

**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

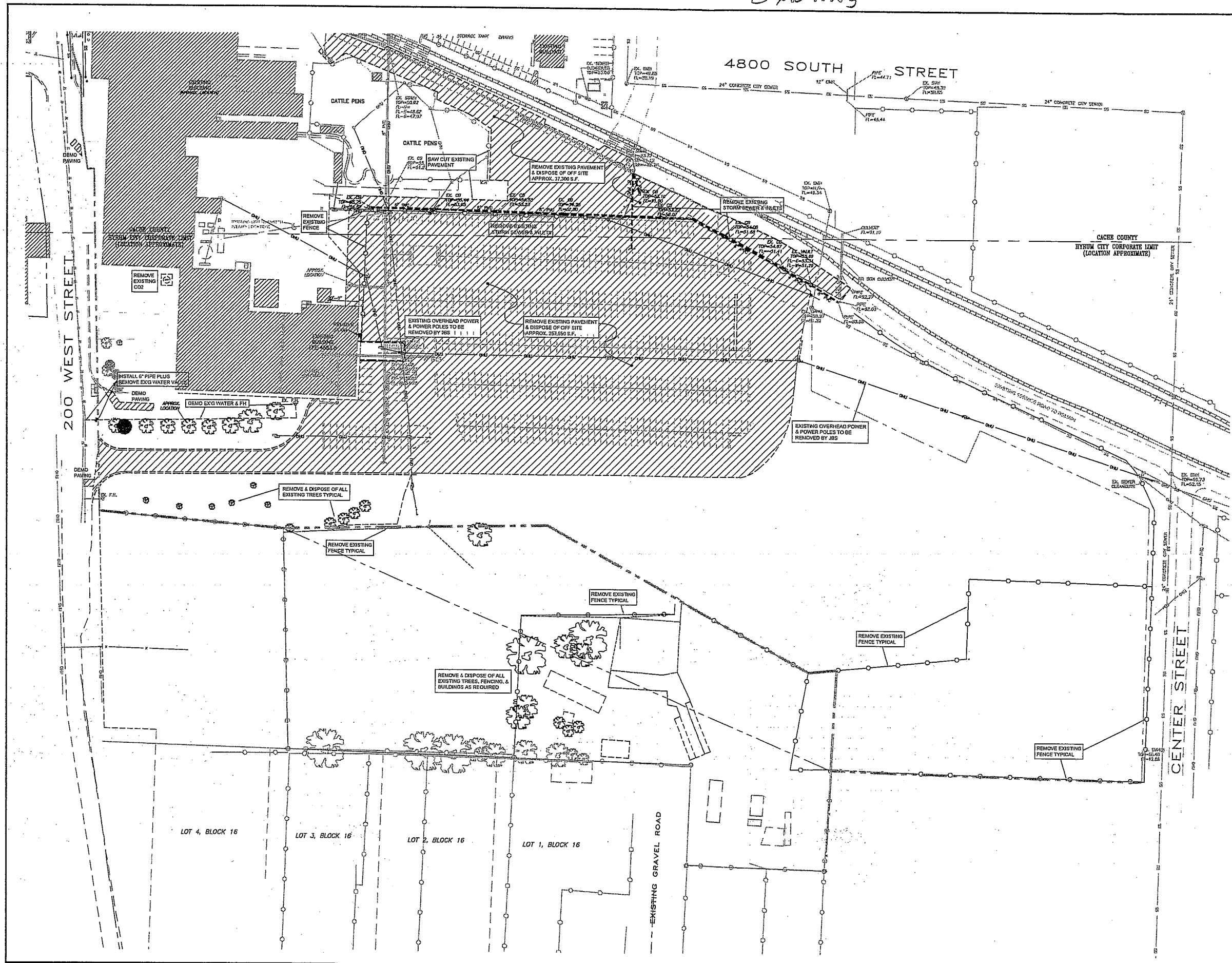
STORMWATER- They will be installing an 18" storm water pipe on the west and north of the building that will connect to existing system. This is being reviewed by the City Engineer. Any approval should condition storm water approval from the city engineer.

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.

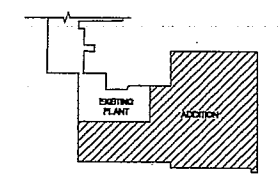
NOTES- This will be a large addition. The city staff has reviewed the plan and does not see any issues relating to utilities. Our concerns are making sure the traffic patterns and noise are addressed.



Existing site



**NOTES:**  
 1. APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. (CALL BLUE STAKES OF UTAH 1-800-862-4111)



KEY PLAN

REV.	DATE	DESCRIPTION

**GLESON**  
**constructors**  
**& engineers llc**  
 Designers of Value • Builders of Trust  
 2015 E. Seventh • P.O. Box 825  
 Stou City, Iowa 51102 • Phone 712/258-9300

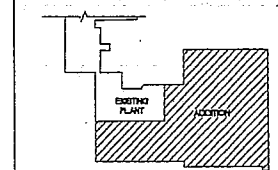
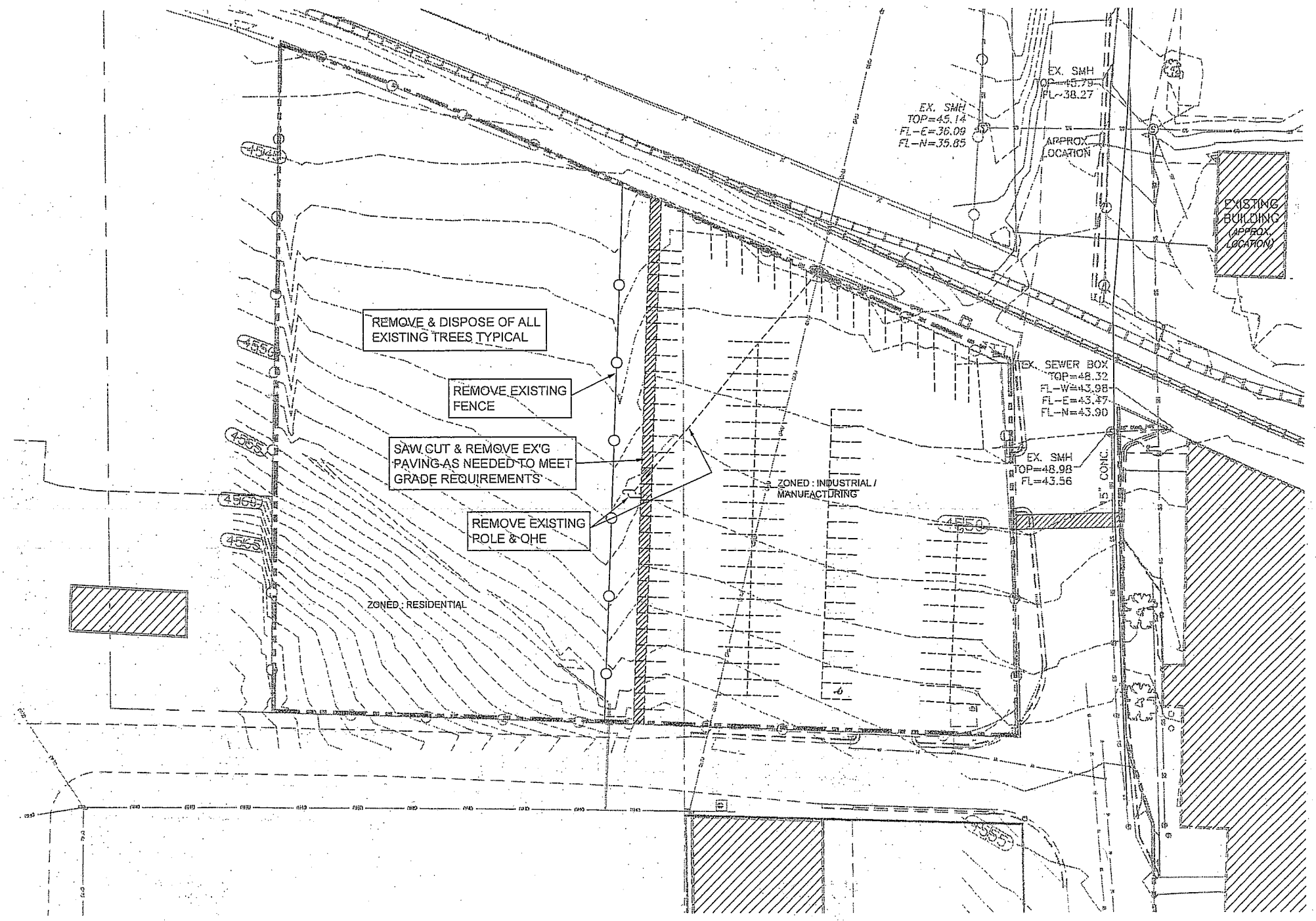
**JBS**  
 PLANT ADDITION  
 HYRUM, UTAH  
 TITLE  
 EXISTING SITE DEMO PLAN  
 DRAWN: 4-15-14      SCALE: 1"=40'  
 BY: CK      JOB NO. 4475      **NO. C1.01**

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Existing Site

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KEY PLAN

REV.	DATE	DESCRIPTION

**GLESON**  
 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  
 EXISTING PARKING LOT DEMO PLAN

DRAWN: 9-4-14	SCALE: 1"=30'	NO.
BY: OK	JOB NO. 4473	C1.01

LAJBS\HYRUM\UT\JBS\_ADDITION\2014\01\EXISTING PARKING LOT DEMO PLAN.dwg, 12/10/2014, 10:03:50 AM, DWT, 1:1

DATE: 02/10/2014 09:00:00 AM