

**PLANNING COMMISSION MEETING  
PHASE 2- PARKING & PLANT EXPANSION  
SITE PLAN  
410 NORTH 200 WEST  
FEBRUARY 12, 2015**

ZONING- M-2- Permitted as conditional use

UTILITIES- Available- Staff has reviewed

PARKING- As proposed- Large parking areas around the plant and smaller parking lot off of 200 west.

FENCING- Rezone approval requires the 8 foot sound wall 30 feet off of property line. Privacy fence is required west of 200 west parking lot.

LANDSCAPPING- You will want to get a little more detail of their plans. What is going to be required in the 30 foot strip south of the sound wall?

LIGHTING- Dark Sky Lighting in the parking lots.

~~FIRE OFFICIAL REQUIRMENTS- Completed during building permit review~~

STORMWATER- They will be installing an 18" storm water pipe on the west and north of the building that will connect to existing system. This is being reviewed by the City Engineer. Any approval should condition storm water approval from the city engineer.

CENTER STREET- Center street needs some upgrades in width, asphalt, curb & gutter, and possibly sidewalk. City staff is recommending that JBS build the west side of the road with curb, gutter and sidewalk up to corner of 300 North with the city rebuilding the east half of the asphalt.

NOTES- This will be a large addition. The city staff has reviewed the plan and does not see any issues relating to utilities. Our concerns are making sure the traffic patterns and noise are addressed.







