

CITY COUNCIL MEETING
PHASE 2- PARKING & PLANT EXPANSION- SITE PLAN
410 NORTH 200 WEST
FEBRUARY 19, 2015

ZONING- M-2- Conditional Use- Conditional Use granted by Planning Commission

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- Planning Commission to review

LIGHTING- Dark Sky Lighting in the parking lots.

FIRE OFFICIAL REQUIRMENTS- To be 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, and curb & gutter. City staff is recommending that JBS rebuild the north end of the road that is in front of their property with curb, gutter (on the west side) and 25 feet of asphalt and the city will rebuild the rest of the road up to the corner of 300 North.

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. The Planning Commission approved the Conditional Use Permit with the following conditions: Minimum 8 foot tall decorative sound barrier wall required 30 feet off of property line, behind the residential area, with a sound engineer to review to see if that would be adequate, and a minimum 6 foot tall privacy fence required west of the parking lot off of 200 west. The Planning Commission then recommended approval of the Site Plan with the following conditions: JBS to build half of Center Street (In front of their property including curb & gutter on the west side), bring a completed landscaping plan for the site, including the 30 foot buffer area, back to the Planning Commission for final approval, a light be placed at the entrance to the parking lot on 200 west, flashing light installed for the crosswalk on 200 west, and storm water plans be approved by the city engineer.

