HYRUM CITY

83 West Main • Hyrum, Utah 84319
Phone (435) 245-6033

Stephanie Miller, Mayor
Council Members
Scot M. Allgood
Jared L. Clawson
Martin L. Felix
Paul C. James
Aaron Woolstenhulme
City Administrator
Ron W. Salvesen
Recorder
Stephanie B. Fricke
Treasurer
Todd Perkins

January 29, 2015

RE: NOTICE OF CONDITIONAL USE PERMIT APLICATION

Property Owner,

The Hyrum Planning Commission will be considering an application for a Conditional Use Permit for an expansion at the current JBS plant located at 410 North 200 West. This property is located in the Manufacturing M-2 Zone. This meeting will be held on Thursday, February 12th at 6:30 p.m. in the City Council Room, 83 West Main, Hyrum. Anyone wanting to make comments about this application will need to return the enclosed comment sheet to the city offices before February 12th at 5:00 p.m.

For further information please contact Hyrum City Administrator Ron Salvesen at (435) 245-6033.

Thank You,

Hyrum City

HYRUM CITY
COMMENT FORM

Conditional Use Permit- JBS Meat Packing Plant Expansion
February 12, 2015

_____ I WOULD RECOMMEND THE FOLLOWING CONDITIONS

COMMENTS:

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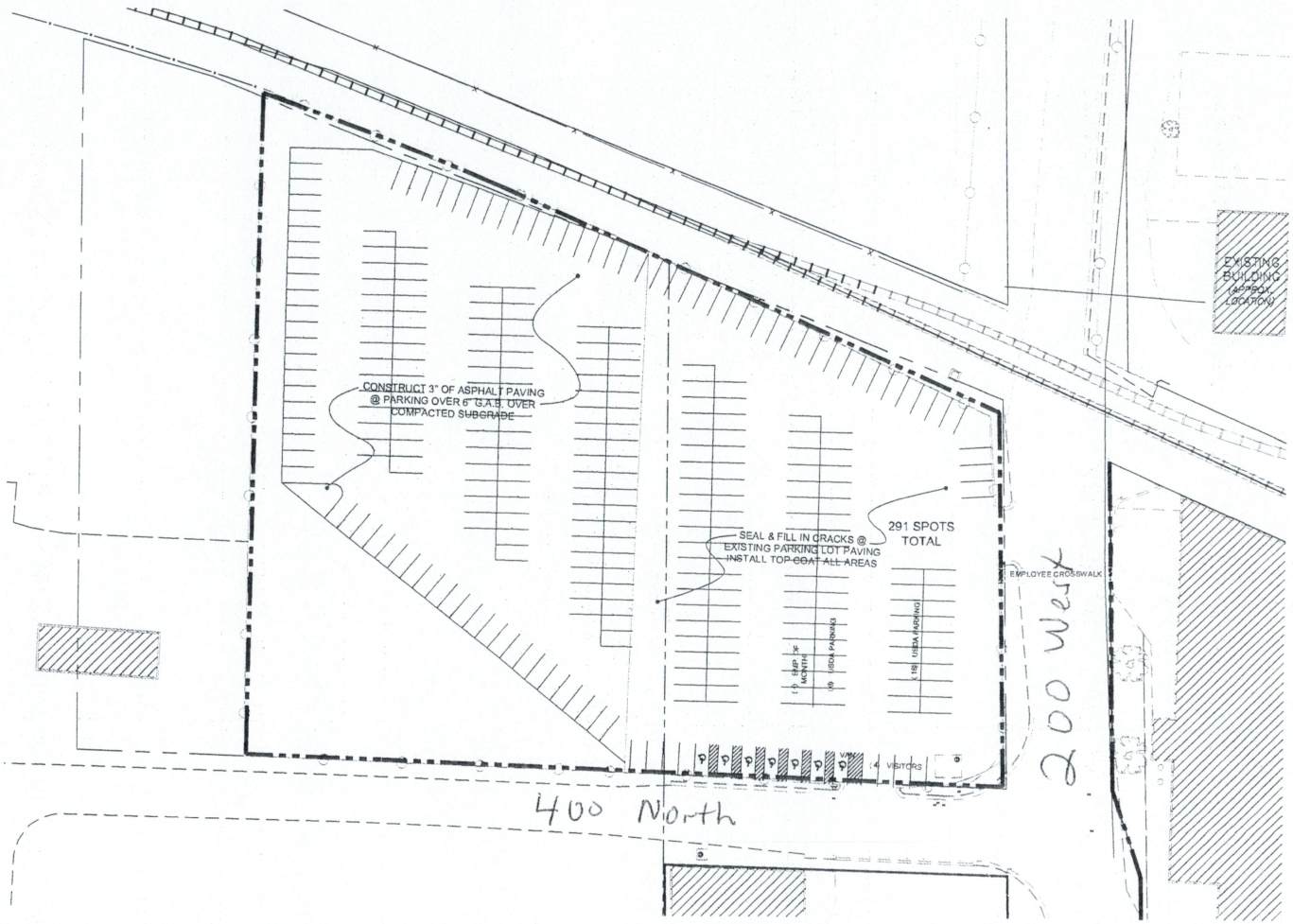
COMMENTOR'S NAME_____

THIS FORM MAY BE MAILED OR RETURNED TO THE HYRUM CITY OFFICES AT:
83 WEST MAIN STREET
HYRUM, UTAH 84319



OWNER :

JBS USA, LLC
410 NORTH 200 WEST
HYRUM, UT 84319

CONTACT: DERIK PADE
PHONE: 435-757-5152

ENGINEER :

JIM BLACK
GLEESON CONSTRUCTORS & ENGINEERS, L.L.C.
2015 EAST 7TH STREET
SIOUX CITY, IOWA 51102
PHONE: 712-258-9300
FAX: 712-277-5300

GENERAL NOTES :

1. HANDICAPPED VAN ACCESSIBLE PARKING STALLS REQ'D PER CODE = (1) PER EVERY 6 ACCESSIBLE STALLS. HANDICAPPED VAN ACCESSIBLE PARKING STALLS PROVIDED = 1

2. HANDICAPPED ACCESSIBLE PARKING STALLS REQ'D PER CODE = 2% OF TOTAL PARKING STALLS. HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED = 6. TOTAL HANDICAP ACCESSIBLE STALLS = 7

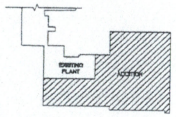
3. PARKING SPACES REQUIRED = 1 STALL PER EVERY EMPLOYEE ON MAX. SHIFT. PARKING SPACES PROVIDED = 291

4. NUMBER OF VEHICLES MAINTAINED ON THE PREMISES = 0

5. LANDSCAPING AND IRRIGATION TO BE BY OWNER

6. SIGNS TO BE BY OWNER

7. TOTAL AREA = APPROX. 98,000 S.F.



KEY PLAN

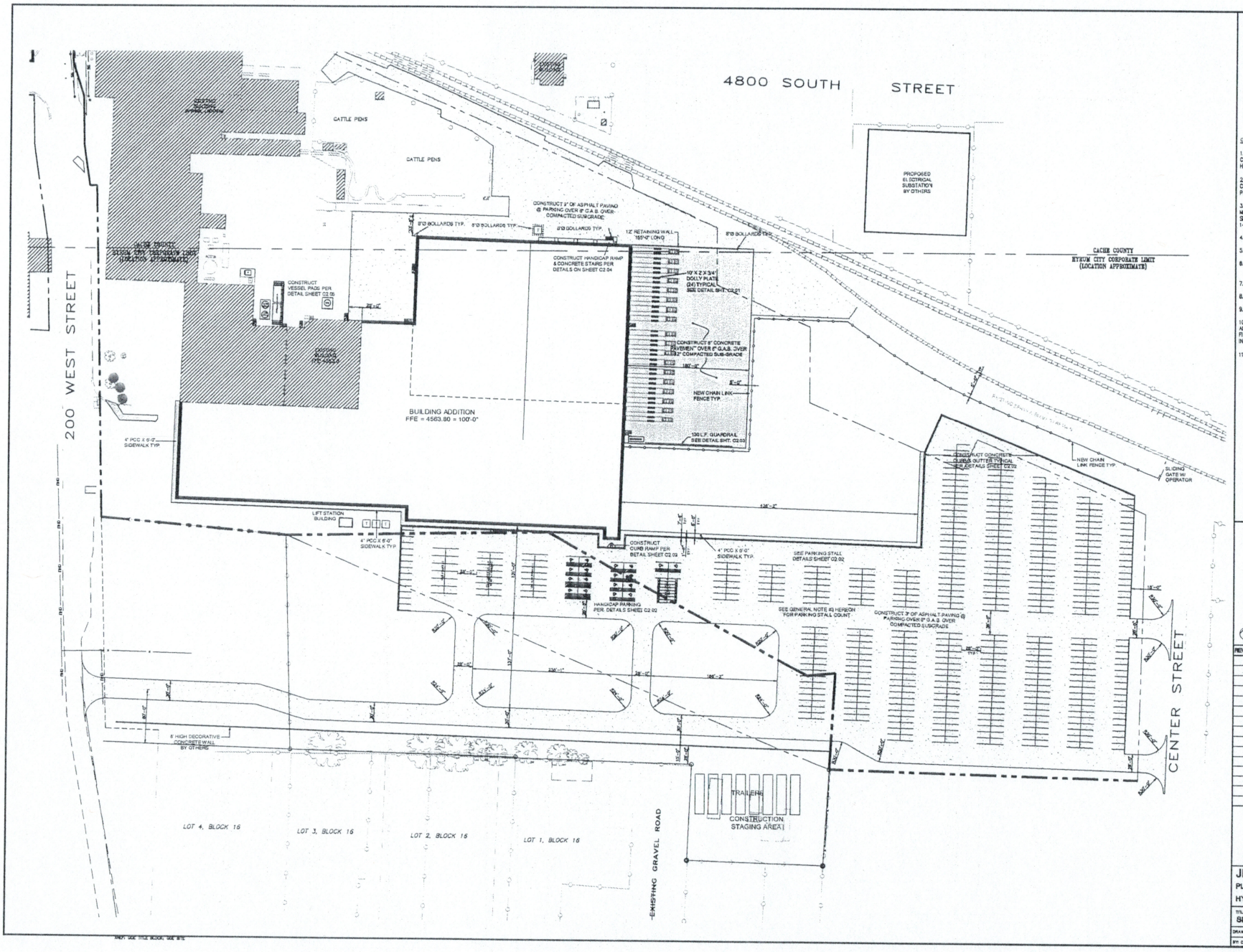
REV.	DATE	DESCRIPTION

GLEESON
constructors
&engineers llc
Designers of Value • Builders of Trust
2015 E. Seventh • P.O. Box 625
Sioux City, Iowa 51102 • Phone 712/258-9300

JBS
PLANT ADDITION
HYRUM, UTAH

TITLE
WEST EMPLOYEE PARKING PLAN

DRAWING 7-17-14	SCALE: 1"=30'	NO.
BY: DK	JOB NO. 4473	C1.02



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JBS, USA, LLC
410 NORTH 200 WEST
HYRUM, UT 84319

CONTACT: DERIK PAGE
PHONE: 435-757-5152

ENGINEER :

JIM BLACK
GLEESON CONSTRUCTORS & ENGINEERS, L.L.C.
2015 EAST 7TH STREET
SIOUX CITY, IOWA 51102
PHONE: 712-258-9300
FAX: 712-277-5300

GENERAL NOTES :

1. HANDICAPPED VAN ACCESSIBLE PARKING STALLS REQ'D PER CODE = 1 STALL PER EVERY 6 ACCESSIBLE STALLS. HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED = 4

2. HANDICAPPED ACCESSIBLE PARKING STALLS REQ'D PER CODE = 2% OF TOTAL STALLS. HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED = 14

3. PARKING SPACES REQUIRED = 1 STALL PER EMPLOYEE ON MAX. SHIFT. PARKING SPACES PROVIDED = 534 STANDARD CAR SPACES, 12 VAN STALLS, 14 EMPLOYEE OF THE MONTH STALLS, 14 VISITOR STALLS, 16 MOTORCYCLE STALLS = 590 TOTAL

4. ESTIMATED BUILDING AREA = 194,000 SF

5. NUMBER OF VEHICLES MAINTAINED ON THE PREMISES = 0

6. REGULATIONS:
   a.) ACTUAL STRUCTURE HEIGHT AT HIGHEST POINT =56'-6"

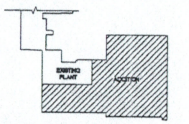
7. LANDSCAPING AND IRRIGATION TO BE BY OWNER

8. SIGNS TO BE BY OWNER

9. TOTAL AREA = APPROX. 800,000 S.F.

10. ENDING FIRE LANE SIGN TO BE LOCATED & SET AT 45° ANGLE TO THE LANE WITH A RED ARROW POINTING TOWARD THE FIRE LANE. INTERMEDIATE SIGNS TO BE SET AT 100 FEET INTERVALS ALONG THE FIRE LANE

11. ZONING: M-2 (MANUFACTURING - MEDIUM TO HEAVY)



KEY PLAN

REV.	DATE	DESCRIPTION

GLEESON constructors & engineers LLC.
Designers of Value • Builders of Trust
2015 E. Seventh • P.O. Box 825
Sioux City, Iowa 51102 • Phone 712/258-9300

JBS
PLANT ADDITION
HYRUM, UTAH

TITLE
SITE PLAN

DRAWN: 4-15-14	SCALE: 1"=80'	NO.
BY: CK	JOB NO. 4475	C1.02