposure at FSW (ft)	17
Collected wind (cat)	2.00	Roof Slope of BSW	3.0-12
Ultimate Wind Load	2.00	Roof Slope of FSW	5.0-12
Ultimate Wind Speed, (mph) (mph)	115.00	Door Sizing (ft)	5
Wind Exposure	1.0		5
Internal Pressure Coefficient, C _{pi}	0.18 - 0.18		
Wall Panel Design Wind Pressure (psf)	31.3 / -34.0		

1

Quantity	Unit	Description
		Drawing, inlets

Response Modification Factors, R	Seismic Response Coefficient, C _s
: Rigid Frames = 3.25	: Rigid Frames = 0.1575
: SM X-Bridging = 3.75	: SM X-Bridging = 0.1575
: R = 2.0	: R = 2.0

PROFESSIONAL ENGINEER
No. 5163768
MANGSAD ZHU
STATE OF UTAH

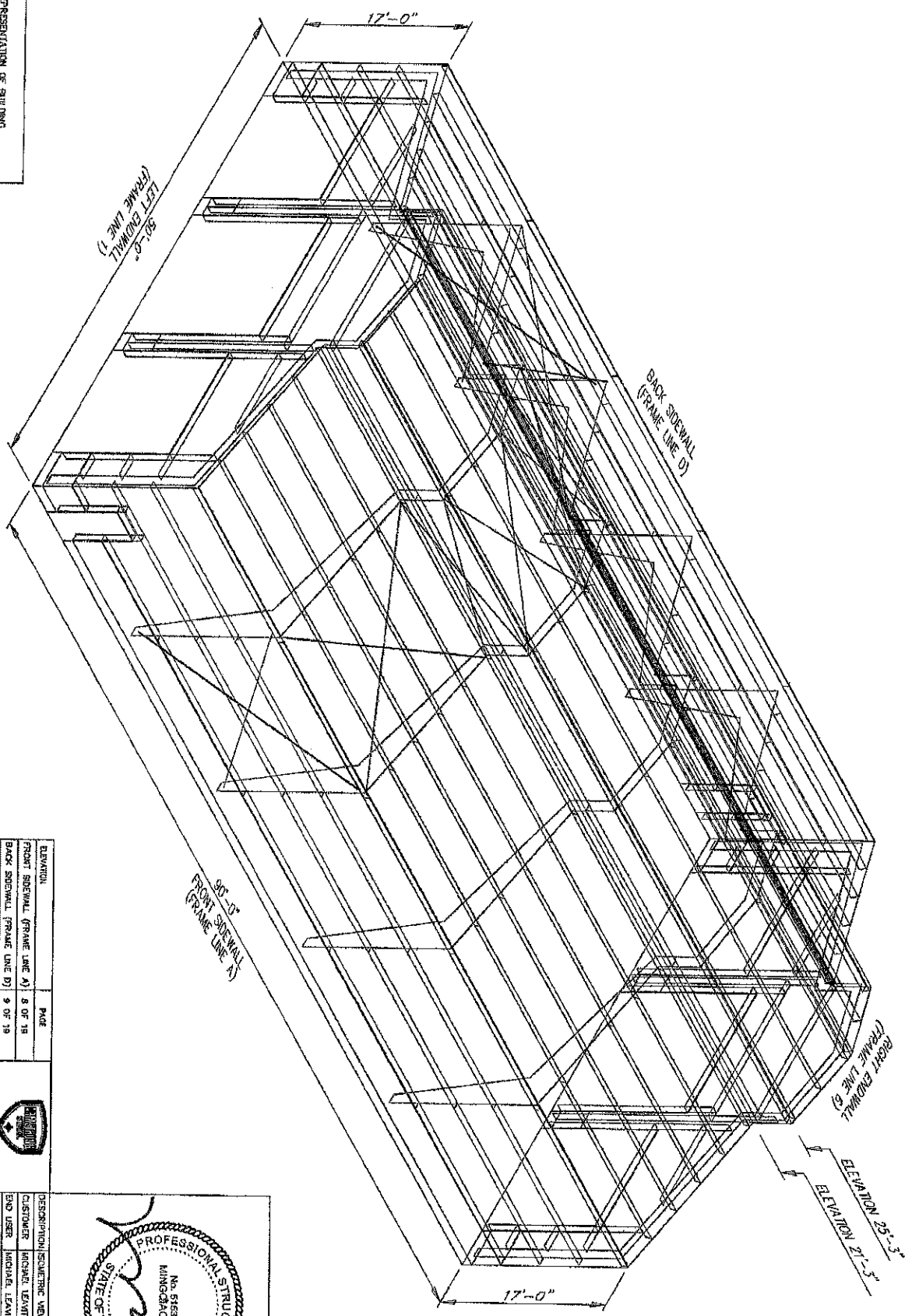
☐ **APPROVAL:** ☐ **REVISED APPROVAL:**
These drawings, being for approval, are by definition not final, and are for conceptual representation only. Their purpose is to confirm proper interpretation of the project documents. Only drawings issued "Construction" can be considered as complete.

☒ **PERMIT:** ☐ **REVISED PERMIT:**

☐ **CONSTRUCTION:**
Final drawings to be used in the erection of the building.

MICHAEL LEAVITT/MC CONTRACTORS LLC

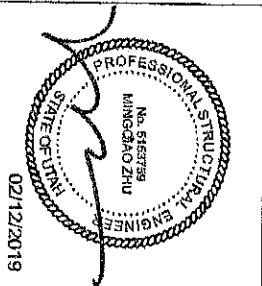
NOTE:
 3D IS A GENERAL REPRESENTATION OF BUILDING.
 SOME MEMBERS MAY CHANGE IN FINAL ERECTION DRAWINGS



ELEVATION	PAGE
FRONT SIDEWALL (FRAME LINE A)	8 OF 18
BACK SIDEWALL (FRAME LINE D)	9 OF 18
LEFT ENDWALL (FRAME LINE 1)	11 OF 18
RIGHT ENDWALL (FRAME LINE 6)	12 OF 18

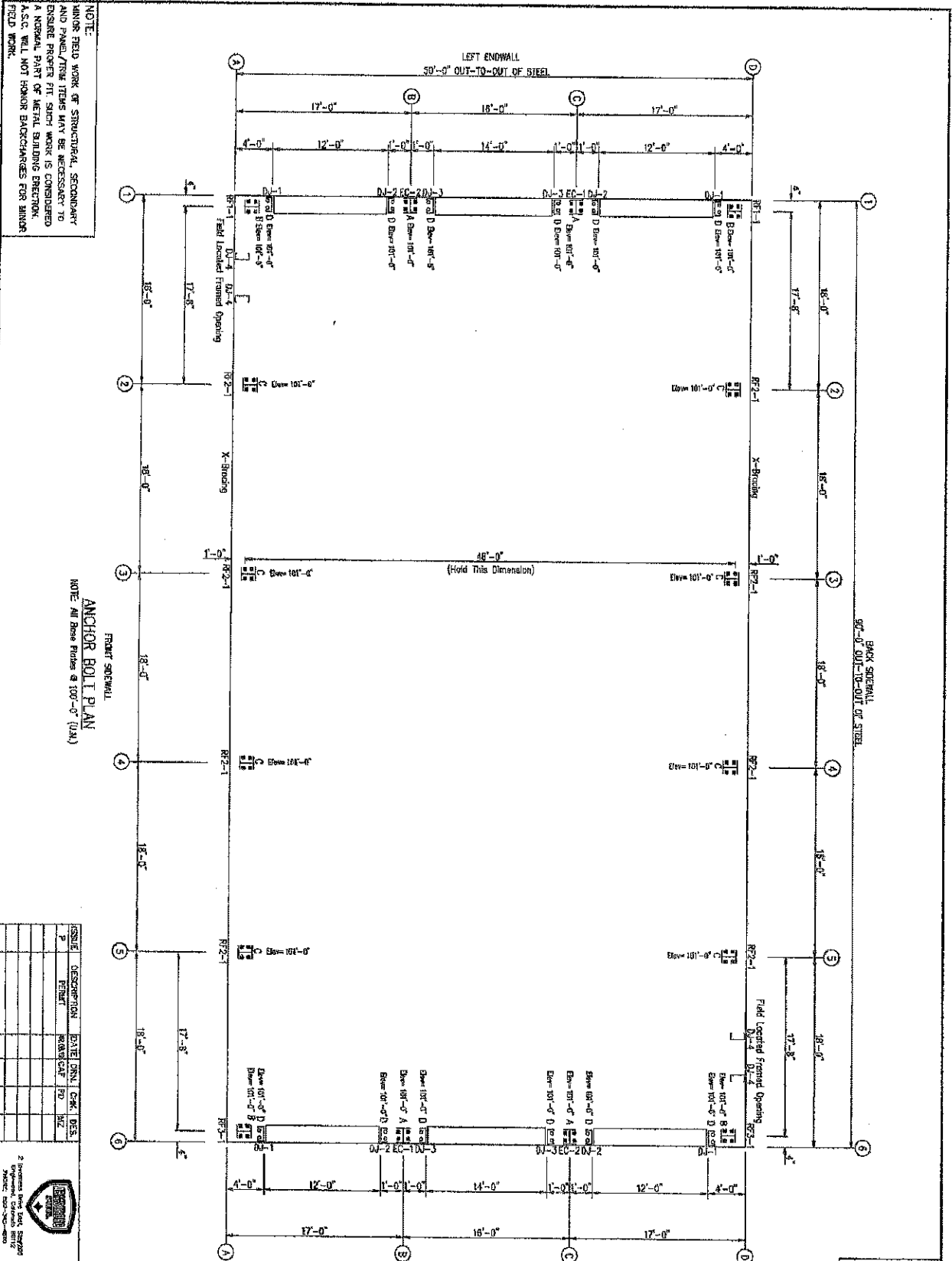


DESCRIPTION/SCHEMATIC VIEW	CUSTOMER	PROJECT	DATE
3D PERSPECTIVE	WINDYBAY/AC CONTRACTORS, LLC	INDUSTRIAL LEANIT	02/12/2019
SCALE	NOT TO SCALE	DATE	02/12/2019
55986		BY	
		CHK	
		APP	



ANCHOR BOLT SUMMARY

Qty	Locate	Size (in)	Type
24	Anchor	3/8"	A307
16	Endwall	3/4"	A307
8	Frame	3/4"	A307



NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/FRAME ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
1	REVISION				
2	REVISION				

PROFESSIONAL ENGINEER
No. 3153769
MINGCHAO ZHU
STATE OF UTAH

02/12/2019

DESCRIPTION/ANCHOR BOLT PLAN

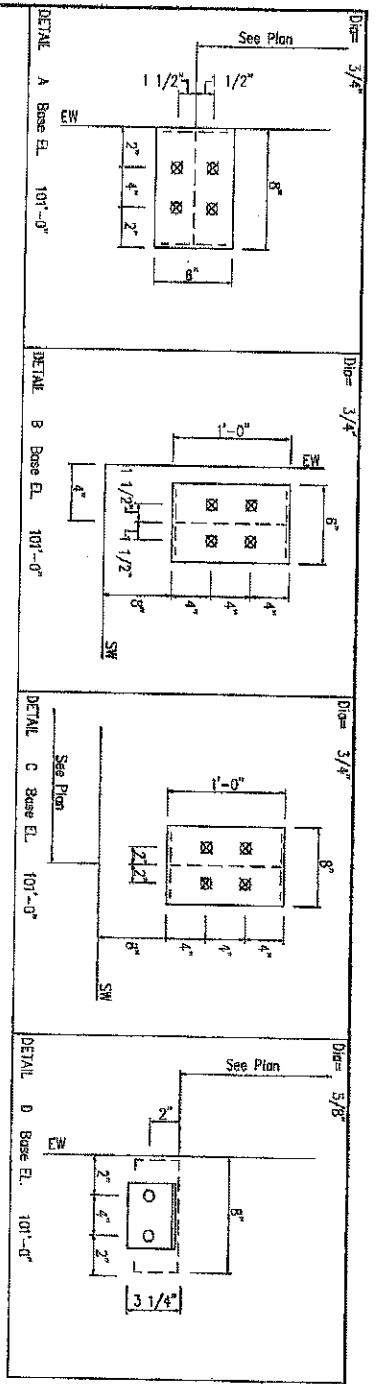
CUSTOMER: MICHAEL LEVANT/AC CONSTRUCTION, LLC

SCALE: NOT TO SCALE

55986

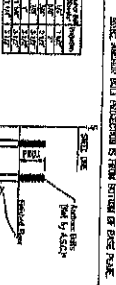
DATE: 02/28/19

BY: P



NOTE:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TIM JOBS MAY BE NECESSARY TO ENSURE PROPER FIT SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

REINFORCING BAR PLACEMENT SHALL BE AS SHOWN IN THE DRAWING. REINFORCING BAR SHALL BE PLACED IN THE CONCRETE AND SHALL BE PROTECTED BY CHAIRS.



MINOR BUT PROTECTION

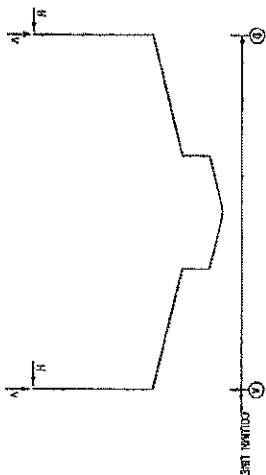
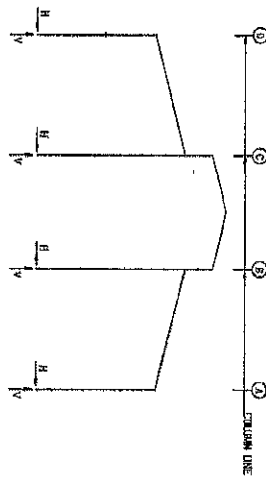
DETAIL AT RAMP OPENING

Notes are shown for clarity.

DATE	DESCRIPTION	DATE	DRN.	CHK.	DES.
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019
02/12/2019	REINFORCING BAR PLACEMENT	02/12/2019	02/12/2019	02/12/2019	02/12/2019

DESCRIPTION: MINOR BUT DETAILS
 CLIENT: MICHAEL LEAVITT/MICHAEL LEAVITT
 END USER: MICHAEL LEAVITT
 SCALE: NOT TO SCALE
 55986
 02/12/2019
 02/12/2019





BASEC COLUMN REACTIONS (4)

[illegible]

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Firm	Code	Common Shareholders (%)					Bonds (%)	Preferred (%)	Debt (%)		
		Lead	Minor	V. Minor	Lead	Minor					
1	B	7	1.8	6.2	5	-1.5	4	6.750	6.000	12.5	
2	B	7	1.8	6.2	5	-1.5	4	6.750	6.000	12.5	
3	A	7	1.5	-1.8	2	-1.8	6.2	6.000	12.500	12.0	
4	A	7	1.5	-1.8	2	-1.8	6.2	6.000	12.500	12.0	
5	C	7	0.0	-2.5	5	0.0	-2.5	4	6.750	6.000	12.0
6	C	7	0.0	-2.5	5	0.0	-2.5	4	6.750	6.000	12.0
7	B	7	0.0	-2.5	4	0.0	-2.5	4	6.750	6.000	12.0
8	B	7	0.0	-2.5	4	0.0	-2.5	4	6.750	6.000	12.0

MODULAR REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frame Mod	Column Symmetry (%)							Base Plate(s) Width Length	Seed Thick	
	Lead in	Trace mm	Width mm	St mm	Frills mm	V mm	Ball(s) CD			
2 ⁺	D	1	20.4	42.7	-3.5	-5.5	4.750	8.000	0.500	42.0
2 ⁺	A	5	5.6	-5.5	0.6	-6.2				
			-20.4	42.7	9	-0.6	4.750	8.000	0.500	12.0
2 ⁺	Frame First	2	3	5						

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

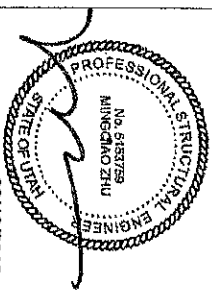
Firm Line	Cat	Column, 3rd order			Row, 1st order			Total	
		Level H	Intensity V	Phase id	Intensity V	Phase id	Weight Length		
5	D	3	1.2	5	-1.2	4	0.750	0.500	12.0
6	A	7	1.0	3	-1.0	4	0.750	0.500	12.0
7	B	1	-1.3	2	-1.3	4	0.750	0.500	12.0
8	C	5	0.0	5	0.0	4	0.750	0.500	12.0
9	E	1	0.0	5	-2.5	4	0.750	0.500	12.0
10	F	3	-2.5	4	0.0	4	0.750	0.500	12.0

[illegible]

2 lavender drive East, Shafter
Highwood, California 93212
PHONE: 800-345-4610
www.crraffirmation.com

DESCRIPTION	ANIONIC BOLT REACTIONS
CUSTOMER	MICHAEL LEAVITT/MO CONTRACTORS LLC
END USER	MICHAEL LEAVITT
SCALE	NCT TO SCALE
DATE	07/28/19
DRAWN BY	P
CHECKED BY	3 OF 19
PROJECT NO.	55986

02/12/2019



Frame Label	Def Label	Column <i>Y</i> (Dimensions)					Beam (m)	Beam Length (m)	Beam Width (m)	Beam Height (m)	Event (m)
		Start Y	End Y	Start X	End X	Y					
1	C *	10	25	-27	11	-25	-2.0				
		1	0.0	15.0	10	2.6	-2.7				
1	B *	12	26	-27	13	-25	-2.5				
		1	0.0	15.0	10	2.6	-2.7				
6	B *	10	25	-27	11	-25	-2.0				
		1	0.0	15.0	10	2.6	-2.7				
6	C *	12	26	-27	13	-25	-2.5				
		1	0.0	15.0	10	2.6	-2.7				

* See Figure Frame Marker Column Readings

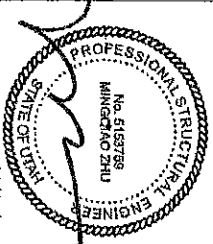
Binding reactions are based on the following binding data

Length (ft)	Width (ft)	Area (sq ft)	Volume (cu ft)	Weight (lb)	Notes
10	10	100	100	100	100
15	15	225	225	225	225
20	20	400	400	400	400
25	25	625	625	625	625
30	30	900	900	900	900
35	35	1225	1225	1225	1225
40	40	1600	1600	1600	1600
45	45	2025	2025	2025	2025
50	50	2500	2500	2500	2500
55	55	3025	3025	3025	3025
60	60	3600	3600	3600	3600
65	65	4225	4225	4225	4225
70	70	4900	4900	4900	4900
75	75	5625	5625	5625	5625
80	80	6400	6400	6400	6400
85	85	7225	7225	7225	7225
90	90	8100	8100	8100	8100
95	95	9025	9025	9025	9025
100	100	10000	10000	10000	10000

Qty	Locate	Thu (in)	Type
Q 24	comb	3/8"	A307
88 15	Endwall	3/16"	A307
38 43	Frame	3/4"	A307

Run	± Perchloric acid			Percol Silver		Note
	Heat	Vol	Rate	Wt. (g)	Sec	
1	100	100	100	100	100	(a)
2	100	100	100	100	100	(b)
3	100	100	100	100	100	(c)
4	100	100	100	100	100	(d)
5	100	100	100	100	100	(e)
6	100	100	100	100	100	(f)
7	100	100	100	100	100	(g)
8	100	100	100	100	100	(h)
9	100	100	100	100	100	(i)
10	100	100	100	100	100	(j)
11	100	100	100	100	100	(k)
12	100	100	100	100	100	(l)
13	100	100	100	100	100	(m)
14	100	100	100	100	100	(n)
15	100	100	100	100	100	(o)
16	100	100	100	100	100	(p)
17	100	100	100	100	100	(q)
18	100	100	100	100	100	(r)
19	100	100	100	100	100	(s)
20	100	100	100	100	100	(t)
21	100	100	100	100	100	(u)
22	100	100	100	100	100	(v)
23	100	100	100	100	100	(w)
24	100	100	100	100	100	(x)
25	100	100	100	100	100	(y)
26	100	100	100	100	100	(z)
27	100	100	100	100	100	(aa)
28	100	100	100	100	100	(ab)
29	100	100	100	100	100	(ac)
30	100	100	100	100	100	(ad)
31	100	100	100	100	100	(ae)
32	100	100	100	100	100	(af)
33	100	100	100	100	100	(ag)
34	100	100	100	100	100	(ah)
35	100	100	100	100	100	(ai)
36	100	100	100	100	100	(aj)
37	100	100	100	100	100	(ak)
38	100	100	100	100	100	(al)
39	100	100	100	100	100	(am)
40	100	100	100	100	100	(an)
41	100	100	100	100	100	(ao)
42	100	100	100	100	100	(ap)
43	100	100	100	100	100	(aq)
44	100	100	100	100	100	(ar)
45	100	100	100	100	100	(as)
46	100	100	100	100	100	(at)
47	100	100	100	100	100	(au)
48	100	100	100	100	100	(av)
49	100	100	100	100	100	(aw)
50	100	100	100	100	100	(ax)
51	100	100	100	100	100	(ay)
52	100	100	100	100	100	(az)
53	100	100	100	100	100	(ba)
54	100	100	100	100	100	(bb)
55	100	100	100	100	100	(bc)
56	100	100	100	100	100	(bd)
57	100	100	100	100	100	(be)
58	100	100	100	100	100	(bf)
59	100	100	100	100	100	(bg)
60	100	100	100			

1. Peach, Calaveras to Sierra Nevada, MTH.
2. Peach, Calaveras to 7550, over 0.45000, LPH1 + 0.75500, DPH1.
3. Peach, Calaveras to 7550, over 0.45000, LPH1 + 0.75500, DPH1.
4. 0.00000 + 0.00000, LPH1.
5. 0.00000 + 0.00000, LPH1.
6. 0.00000 + 0.00000, LPH2.
7. 0.00000 + 0.00000, LPH2.
8. 0.00000 + 0.00000, LPH2.
9. 0.00000 + 0.00000, LPH2.
10. 0.00000 + 0.00000, LPH2.
11. 0.00000 + 0.00000, LPH2.
12. 0.00000 + 0.00000, LPH2.
13. 0.00000 + 0.00000, LPH2.

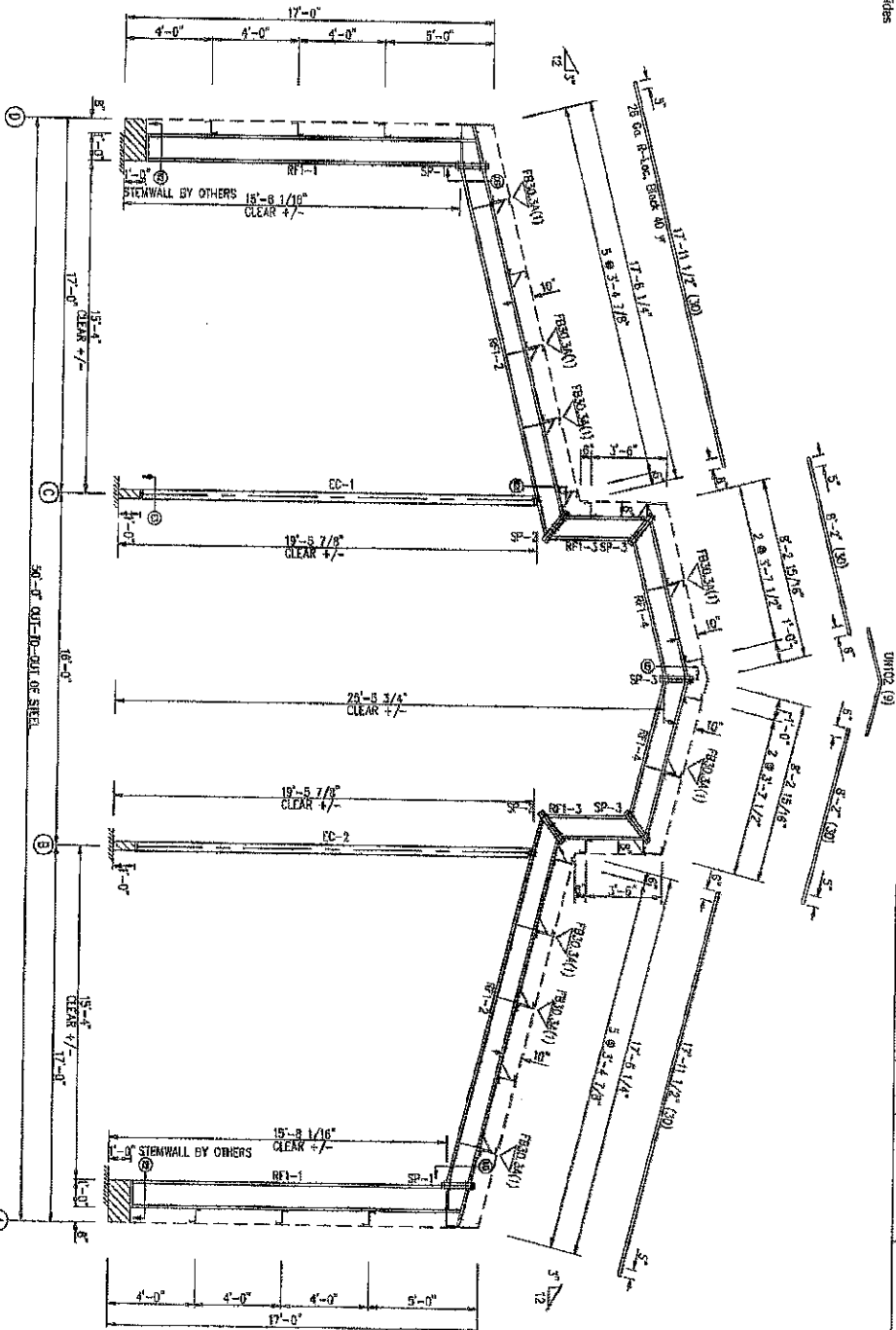
[illegible]

02/12/2019

SPRUE BOLT TABLE								CAP PLATE BOLTS				
Mark	Qty	Top	Bot	Int	Type	Dim	Length	Mark	Qty	Type	Dim	Length
SP-1	4	4	2	0	A325	0.625	2.00	EC-1	4	A325	0.625	1.50
SP-2	4	4	2	0	A325	0.625	1.75	EC-2	4	A325	0.625	1.50
SP-3	4	4	0	0	A325	0.625	1.75					

FLANGE BRACKETS: FBX (1 or 2)
 (1) One Side, (2) Two Sides
 A - A316

MEMBER TABLE					Welds				
Mark	Qty	Length	Weld	Weld	Weld	Weld	Weld	Weld	Weld
RF-1	1	11.5/11.5	0.135	15-3 7/8"	5 x 1 1/4" x 15-3 7/8"	5 x 1 1/4" x 14-4 3/16"	5 x 1 1/4" x 14-4 3/16"	5 x 1 1/4" x 14-4 3/16"	5 x 1 1/4" x 14-4 3/16"
RF-2	1	10.0/10.0	0.135	17-3 1/4"	5 x 1 1/4" x 17-3 1/4"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"
RF-3	1	10.0/10.0	0.135	17-3 1/4"	5 x 1 1/4" x 17-3 1/4"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"
RF-4	1	10.0/10.0	0.135	17-3 1/4"	5 x 1 1/4" x 17-3 1/4"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"	5 x 1 1/4" x 16-1 1/8"
EC-1	1	10.0/10.0	0.135	7-5 9/16"	5 x 1 1/4" x 7-5 9/16"	5 x 1 1/4" x 6-7/8"	5 x 1 1/4" x 6-7/8"	5 x 1 1/4" x 6-7/8"	5 x 1 1/4" x 6-7/8"
EC-2	1	10.0/10.0	0.135	7-5 9/16"	5 x 1 1/4" x 7-5 9/16"	5 x 1 1/4" x 6-7/8"	5 x 1 1/4" x 6-7/8"	5 x 1 1/4" x 6-7/8"	5 x 1 1/4" x 6-7/8"



RIGID FRAME ELEVATION: FRAME LINE 1

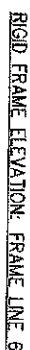
NOTE:
 MINOR FIELD WORK OF STRUCTURAL SECONDARY
 AND PANEL/FRAM ITEMS MAY BE NECESSARY TO
 ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
 A NORMAL PART OF METAL BUILDING ERECTION.
 A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR
 FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRAWN	CHECKED	DESIGNED
1	FRONT	02/12/2019	MD	MD	MD

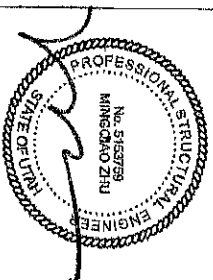


DESCRIPTION	RIGID FRAME ELEVATION
CUSTOMER	MICHAEL LEVITT/ABC CONTRACTORS, LLC
DESIGNER	MICHAEL LEVITT
SCALE	NOT TO SCALE
DATE	02/12/2019
PROJECT	55986
REVISION	1

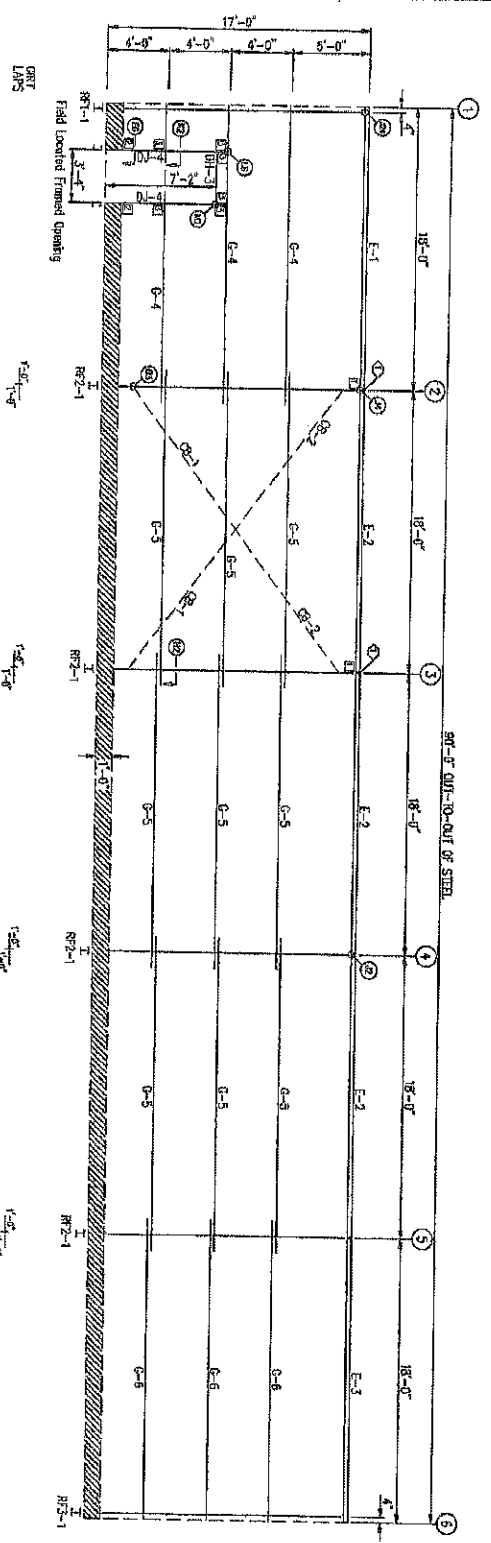
FLANGE BRADS: FBxx (1 or 2)
 $xx = \text{length (in)}$
 (1) One Side, (2) Two Sides
 A - B316



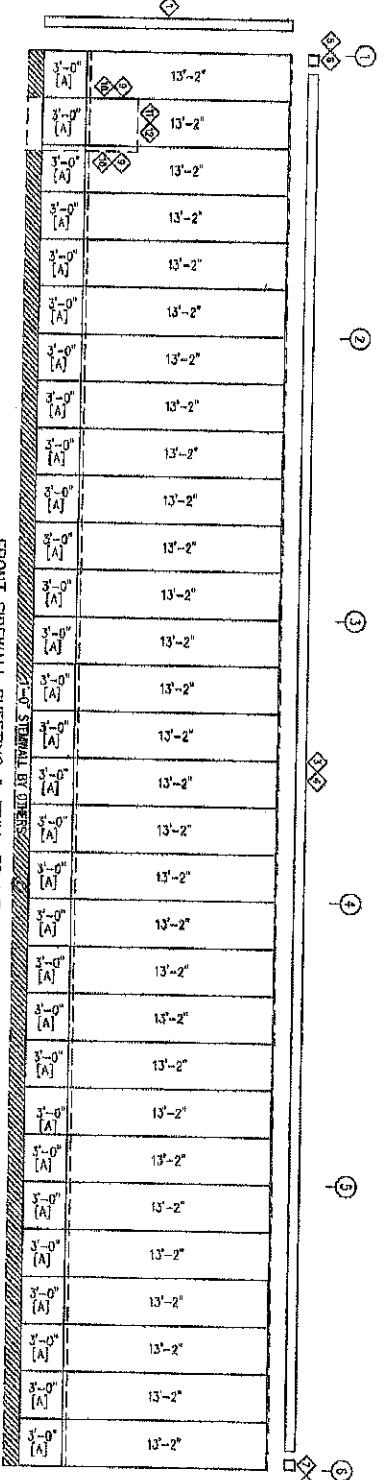
NOTE: MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

[illegible]

02/12/2019



FRONT SIDEWALL FRAMING FRAME LINE A



FRONT SIDEWALL SHEETING & TRIM FRAME LINE A

PANES 26 ea. 8'-10" - Day 40 y
[A] PANES 26 ea. 8'-10" - Ground 40 y

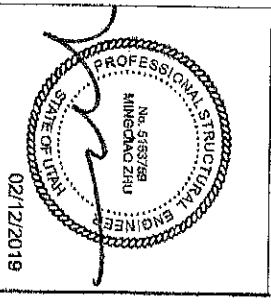
NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY
AND PANEL/TRIM ITEMS MAY BE NECESSARY TO
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
A NORMAL PART OF METAL BUILDING ERECTION.
A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR
FIELD WORK.

FRAMING TABLE			
Q.D.	Q.UAN	PART	LENGTH
1	2	081152	18'-2"
2	4	0870182	18'-2"
3	4	0772104	18'-2"
4	1	077131	18'-2"
5	1	077131	18'-2"
6	1	077131	18'-2"
7	1	077131	18'-2"
8	1	077131	18'-2"
9	1	077131	18'-2"
10	1	077131	18'-2"
11	1	077131	18'-2"
12	1	077131	18'-2"

FRAMING TABLE			
Q.D.	Q.UAN	PART	LENGTH
1	2	081152	18'-2"
2	4	0870182	18'-2"
3	4	0772104	18'-2"
4	1	077131	18'-2"
5	1	077131	18'-2"
6	1	077131	18'-2"
7	1	077131	18'-2"
8	1	077131	18'-2"
9	1	077131	18'-2"
10	1	077131	18'-2"
11	1	077131	18'-2"
12	1	077131	18'-2"

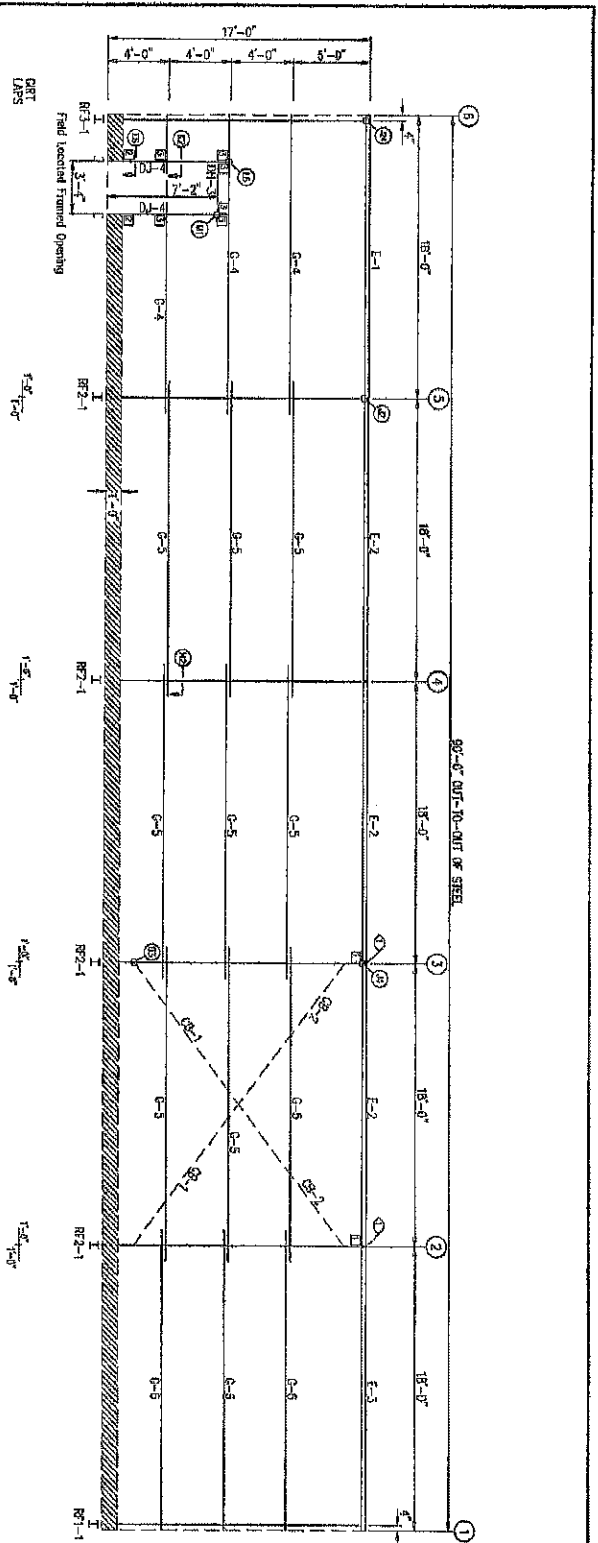
DATE	DESCRIPTION	DATE	DESCRIPTION
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM

DATE	DESCRIPTION	DATE	DESCRIPTION
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM



02/12/2019

DATE	DESCRIPTION	DATE	DESCRIPTION
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM
02/12/2019	FRONT SIDEWALL SHEETING & TRIM	02/12/2019	FRONT SIDEWALL SHEETING & TRIM



BACK SIDEWALL FRAMING, FRAME LINE D

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472</
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FRAME TABLE			
FRAME LINE	PART	LENGTH	DETAIL
1	OUTER	10'-2"	TRM 30
2	OUTER	18'-2"	TRM 110
3	OUTER	18'-2"	TRM 21
4	OUTER	18'-2"	TRM 21
5	OUTER	18'-2"	TRM 21
6	OUTER	18'-2"	TRM 21
7	OUTER	18'-2"	TRM 21
8	OUTER	18'-2"	TRM 21
9	OUTER	18'-2"	TRM 21
10	OUTER	18'-2"	TRM 21
11	OUTER	18'-2"	TRM 21
12	OUTER	18'-2"	TRM 21
13	OUTER	18'-2"	TRM 21
14	OUTER	18'-2"	TRM 21
15	OUTER	18'-2"	TRM 21
16	OUTER	18'-2"	TRM 21
17	OUTER	18'-2"	TRM 21
18	OUTER	18'-2"	TRM 21
19	OUTER	18'-2"	TRM 21
20	OUTER	18'-2"	TRM 21
21	OUTER	18'-2"	TRM 21
22	OUTER	18'-2"	TRM 21
23	OUTER	18'-2"	TRM 21
24	OUTER	18'-2"	TRM 21
25	OUTER	18'-2"	TRM 21
26	OUTER	18'-2"	TRM 21
27	OUTER	18'-2"	TRM 21
28	OUTER	18'-2"	TRM 21
29	OUTER	18'-2"	TRM 21
30	OUTER	18'-2"	TRM 21
31	OUTER	18'-2"	TRM 21
32	OUTER	18'-2"	TRM 21
33	OUTER	18'-2"	TRM 21
34	OUTER	18'-2"	TRM 21
35	OUTER	18'-2"	TRM 21
36	OUTER	18'-2"	TRM 21
37	OUTER	18'-2"	TRM 21
38	OUTER	18'-2"	TRM 21
39	OUTER	18'-2"	TRM 21
40	OUTER	18'-2"	TRM 21
41	OUTER	18'-2"	TRM 21
42	OUTER	18'-2"	TRM 21
43	OUTER	18'-2"	TRM 21
44	OUTER	18'-2"	TRM 21
45	OUTER	18'-2"	TRM 21
46	OUTER	18'-2"	TRM 21
47	OUTER	18'-2"	TRM 21
48	OUTER	18'-2"	TRM 21
49	OUTER	18'-2"	TRM 21
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51	OUTER	18'-2"	TRM 21
52	OUTER	18'-2"	TRM 21
53	OUTER	18'-2"	TRM 21
54	OUTER	18'-2"	TRM 21
55	OUTER	18'-2"	TRM 21
56	OUTER	18'-2"	TRM 21
57	OUTER	18'-2"	TRM 21
58	OUTER	18'-2"	TRM 21
59	OUTER	18'-2"	TRM 21
60	OUTER	18'-2"	TRM 21
61	OUTER	18'-2"	TRM 21
62	OUTER	18'-2"	TRM 21
63	OUTER	18'-2"	TRM 21
64	OUTER	18'-2"	TRM 21
65	OUTER	18'-2"	TRM 21
66	OUTER	18'-2"	TRM 21
67	OUTER	18'-2"	TRM 21
68	OUTER	18'-2"	TRM 21
69	OUTER	18'-2"	TRM 21
70	OUTER	18'-2"	TRM 21
71	OUTER	18'-2"	TRM 21
72	OUTER	18'-2"	TRM 21
73	OUTER	18'-2"	TRM 21
74	OUTER	18'-2"	TRM 21
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77	OUTER	18'-2"	TRM 21
78	OUTER	18'-2"	TRM 21
79	OUTER	18'-2"	TRM 21
80	OUTER	18'-2"	TRM 21
81	OUTER	18'-2"	TRM 21
82	OUTER	18'-2"	TRM 21
83	OUTER	18'-2"	TRM 21
84	OUTER	18'-2"	TRM 21
85	OUTER	18'-2"	TRM 21
86	OUTER	18'-2"	TRM 21
87	OUTER	18'-2"	TRM 21
88	OUTER	18'-2"	TRM 21
89	OUTER	18'-2"	TRM 21
90	OUTER	18'-2"	TRM 21
91	OUTER	18'-2"	TRM 21
92	OUTER	18'-2"	TRM 21
93	OUTER	18'-2"	TRM 21
94	OUTER	18'-2"	TRM 21
95	OUTER	18'-2"	TRM 21
96	OUTER	18'-2"	TRM 21
97	OUTER	18'-2"	TRM 21
98	OUTER	18'-2"	TRM 21
99	OUTER	18'-2"	TRM 21
100	OUTER	18'-2"	TRM 21

MONITOR FRAMING: FRAME LINE B

MONITOR SHEETING & TRIM: FRAME LINE B

PANELS 28 Ea, R-Loc - Gray 40 y

MONITOR FRAMING: FRAME LINE C

MONITOR SHEETING & TRIM: FRAME LINE C

PANELS 26 Ea, R-Loc - Gray 40 y

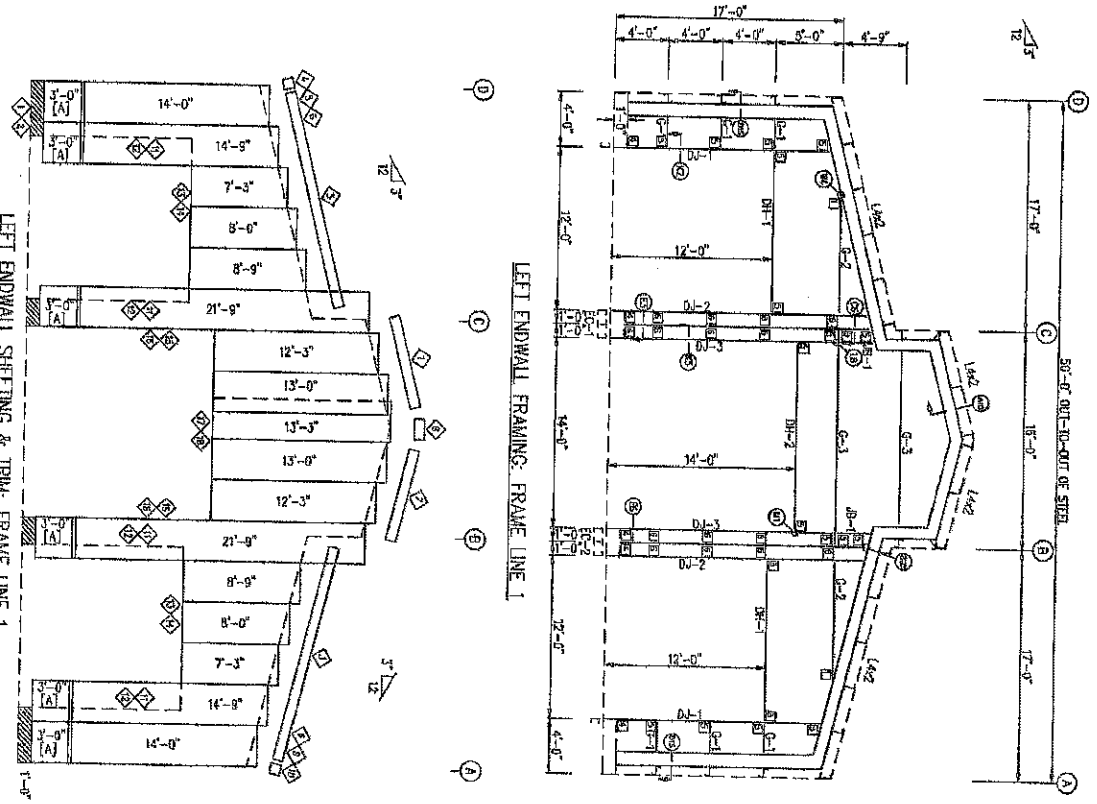
NOTE:
MAJOR FIELD WORK OF STRUCTURAL, SECONDARY AND PAINT/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKLOGS FOR MAJOR FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRAWN	CHK	RES.
1	PRELIM	02/12/2019	MB	MB	MB
2	REVISED	02/12/2019	MB	MB	MB
3	REVISED	02/12/2019	MB	MB	MB
4	REVISED	02/12/2019	MB	MB	MB
5	REVISED	02/12/2019	MB	MB	MB
6	REVISED	02/12/2019	MB	MB	MB
7	REVISED	02/12/2019	MB	MB	MB
8	REVISED	02/12/2019	MB	MB	MB
9	REVISED	02/12/2019	MB	MB	MB
10	REVISED	02/12/2019	MB	MB	MB
11	REVISED	02/12/2019	MB	MB	MB
12	REVISED	02/12/2019	MB	MB	MB
13	REVISED	02/12/2019	MB	MB	MB
14	REVISED	02/12/2019	MB	MB	MB
15	REVISED	02/12/2019	MB	MB	MB
16	REVISED	02/12/2019	MB	MB	MB
17	REVISED	02/12/2019	MB	MB	MB
18	REVISED	02/12/2019	MB	MB	MB
19	REVISED	02/12/2019	MB	MB	MB
20	REVISED	02/12/2019	MB	MB	MB
21	REVISED	02/12/2019	MB	MB	MB
22	REVISED	02/12/2019	MB	MB	MB
23	REVISED	02/12/2019	MB	MB	MB
24	REVISED	02/12/2019	MB	MB	MB
25	REVISED	02/12/2019	MB	MB	MB
26	REVISED	02/12/2019	MB	MB	MB
27	REVISED	02/12/2019	MB	MB	MB
28	REVISED	02/12/2019	MB	MB	MB
29	REVISED	02/12/2019	MB	MB	MB
30	REVISED	02/12/2019	MB	MB	MB
31	REVISED	02/12/2019	MB	MB	MB
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97	REVISED	02/12/2019	MB	MB	MB
98	REVISED	02/12/2019	MB	MB	MB
99	REVISED	02/12/2019	MB	MB	MB
100	REVISED	02/12/2019	MB	MB	MB



DESCRIPTION: MONITOR FRAMING & SHEETING
 CUSTOMER: MICHAEL LEAVITT/MIC CONSTRUCTORS, LLC
 END USER: MICHAEL LEAVITT
 SCALE: NOT TO SCALE
 55986
 02/12/2019
 P

NOTE:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY
AND PANEL/TRIM ITEMS MAY BE NECESSARY TO
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
A NORMAL PART OF METAL BUILDING ERECTION.
A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR
FIELD WORK.



LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS 25 Ea. R-10c - Bay 40 ft
[A] PANELS 25 Ea. R-10c - Bay 40 ft

LEFT ENDWALL FRAMING: FRAME LINE 1

1-1/2" SIDING BY OTHERS

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
1	PERMIT	02/12/2019			
2	REVISION	02/12/2019			



DESCRIPTION	DATE	BY	CHK
DESCRIPTION/ENDWALL FRAMING & SHEETING	02/12/2019		
CUSTOMER	MICHAEL LEAVITT/ABC CONTRACTORS LLC		
END USER	MICHAEL LEAVITT		
SCALE	NOT TO SCALE		
DATE	02/12/2019		
TIME	11:07:19		

FRAMING TABLE

ITEM	QTY	UNIT	DESCRIPTION	REMARKS
1	1	EA	18-6 1/2"	TRIM 56
2	1	EA	18-6 1/2"	TRIM 56
3	1	EA	18-6 1/2"	TRIM 56
4	1	EA	18-6 1/2"	TRIM 56
5	1	EA	18-6 1/2"	TRIM 56
6	1	EA	18-6 1/2"	TRIM 56
7	1	EA	18-6 1/2"	TRIM 56
8	1	EA	18-6 1/2"	TRIM 56
9	1	EA	18-6 1/2"	TRIM 56
10	1	EA	18-6 1/2"	TRIM 56
11	1	EA	18-6 1/2"	TRIM 56
12	1	EA	18-6 1/2"	TRIM 56
13	1	EA	18-6 1/2"	TRIM 56
14	1	EA	18-6 1/2"	TRIM 56
15	1	EA	18-6 1/2"	TRIM 56
16	1	EA	18-6 1/2"	TRIM 56
17	1	EA	18-6 1/2"	TRIM 56
18	1	EA	18-6 1/2"	TRIM 56

MEMBER TABLE

ITEM	QTY	UNIT	DESCRIPTION	REMARKS
1	1	EA	18-6 1/2"	TRIM 56
2	1	EA	18-6 1/2"	TRIM 56
3	1	EA	18-6 1/2"	TRIM 56
4	1	EA	18-6 1/2"	TRIM 56
5	1	EA	18-6 1/2"	TRIM 56
6	1	EA	18-6 1/2"	TRIM 56
7	1	EA	18-6 1/2"	TRIM 56
8	1	EA	18-6 1/2"	TRIM 56
9	1	EA	18-6 1/2"	TRIM 56
10	1	EA	18-6 1/2"	TRIM 56
11	1	EA	18-6 1/2"	TRIM 56
12	1	EA	18-6 1/2"	TRIM 56
13	1	EA	18-6 1/2"	TRIM 56
14	1	EA	18-6 1/2"	TRIM 56
15	1	EA	18-6 1/2"	TRIM 56
16	1	EA	18-6 1/2"	TRIM 56
17	1	EA	18-6 1/2"	TRIM 56
18	1	EA	18-6 1/2"	TRIM 56

CONNECTION TABLE

ITEM	QTY	UNIT	DESCRIPTION	REMARKS
1	1	EA	18-6 1/2"	TRIM 56
2	1	EA	18-6 1/2"	TRIM 56
3	1	EA	18-6 1/2"	TRIM 56
4	1	EA	18-6 1/2"	TRIM 56
5	1	EA	18-6 1/2"	TRIM 56
6	1	EA	18-6 1/2"	TRIM 56
7	1	EA	18-6 1/2"	TRIM 56
8	1	EA	18-6 1/2"	TRIM 56
9	1	EA	18-6 1/2"	TRIM 56
10	1	EA	18-6 1/2"	TRIM 56
11	1	EA	18-6 1/2"	TRIM 56
12	1	EA	18-6 1/2"	TRIM 56
13	1	EA	18-6 1/2"	TRIM 56
14	1	EA	18-6 1/2"	TRIM 56
15	1	EA	18-6 1/2"	TRIM 56
16	1	EA	18-6 1/2"	TRIM 56
17	1	EA	18-6 1/2"	TRIM 56
18	1	EA	18-6 1/2"	TRIM 56

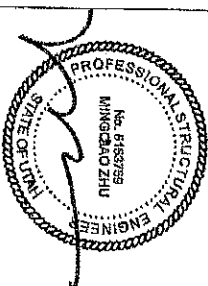
SPECIAL BOLTS				
ROOF PLAN				
CID	QUAN	TYPE	DIA	LENGTH WASH
1	8	A307	1/2"	1 1/4" 16

CONNECTION PLATES		
ROOF PLAN		
ID	QTY	MARK/PART
1	4	BC-44



SEE ROOF FRAMING PAGE 14 OF 19

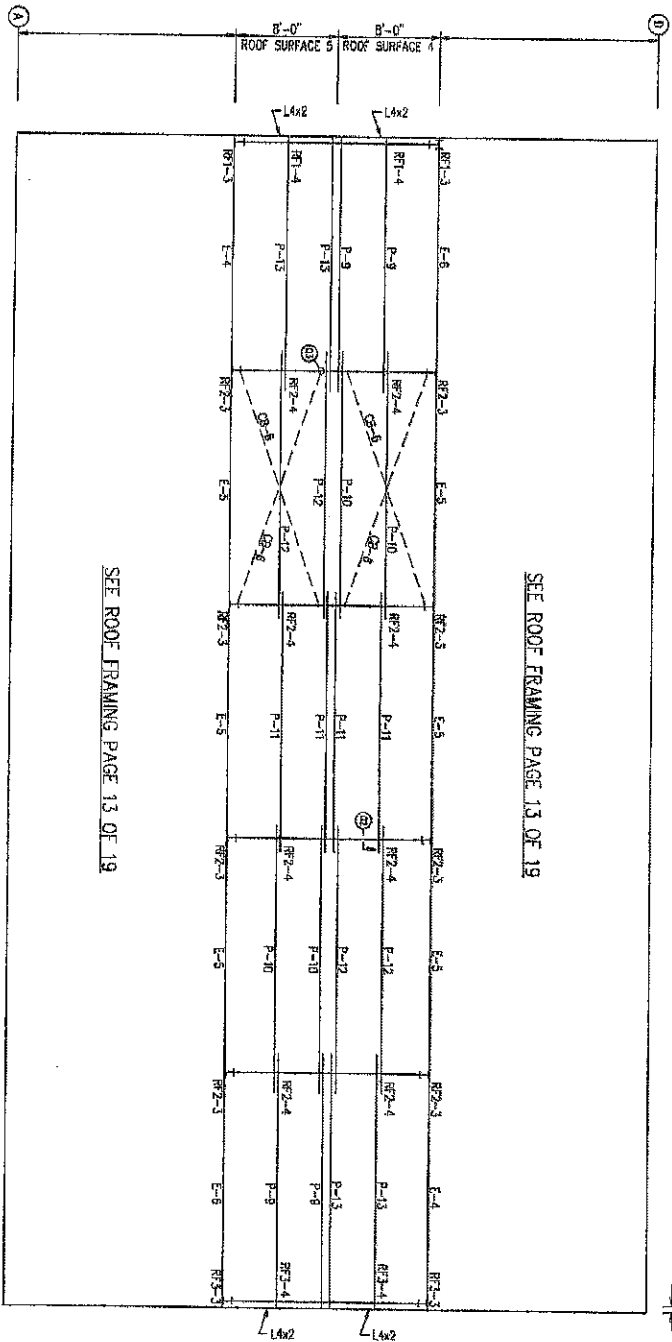
NOTE: MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PAINT/THIN FILMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

[illegible]

02/12/2019

DESCRIPTION	POD: FRAMING
CUSTOMER	MICHAEL LEAVITT/ABC CONTRACTORS LLC
END USER	MICHAEL LEAVITT
SCALE	NOT TO SCALE
55986	DATE DATE DATE DATE 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15 01/28/15

MEMBER TABLE			
ITEM	MEMBER	TYPE	SECTION
1	RF-1-3	RF-1-3	19'-5 1/2"
2	RF-1-4	RF-1-4	20'-0"
3	RF-2-3	RF-2-3	19'-5 1/2"
4	RF-2-4	RF-2-4	20'-0"
5	RF-3-3	RF-3-3	17'-11"
6	RF-3-4	RF-3-4	17'-11"
7	RF-4-3	RF-4-3	17'-11"
8	RF-4-4	RF-4-4	17'-11"
9	RF-5-3	RF-5-3	17'-11"
10	RF-5-4	RF-5-4	17'-11"
11	RF-6-3	RF-6-3	17'-11"
12	RF-6-4	RF-6-4	17'-11"
13	RF-7-3	RF-7-3	17'-11"
14	RF-7-4	RF-7-4	17'-11"
15	RF-8-3	RF-8-3	17'-11"
16	RF-8-4	RF-8-4	17'-11"
17	RF-9-3	RF-9-3	17'-11"
18	RF-9-4	RF-9-4	17'-11"
19	RF-10-3	RF-10-3	17'-11"
20	RF-10-4	RF-10-4	17'-11"
21	RF-11-3	RF-11-3	17'-11"
22	RF-11-4	RF-11-4	17'-11"
23	RF-12-3	RF-12-3	17'-11"
24	RF-12-4	RF-12-4	17'-11"
25	RF-13-3	RF-13-3	17'-11"
26	RF-13-4	RF-13-4	17'-11"
27	RF-14-3	RF-14-3	17'-11"
28	RF-14-4	RF-14-4	17'-11"
29	RF-15-3	RF-15-3	17'-11"
30	RF-15-4	RF-15-4	17'-11"
31	RF-16-3	RF-16-3	17'-11"
32	RF-16-4	RF-16-4	17'-11"
33	RF-17-3	RF-17-3	17'-11"
34	RF-17-4	RF-17-4	17'-11"
35	RF-18-3	RF-18-3	17'-11"
36	RF-18-4	RF-18-4	17'-11"
37	RF-19-3	RF-19-3	17'-11"
38	RF-19-4	RF-19-4	17'-11"
39	RF-20-3	RF-20-3	17'-11"
40	RF-20-4	RF-20-4	17'-11"
41	RF-21-3	RF-21-3	17'-11"
42	RF-21-4	RF-21-4	17'-11"
43	RF-22-3	RF-22-3	17'-11"
44	RF-22-4	RF-22-4	17'-11"
45	RF-23-3	RF-23-3	17'-11"
46	RF-23-4	RF-23-4	17'-11"
47	RF-24-3	RF-24-3	17'-11"
48	RF-24-4	RF-24-4	17'-11"
49	RF-25-3	RF-25-3	17'-11"
50	RF-25-4	RF-25-4	17'-11"
51	RF-26-3	RF-26-3	17'-11"
52	RF-26-4	RF-26-4	17'-11"
53	RF-27-3	RF-27-3	17'-11"
54	RF-27-4	RF-27-4	17'-11"
55	RF-28-3	RF-28-3	17'-11"
56	RF-28-4	RF-28-4	17'-11"
57	RF-29-3	RF-29-3	17'-11"
58	RF-29-4	RF-29-4	17'-11"
59	RF-30-3	RF-30-3	17'-11"
60	RF-30-4	RF-30-4	17'-11"
61	RF-31-3	RF-31-3	17'-11"
62	RF-31-4	RF-31-4	17'-11"
63	RF-32-3	RF-32-3	17'-11"
64	RF-32-4	RF-32-4	17'-11"
65	RF-33-3	RF-33-3	17'-11"
66	RF-33-4	RF-33-4	17'-11"
67	RF-34-3	RF-34-3	17'-11"
68	RF-34-4	RF-34-4	17'-11"
69	RF-35-3	RF-35-3	17'-11"
70	RF-35-4	RF-35-4	17'-11"
71	RF-36-3	RF-36-3	17'-11"
72	RF-36-4	RF-36-4	17'-11"
73	RF-37-3	RF-37-3	17'-11"
74	RF-37-4	RF-37-4	17'-11"
75	RF-38-3	RF-38-3	17'-11"
76	RF-38-4	RF-38-4	17'-11"
77	RF-39-3	RF-39-3	17'-11"
78	RF-39-4	RF-39-4	17'-11"
79	RF-40-3	RF-40-3	17'-11"
80	RF-40-4	RF-40-4	17'-11"
81	RF-41-3	RF-41-3	17'-11"
82	RF-41-4	RF-41-4	17'-11"
83	RF-42-3	RF-42-3	17'-11"
84	RF-42-4	RF-42-4	17'-11"
85	RF-43-3	RF-43-3	17'-11"
86	RF-43-4	RF-43-4	17'-11"
87	RF-44-3	RF-44-3	17'-11"
88	RF-44-4	RF-44-4	17'-11"
89	RF-45-3	RF-45-3	17'-11"
90	RF-45-4	RF-45-4	17'-11"
91	RF-46-3	RF-46-3	17'-11"
92	RF-46-4	RF-46-4	17'-11"
93	RF-47-3	RF-47-3	17'-11"
94	RF-47-4	RF-47-4	17'-11"
95	RF-48-3	RF-48-3	17'-11"
96	RF-48-4	RF-48-4	17'-11"
97	RF-49-3	RF-49-3	17'-11"
98	RF-49-4	RF-49-4	17'-11"
99	RF-50-3	RF-50-3	17'-11"
100	RF-50-4	RF-50-4	17'-11"



ROOF FRAMING PLAN

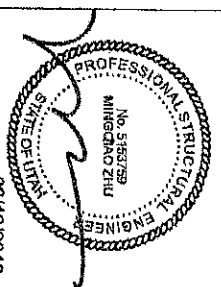
SEE ROOF FRAMING PAGE 13 OF 19

NOTE:
 UNLESS FIELD WORK OF STRUCTURAL, SECONDARY
 AND PANEL/TIMBER ITEMS MAY BE NECESSARY TO
 ENSURE PROPER FIT SUCH WORK IS CONSIDERED
 A NORMAL PART OF METAL BUILDING ERECTION.
 A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR
 FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.
1	PERMIT	10/20/19	PD	WZ	
2					
3					
4					
5					
6					
7					
8					
9					
10					



DESCRIPTION: ROOF FRAMING	DATE: 02/12/2019
CUSTOMER: MICHAEL LEAVITT/AC CONTRACTORS LLC	
END USER: MICHAEL LEAVITT	
SCALE: NOT TO SCALE	
NO. 55986	14 OF 19
DATE: 02/12/2019	



96'-0" GUT-TO-GUT OF SHEET

17'-0"
ROOF SURFACE 2

17'-11 1/2" (30)

17'-0"
ROOF SURFACE 1

17'-11 1/2" (30)

SEE ROOF SHEETING PAGE 16 OF 19

ROOF SHEETING PLAN

PROJECT 26 On R-Loc - Block 40 Y

NOTE:
HONOR FIELD WORK OF STRUCTURAL, SECONDARY
AND PANEL/FRAM ITEMS MAY BE NECESSARY TO
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
A NORMAL PART OF METAL BUILDING ERECTION.
A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR
FIELD WORK.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	RES.
1	PERMIT	04/29/2019	CAF	PO	1/2
2					
3					
4					
5					
6					
7					
8					
9					
10					



DESCRIPTION	ROOF SHEETING
CUSTOMER	MICHAEL LEAVITT/ABC CONTRACTORS, LLC
END USER	MICHAEL LEAVITT
SCALE	NOT TO SCALE
DATE	02/12/2019
BY	01/28/21
CHK	
APP	

35986

ITEM TABLE			
ITEM NO.	DESCRIPTION	UNIT	QUANTITY
1	ROOF SHEETING	SQ. YD.	10.2
2	ROOF FLASHING	LINEAL FT.	10.0

90'-0" GUTTER-OUT OF SILL

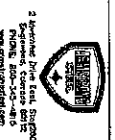
SEE ROOF SHEETING PAGE 15 OF 19

SEE ROOF SHEETING PAGE 15 OF 19

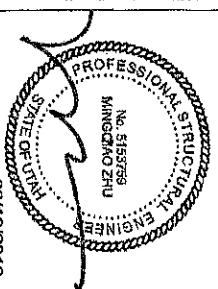
ROOF SHEETING PLAN
PANELS 25 Gd. R-10c - Black 40 y

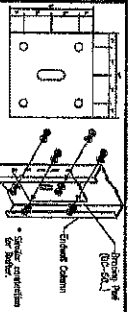
NOTE:
MINOR FIELD WORK OR STRUCTURAL SECONDARY
AND PANEL/FRAM ITEMS MAY BE NECESSARY TO
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
A NORMAL PART OF METAL BUILDING ERECTION.
A.S.C. WILL NOT HONOR BACKCHARGES FOR MINOR
FIELD WORK.

ISSUE	DESCRIPTION	DATE	BY	CHK.	REV.
1	PRINT	08/01/19	TD	WZ	



DESCRIPTION	ROOF SHEETING & FLASH
CUSTOMER	MICHAEL LEAVITT/MC CONSTRUCTIONS LLC
END USER	MICHAEL LEAVITT
SCALE	NOT TO SCALE
DATE	02/12/2019
PROJECT NO.	55986
DATE	02/12/19

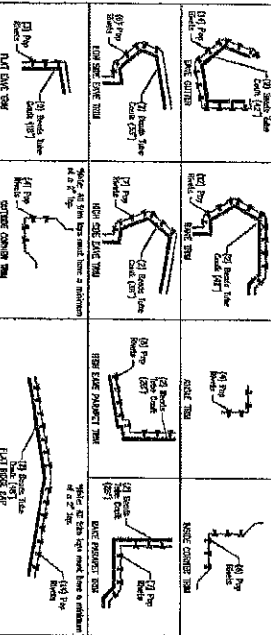
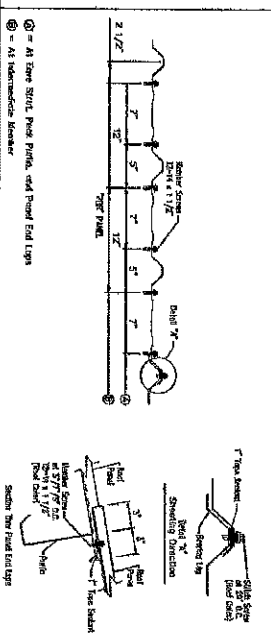
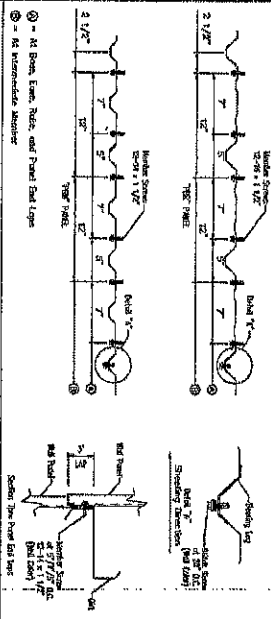
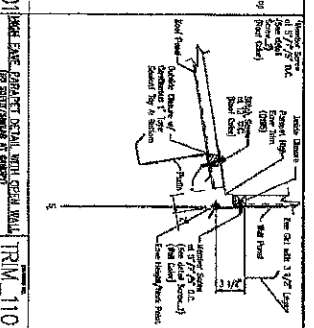
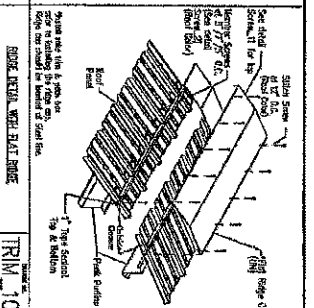
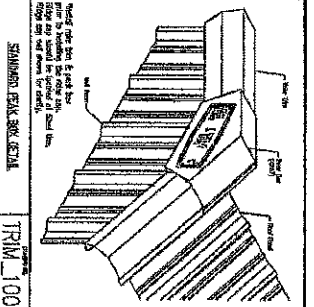
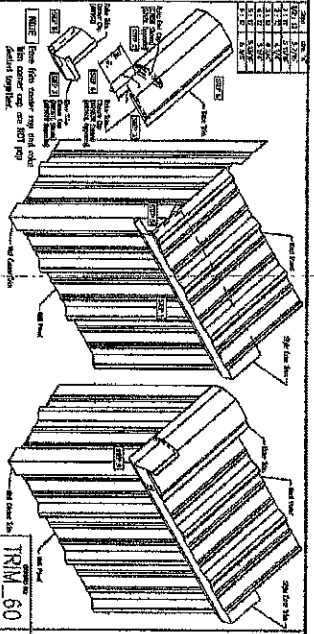




STATE EXAM CORNER JOINT INSTALLATION INSTRUCTIONS

ITEM	QTY
1. 1/2" x 1/2" x 1/2" Screws	100
2. 1/2" x 1/2" x 1/2" Screws	100
3. 1/2" x 1/2" x 1/2" Screws	100
4. 1/2" x 1/2" x 1/2" Screws	100
5. 1/2" x 1/2" x 1/2" Screws	100
6. 1/2" x 1/2" x 1/2" Screws	100
7. 1/2" x 1/2" x 1/2" Screws	100
8. 1/2" x 1/2" x 1/2" Screws	100
9. 1/2" x 1/2" x 1/2" Screws	100
10. 1/2" x 1/2" x 1/2" Screws	100

- STEP 1: Under right edge (1/2" in), between the end panel and the first panel, the state bar end of the right edge bar is being with the red corner bar.
- STEP 2: Insert the end cap into the hole using (2) pop screws.
- STEP 3: Insert the end cap into the hole using (2) pop screws.
- STEP 4: Insert the end cap into the hole using (2) pop screws.
- STEP 5: Insert the end cap into the hole using (2) pop screws.
- STEP 6: Insert the end cap into the hole using (2) pop screws.
- STEP 7: Insert the end cap into the hole using (2) pop screws.
- STEP 8: Insert the end cap into the hole using (2) pop screws.
- STEP 9: Insert the end cap into the hole using (2) pop screws.
- STEP 10: Insert the end cap into the hole using (2) pop screws.



FASTENERS LOCATION FOR WALL PANELS

SCREW 1

SCREW 2

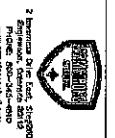
TRIM LINES

SCREW 10

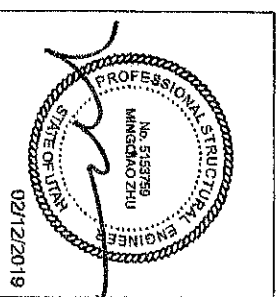
TRIM LINES

SCREW 11

ISSUE	DESCRIPTION	DATE	PRN	CHK	DES
1	REVISION	02/12/2019	PO	NAZ	



DESCRIPTION/DETAIL DRAWINGS	CUSTOMER
ROAD DESIGN	MICHAEL LEANITT
SCALE	NOT TO SCALE
35986	15 OF 19



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: October 28th, 2019
Meeting Date: November 14th, 2019
Title: Floating Zone Multi-Family Housing
Type of Item: Code Text Amendment

Executive Summary:

Francis City is seeing the need for more affordable housing increasing. Adding the ability to build multi-family housing into the code gives developers additional building options and potentially more affordable housing for residents. In past Francis City Code two-family dwellings, condominiums, and townhomes were allowed for multifamily housing. Attached is a draft for a multifamily zone that includes items recommended in past meetings.

City Code:

17.60.025- Conservation Subdivision allows for 25% of the total development to be in townhomes.

18.20.050-One dwelling per lot.

General Plan:

- The land use element pg. 14-15.
- Moderate Income housing pg. 30-32

Planning Commission Recommendation

A public hearing was held in the Planning Commission and the following changes were made to the rough draft of the ordinance.

- 1-Maximum density will be 6 units per acre.
- 2- 12-foot set back from main dwelling for accessory buildings
- 3- For dwellings over 6 units 1,000 sq. ft. of open space is required per individual dwelling unit.

Staff Recommendation:

Review the attached draft of the multifamily zone, discuss changes that need to be made.

Community Review:

A public hearing is required at this time.



FRANCIS CITY

ORDINANCE NO. 2019-10

**AN ORDINANCE OF THE FRANCIS CITY COUNCIL CREATING AND ADOPTING A
MULTI-FAMILY RESIDENTIAL ZONE ORDINANCE TO PROMOTE THE PUBLIC
WELFARE OF FRANCIS CITY.**

WHEREAS, there is significant growth occurring in and around Francis City; and

WHEREAS, the Francis City Council desires to promote the public welfare of the City by adopting a multi-family residential zoning ordinance; and

WHEREAS, the City Council of Francis City finds that is in the public interest to adopt provisions of the Francis City Code relating to the Multi-Family Residential Zone.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Francis as follows:

Section 1. Adopt. The City of Francis hereby adopts the Multi-Family Residential Zone, aka FCC 18.58 Multifamily Housing as outlined in Exhibit A incorporating this into Francis City Code.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council the __ day of November, 2019.

Aye

Nay

Mayor Byron Ames

Councilmember Cox

Councilmember Crittenden

Councilmember Forman



Councilmember Fryer

APPROVED:

Mayor Byron Ames

ATTEST:

City Recorder

City Seal:



Staff Report

To: Francis City, Mayor and Council

From: Jeffrey B. Jones, AICP, Econ. Development & Housing Director

Re: Census 2020 – Complete Count Committee

Type of Item: Informational

Meeting Date: Tuesday, October 22, 2019

SUMMARY

As mandated by the Constitution, the United States Census Bureau will conduct a decennial count of every resident in the United States in 2020. The Census will produce statistics that are used to apportion the seats of the U.S. House of Representatives, realign legislative boundaries of each state and allocate billions of dollars in Federal and State funding to local communities. The results will have implications for at least a decade and affect government and private industry decisions.

COMMUNITY BENEFITS AND CONSIDERATIONS

Federal funds, grants and support to states, counties and communities are based on population totals and breakdowns by sex, age, race, and other factors. Our state and communities benefit the most when every single resident is counted. When we respond to the Census, we help our community obtain its fair share of the \$675 billion per year in federal funds spent on schools, hospitals, roads, public works and other vital programs.

A study published in 2017 by the George Washington Institute of Public Policy calculated that \$5,694,470,987 was distributed to Utah based on decennial numbers. For Utah, this figure breaks down to \$1,870 per capita and roughly \$5,254 per household in Summit County. Over a 10-year period, that would equate to \$52,547 lost for every household in Summit County that was missed in the Census count. For Census 2010, only 55% of the households in Summit County reported.

CHALLENGES

Some Utah neighborhoods have been identified as among the nation's toughest to count—including some in Summit County.

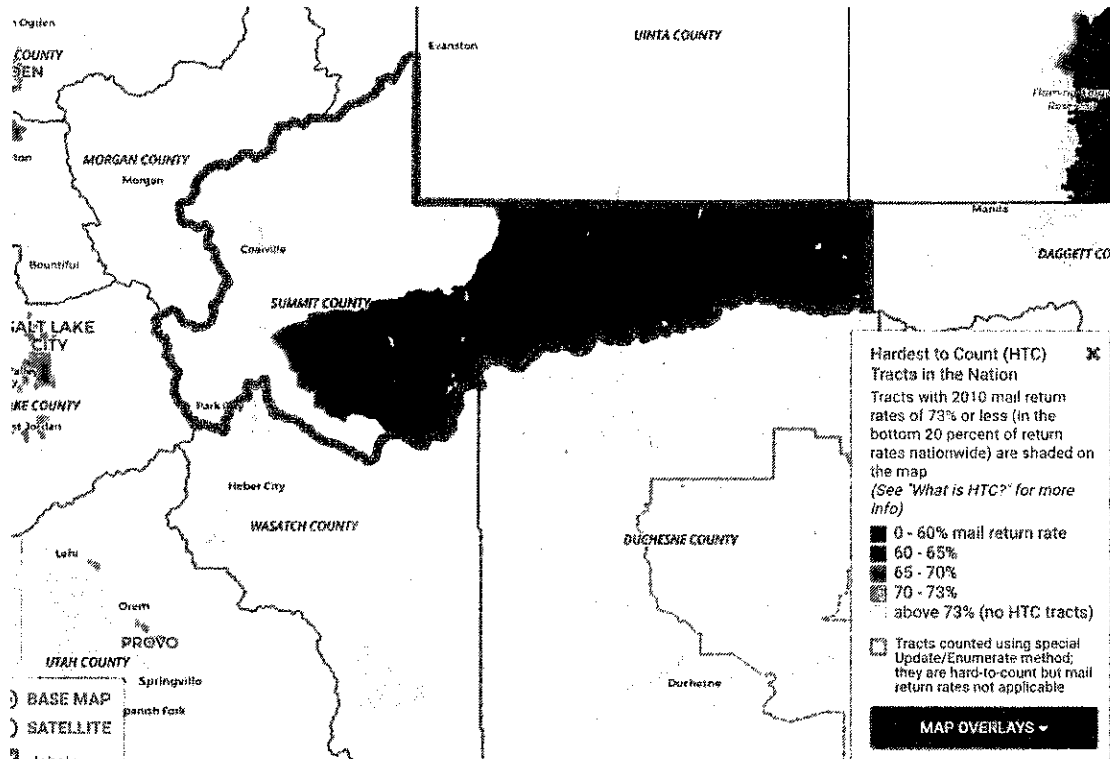


Figure 1: Source: <https://www.censushardtcountmaps2020.us/>

In the 2000 census, Utah missed gaining a fourth U.S. House of Representatives seat by 80 people (which instead went to North Carolina). For now, Summit County and its partners are dependent on federal efforts, supplemented by local volunteers to get the word out.

COMPLETE COUNT COMMITTEE

A Complete Count Committee (CCC) is a volunteer committee established by local governments and community leaders to increase awareness and motivate residents to respond to the 2020 Census. The CCC is charged with developing and implementing a 2020 Census **outreach plan of action** designed to target and address the needs of its community. Summit County and its partners are looking for members of the County to join the Complete Count Committee.

Potential committee members include, but are not limited to:

- Elected officials, city planners, and heads of relevant governmental agencies/departments.
- Superintendents, principals, and public/private school system leaders.

- Faith-based organization leaders.
- Community-based organization leaders.
- Corporate leaders, small business leaders, and heads of business associations.
- Advocacy organizations and social outreach programs.
- Major media organizations and county public information officers.

While the task of local governments is to appoint a Complete Count Committee, the US Census Bureau provides a Partnership Specialist who serves as an advisor and Census liaison to our local CCC. Summit County's Partnership Specialist is:

Ms. Meredith M. Reed
 Partnership Specialist
 Dallas Regional Census Office/Field Division/Denver Region
 M: 801-647-0291
 E: meredith.m.reed@2020census.gov

FISCAL IMPACT

While there is no hard cost to recruit or train a Census Count Committee (CCC), each household missed or not counted in the 2020 census will result in an approximately \$52,547 loss to Summit County in federal funding over the 10-year period until the next census count.

CENSUS 2020 TIMELINE

- **January 2019**, field offices Open around the country.
- **August - September 2019**, Census Bureau will deliver feedback from the Local Update of Census Addresses Operation (LUCA) feedback back to Summit County.
- **February 2020**, Group Quarter operations begin. These operations include, but are not limited to, people in colleges and universities, correctional facilities and medical facilities, people experiencing homelessness, people receiving service at service-based locations, people living on maritime vessels and people living on military bases.
- **March 2020**, Internet self-response begins. Mailing 1: Contains instructions to self-respond with unique ID. Most will receive a postcard with instructions to complete the survey online or over the phone. About 20% of households will receive a paper form option as part of the initial outreach. The Census will encourage, but not require, people to enter their unique ID with their response. Mailing 2: Letter to non-respondents. Mailing 3: A post card to non-respondents.
- **April 2020**, Census Day is April 1. Mailing 4: Letter and survey to non-respondents. Mailing 5: "It's not too late" post card to non-respondents.

- **May 2020**, Non-response follow-up (NRFU) begins. Census workers visit addresses from the Census Master Address File that did not complete a Census questionnaire and collect information at the door. Enumerators can visit an unresponsive household up to six times. Includes solicitation of proxy responses, which are responses provided by a knowledgeable source, such as a neighbor.
- **August 2020**, Complete NRFU.

ATTACHMENT: PowerPoint Presentation

COMPLETE COUNT COMMITTEE



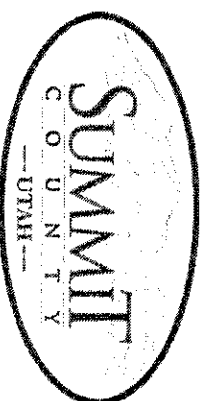
CENSUS 2020

November 1, 2019

Jeffrey B. Jones, AICP

435-336-3221

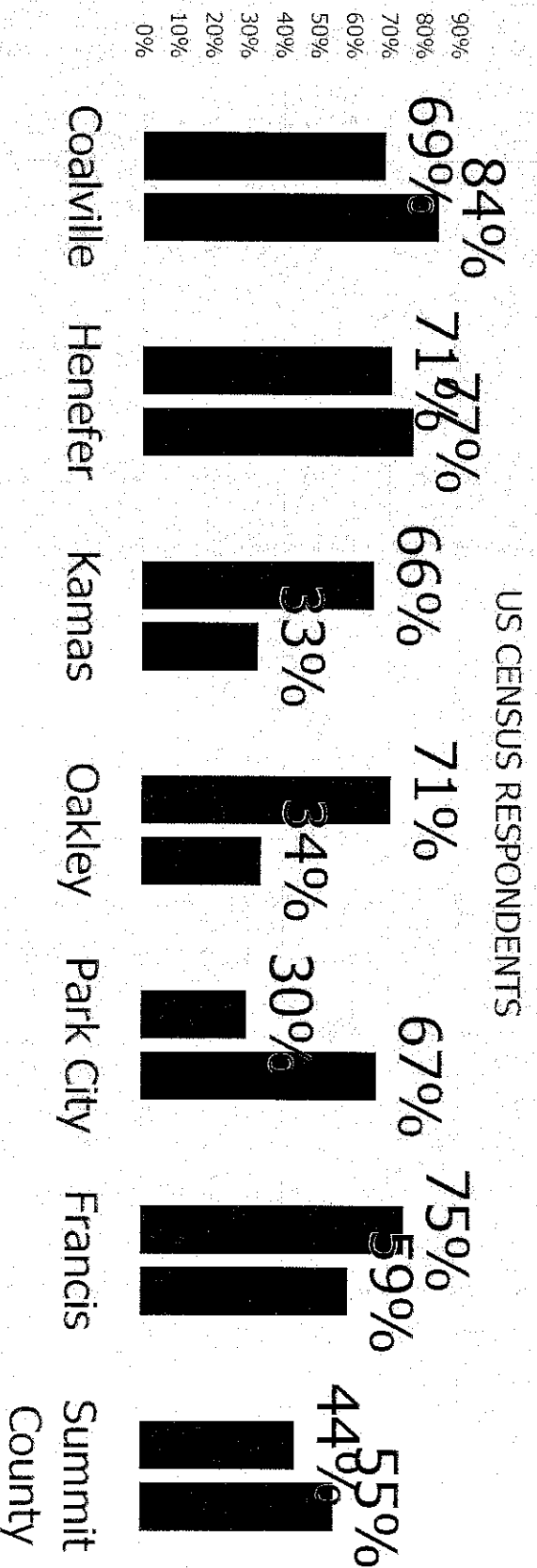
jjones@summitcounty.org



Census 2000 and Census 2010 Respondents

Source: US
Census Bureau

Summit County, UT



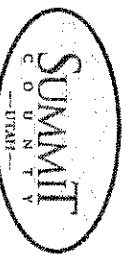
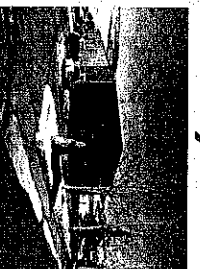
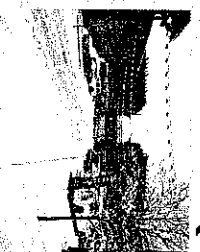
■ YR 2000 ■ YR 2010



COMPLETE COUNT COMMITTEE

Summit County, UT

- Political Representation
 - Political Redistricting
 - Emergency Services
 - Medical and Health Care
 - Housing and Land Use
 - Research and Mapping
 - Transportation and Mobility
 - Schools and Education
 - Equal Opportunity
 - Social Assistance
 - Business and Economy
 - Decision Making
 - Planning Future Government Services
- \$675 Billion Dollars!!
\$1,870 Per Capita (Utah)
\$5,254 Per HH Summit County
15,054 HH (2019)

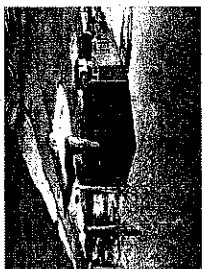
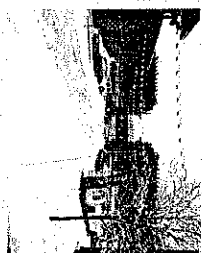
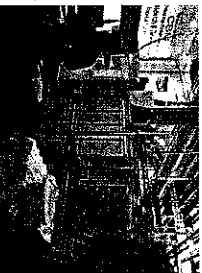


COMPLETE COUNT COMMITTEE

Local Update of Census Addresses (LUCA)

Summit County, UT

- 747 Total number of address records submitted to Census Bureau.
- 745 Total number of submitted address records processed by the Census Bureau.
- 2 Total number of submitted address records not processed by the Census Bureau.
- 733 Total number of submitted address records accepted by the Census Bureau as requested.
- 12 Total number of submitted address records not accepted by the Census Bureau as requested.



COMPLETE COUNT COMMITTEE

Complete Count Committee

Summit County, UT

- Glenn Wright, Summit County Council
- Jeffrey B. Jones, AICP, Summit County Staff
- Krachel Murdock, Summit County Staff
- Jill Lesh, League of Women Voters of Utah
- Meredith Reed, League of Women Voters of Utah
- Rob Harter/Pete Stoughton, Christian Center of Park City
- Melinda Colton, Park City School District
- Tim Henney, Park City Municipal Corporation
- Tyler Rowser, City of Coalville

Interested in joining? Contact Jeff Jones at jjones@summitcounty.org

435-336-3221

Ms. Meredith M. Reed
Partnership Specialist

Dallas Regional Census Office/Field

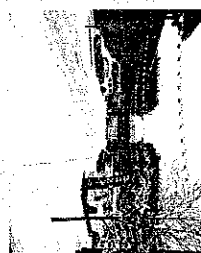
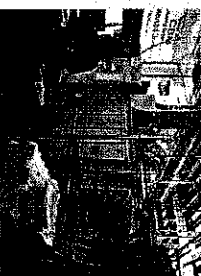
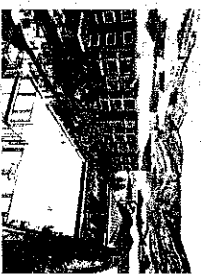
Division/Denver Region

M: 801-647-0291

E: meredith.m.reed@2020census.gov

Your Name

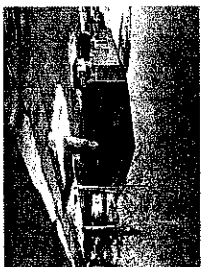
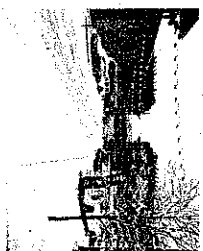
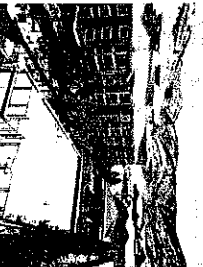
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COMPLETE COUNT COMMITTEE

Summit County, UT

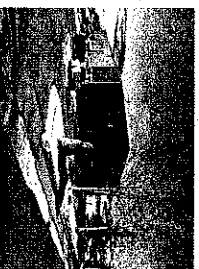
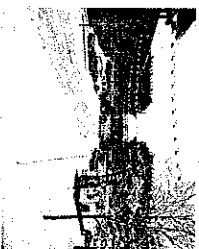
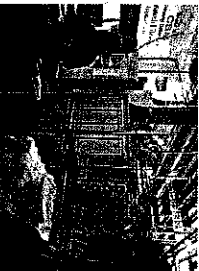
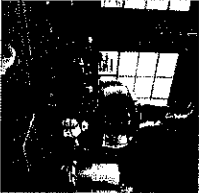
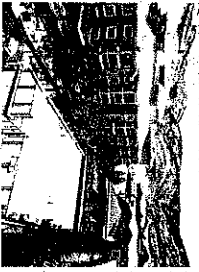
- **January–September 2019:** The U.S. Census Bureau opens 248 area census offices across the country. These offices support and manage the census takers who work all over the country to conduct the census.
- **August 2019:** Census takers begin visiting areas that have experienced a lot of change and growth to ensure that the Census Bureau's address list is up to date. This is called address canvassing, and it helps to ensure that everyone receives an invitation to participate in the 2020 Census.
- **January 2020:** The Census Bureau begins counting the population in remote Alaska.
- **April 1, 2020: Census Day is observed nationwide.** By this date, every home will receive an invitation to participate in the 2020 Census. Once the invitation arrives, you should respond for your home in one of three ways: online, by phone, or by mail. When you respond to the census, you tell the Census Bureau where you live as of April 1, 2020.



COMPLETE COUNT COMMITTEE

Summit County, UT

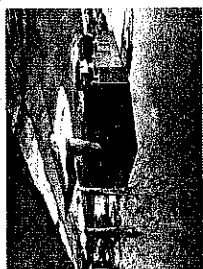
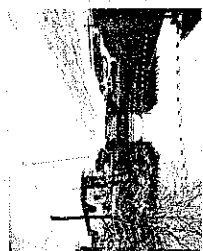
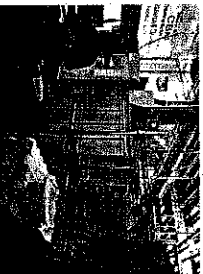
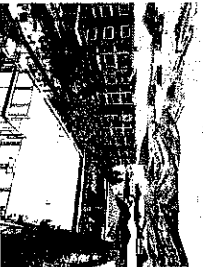
- **April 2020:** Census takers begin visiting college students who live on campus, people living in senior centers, and others who live among large groups of people. Census takers also begin conducting quality check interviews to help ensure an accurate count.
- **May 2020:** The Census Bureau begins visiting homes that haven't responded to the 2020 Census to make sure everyone is counted.
- **December 2020:** The Census Bureau delivers apportionment counts to the President and Congress as required by law.
- **March 31, 2021:** By this date, the Census Bureau will send redistricting counts to states. This information is used to redraw legislative districts based on population changes.



COMPLETE COUNT COMMITTEE

Summit County, UT

- Summit County Census 2020 Web Page:
<https://summitcounty.org/1082/Census-2020>



COMPLETE COUNT COMMITTEE



RESOLUTION NO. 2019-06

A RESOLUTION ESTABLISHING A COMMUNITY RENEWABLE ENERGY GOAL FOR KAMAS CITY, AND RELATED MATTERS

WHEREAS, Francis City is responsible to promote the public health, safety and welfare of its residents, including access to clean air and clean water; and

WHEREAS, the transition to a low-carbon community reliant on the efficient use of renewable energy resources will provide a range of benefits including improved air quality, increased energy security, local "green" jobs, reduced reliance on fluctuating resources and myriad other positive outcomes; and

WHEREAS, transforming our electrical energy supply to renewable sources is possible by combining renewable power generation with energy efficiency, energy storage, demand management, and other advances and changes in how we generate and use energy; and

WHEREAS, THE Utah Legislature adopted the Community Renewable energy act, Utah Code SS54-17-901 to -909 (the act) to enable development of community renewable energy programs; and

WHEREAS, THE Act requires a municipality to adopt a resolution no later than December 31, 2019, that states a goal of achieving an amount equivalent to 100% of the annual electric energy supply for participating customers from renewable energy resources by 2030;

NOW, THEREFORE, BE IT RESOLVED by the City council of Francis, Utah, as follows:

1. Francis City hereby commits to a community goals of achieving an amount equivalent to 100% of the annual electric energy supply for participating customers from renewable energy resources by 2030.

ADOPTED and RESOLVED this 14th day of November 2019.

Mayor Byron Ames

City Recorder Suzanne Gillett

Staff Report

To: Francis City Council

From: Mandy Crittenden

Report Date: November 12, 2019

Meeting Date: November 14, 2019

Title: Lighting Ordinance

Type of Item: Code Text Amendment

Executive Summary:

The purpose of this code text amendment is to take steps to protect the night sky surrounding Francis from potential light pollution. With more residential and commercial development, the need to preserve the night sky could become problematic if not addressed soon.

City Code:

17.65 Residential Outdoor Lighting

18.115 Commercial Outdoor Lighting

18.65.090 CUP Standards for review. #8 Signage and lighting

General Plan:

- Remain a beautiful and rural community-Pg. 11
- Environmental Goals and Guidelines-Pg. 38

Staff Recommendation:

Review the attached draft of a lighting ordinance and make any changes or additions necessary. Discuss further the intentions of whether or not to combine all lighting into one title.

Community Review:

A public hearing has already been held.

Chapter 18.115 Commercial Outdoor Lighting

18.115.005 Purpose and Intent

18.115.010 Definitions

18.115.015 Lighting Plan

18.115.020 Commercial Lighting

18.115.025 Exemptions

18.115.030 Compliance

18.115.005 Purpose and Intent

The Purpose of the lighting requirements in this title is to reasonably preserve visibility of the night sky and to reduce the impact of necessary commercial or industrial lighting on adjacent residential surroundings. This does not require the elimination of any light to adjacent zones, but requires reasonable efforts to reduce light from non-residential zones to adjacent residential zones. Reductions can be accomplished through the use of fencing, landscaping, structure locations, and light fixtures.

18.115.010 Definitions

Agricultural lighting: Lighting that is used in relation to the tilling of soil, the raising of crops and animals for private, commercial or industry, horticulture, and gardening as defined in section 18.10.010

Holiday Lighting: Any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Culture or Religious Holiday.

Full cut-off: The bulb is fully recessed within the lighting fixture with no light emitted above the horizontal plane of the fixture.

Special Events: Events that are temporary in nature, multiple days in length and have obtained a Special Event permit from Francis City.

18.115.015 Lighting Plan:

An outdoor lighting plan shall be submitted with the site/development plan. The plan must show the location, height, number and type of fixtures to be used for all outdoor lighting. The applicant in nonresidential zones must also provide a plan on how outdoor lighting will minimize impacts on adjacent properties and lumen output for each fixture. All lighting plans for non-residential uses, must be approved by the City Council.

18.115.020 Nonresidential Lighting Standards:

The following standards must be met for lighting in nonresidential zones:

1. All outdoor lighting must be full cutoff directing the light downward.
2. The bulb or lighting source cannot be visible from the property line.

3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. The maximum outdoor light output shall not exceed 100,000 lumens per acre. Allowed lumen output shall correspond with the size of the parcel.
5. Outdoor lighting shall be turned off or reduce total lumen usage output 50% by 11:00 P.M. except for the following conditions.
 - a. Operations that are open for 24 hours.
 - b. Lighting that has been approved by the City Council for security purposes.
6. All fixtures shall be mounted no more than 18' feet when adjacent to residential zones. Anything greater than 18' feet must be approved by the City Council.
7. Exterior neon lighting is not permitted.

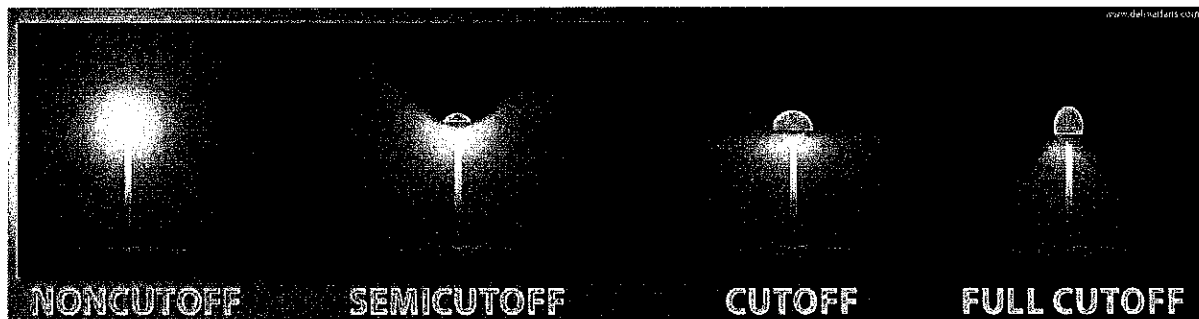
18.115.025 Exemptions

The following are exempt from the lighting regulations and standards found in this title.

6. The lighting of a Federal or State flag.
7. Holiday lighting
8. Agriculture uses
9. Monuments
10. Special Events

18.115.030 Compliance

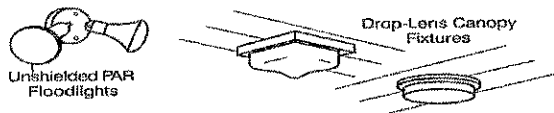
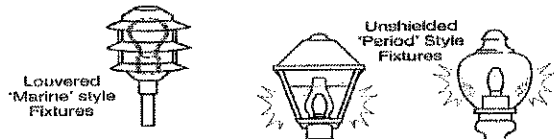
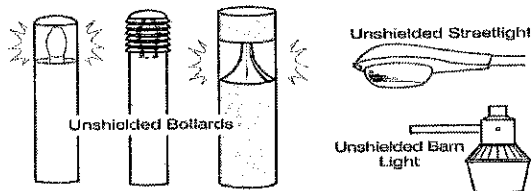
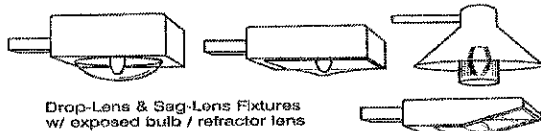
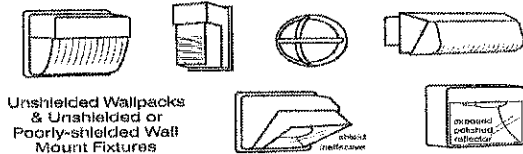
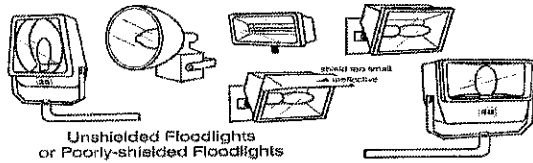
All outdoor lighting existing prior to the adoption of this title can remain in their current state. Upon replacement, expansion or remodel that warrants an inspection from the City Building inspector related to outdoor lighting the outdoor lighting will be brought into compliance.



Examples of Acceptable / Unacceptable Lighting Fixtures

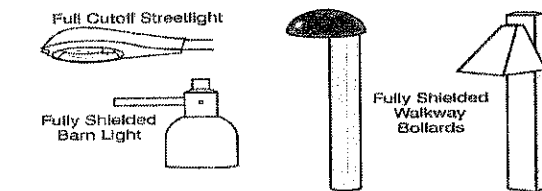
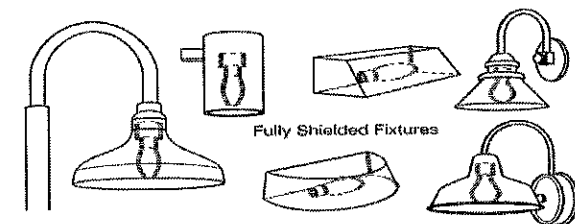
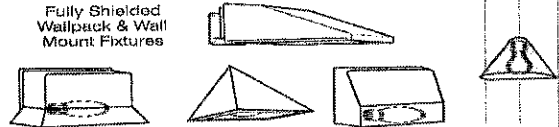
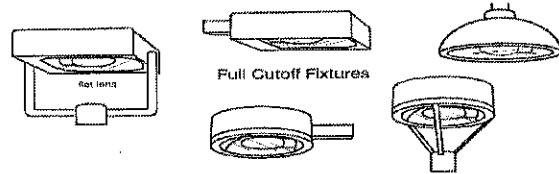
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Cralin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

Chapter 17.65 Residential Outdoor Lighting

17.65.005 Purpose and Intent

17.65.010 Definitions

17.65.015 Lighting Plan

17.65.020 Residential Lighting

17.65.025 Exemptions

17.65.030 Compliance

17.65.005 Purpose and Intent

The Purpose of the lighting requirements in this title is to reasonably preserve visibility of the night sky and to reduce the impact of unnecessary lighting in residential zones. This does not require the elimination of any light to adjacent zones, but requires reasonable efforts to mitigate or eliminate unnecessary lighting in residential zones. Reductions may be accomplished through the use of fencing, landscaping, structure locations, and light fixtures, although this list is not limited to other means of light reduction.

17.65.010 Definitions

Agricultural lighting: Lighting that is used in relation to the tilling of soil, the raising of crops and animals for private, commercial or industry, horticulture, and gardening as defined in section 18.10.010

Holiday Lighting: Any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Culture or Religious Holiday.

Full cut-off: The bulb is fully recessed within the lighting fixture with no light emitted above the horizontal plane of the fixture.

Special Events: Events that are temporary in nature, multiple days in length and have obtained a Special Event permit from Francis City.

17.65.015 Lighting Plan:

An outdoor lighting plan shall be submitted with the site/development plan. The plan must show the location, height, number and type of fixtures to be used for all outdoor lighting. All lighting plans except the building of a single residential single-family home, must be approved by the City Council.

17.65.020 Residential Lighting Standards:

The following standards must be met for lighting in residential zones:

1. Outdoor lighting must be full cutoff directing the light downward.
2. The bulb or lighting source cannot be visible from the property line.
3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. There may be up to four (4) lighting fixtures for temporary (*lasting for only a limited period of time, not permanent*) usage, not directed downward but not above a 90-degree angle from the top of the fixture. The bulb must be fully recessed into the fixture and not directed towards neighboring properties.

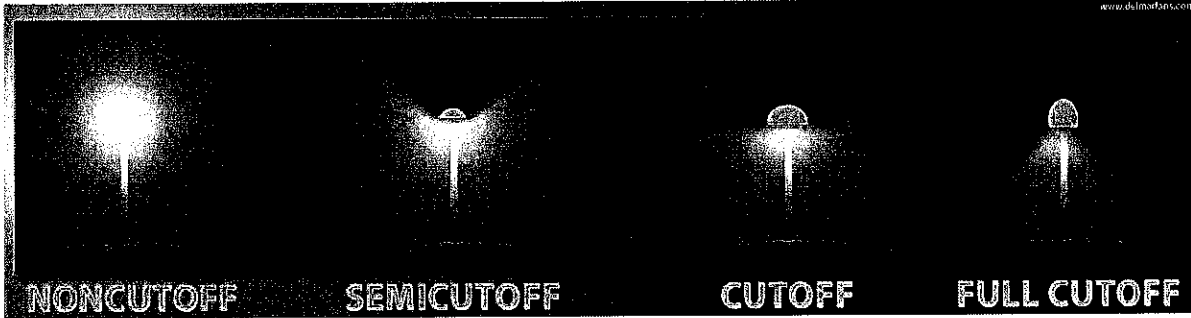
17.65.025 Exemptions

The following are exempt from the lighting regulations and standards found in this title.

1. The lighting of a Federal or State flag.
2. Holiday lighting
3. Agriculture uses
4. Monuments
5. Special Events

17.65.030 Compliance

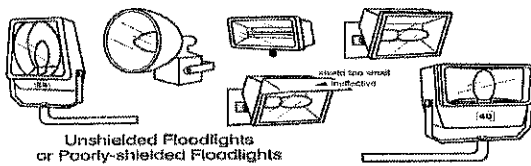
All outdoor lighting existing prior to the adoption of this title can remain in their current state. Upon replacement, expansion or remodel that warrants an inspection from the City Building inspector related to outdoor lighting the outdoor lighting will be brought into compliance.



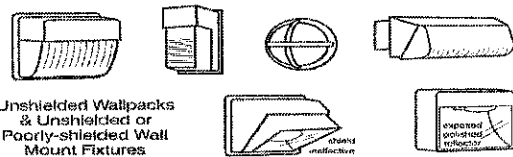
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

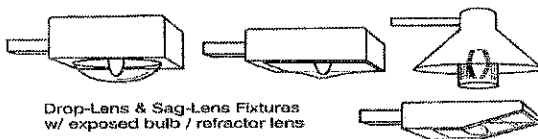
Fixtures that produce glare and light trespass



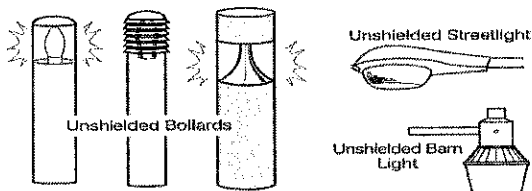
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Streetlight

Unshielded Bollards

Unshielded Barn Light

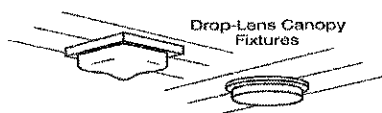


Louvered 'Marine' style Fixtures

Unshielded 'Period' Style Fixtures



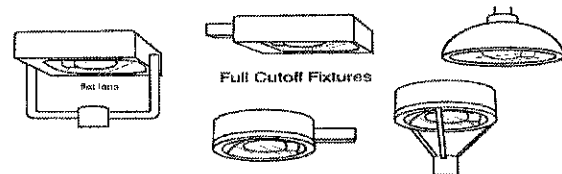
Unshielded PAR Floodlights



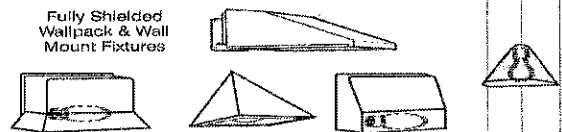
Drop-Lens Canopy Fixtures

Acceptable

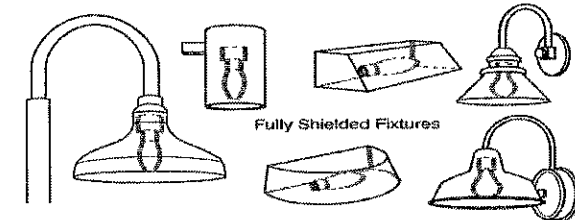
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



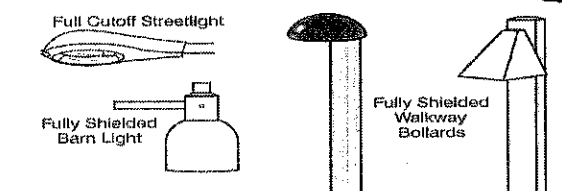
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



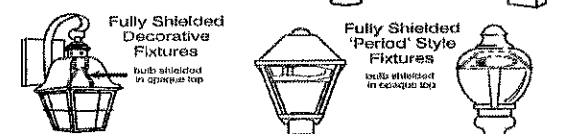
Fully Shielded Fixtures



Full Cutoff Streetlight

Fully Shielded Barn Light

Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures

Fully Shielded 'Period' Style Fixtures



Shielded / Properly-aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures

Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

Chapter 18.58 Multifamily Housing

18.58.010 R-M Residential Multifamily zone

18.58.020 Permitted and Conditional uses

18.58.030 Requirements site plan review

18.58.040 Dimensional Standards

18.58.050 Lot Requirements

18.58.060 Setback for Accessory buildings

18.58.010 R-M Residential Multifamily Zone

The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multi-family residential lots as defined in FCC 18.10.040 and open space. The R-M zone is not intended to be an agricultural zone and development is intended to occur at medium densities. Only lots previously zoned Agriculture one or Residential half may be eligible for a zone change to the Residential Multifamily Zone.

18.58.020 Permitted and Conditional Uses

Type: R-M Use	Allowed	Conditional Use Permit	Business License
Accessory structures, unoccupied	✓		
Home occupation as regulated by business license and Chapter <u>18.80FCC</u>	✓		✓
Multi-family dwellings Up to six (6) individual units	✓		

18.58.030 Requirements for site plan review

The following standards must be met for each development within the R-M Zone.

1. Have a separate kitchen and bathroom facilities for each dwelling unit.
2. The ability to meet City Code related to adequate parking for each dwelling unit as defined in FCC 18.100.100
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Each dwelling unit will have its own address.
7. Each dwelling unit will meet emergency and fire code access standards.
8. A hard surface driveway or parking (concrete or asphalt) must be installed for dwellings
9. For each individual dwelling unit an area of no less than 1,000 square feet shall be preserved and dedicated as open space and meeting all the requirements as outlined in Francis City Code 17.60.040 through 17.60.055 in relation to open space for all dwellings greater than six units.

18.58.040 Dimensional Standards

1. The maximum number of dwelling units allowed is six individual dwellings unit per acre with no more than six individual units located in a single building.
2. The maximum number of dwelling units allowed in a single R-M development is 60.

18.58.050 Lot Requirements

- a. Front setback: Those lots adjacent to public roads shall be a minimum of 20 feet from the property line.
- b. Side setback: The minimum side yard setback for main buildings shall be 10 feet from the property line.
- c. Rear setback: The minimum rear yard setback for main buildings shall be 20 feet from the property line.
- d. Side corner setback: the minimum side corner setback for main buildings shall be 20 feet from the property line in compliance with clear vision standards.

18.85.060 Accessory Dwelling Requirements

1. An accessory building, allowed by this title and FCC Title 17, shall be located no closer than six feet from the side and rear property lines and located at least 12 feet from any dwelling unit. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.
2. Accessory buildings greater than 12 feet in height shall not be permitted.



FRANCIS CITY

ORDINANCE NO. 2019-11

AN ORDINANCE OF THE FRANCIS CITY COUNCIL AMENDING SECTIONS OF THE CITY CODE RELATING TO OUTDOOR LIGHTING

WHEREAS, the City Council of Francis City finds that is in the public interest to amend/adopt provisions of the Francis City Code relating to the regulation of outdoor lighting; and

WHEREAS, the Francis City Planning Commission and City Staff have reviewed and made recommendations to the City Council regarding the same; and

WHEREAS, the City Council finds this lighting regulation to be of benefit to the residents of Francis City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Francis as follows:

Section 1. Addition to Code. Sections 17.65 and 18.115 of the Francis City Code are hereby added to the Francis City Code as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council the __ day of November 2019.

Aye

Nay

Mayor Byron Ames
Councilmember Cox
Councilmember Crittenden
Councilmember Forman
Councilmember Fryer

APPROVED:

Mayor Byron Ames



ATTEST:

City Recorder

City Seal: