LDS Church parking lot expansion; 1100 E. Grand.

1. The City has received a storm water plan (approximately 110 pages) & site plans for a parking lot extension (currently under review by Transystem).
2. Plan includes; side street improvements to East Street Curb and gutter, controlled access, drop box and tubes.
3. Drew is negotiating to perhaps curb to the top of the hill on the east side of East Street in lieu for ditch tubes.
4. Corrections to “Drop box” lid profile (angle) in right-of-way need to be made for future ADA sidewalk installation.
5. Proposed curb style in right-of-way needs modification.
6. Plan shows a 110 ft drive by 24 ft wide leading to parking area
7. Parking area will accommodate 43 vehicles including 2 ADA and future 16 spaces (8 both sides) of driveway.
8. Plan includes 10’ buffer with 6’ vinyl privacy fence between parking area and neighboring homes, modifications may be required meet front yard fence heights and or sight triangle issues.

The City will issue a “Right-of-way” permit and Building permit for the fence.

Planning and Zoning review will not be required.

The church is “Commercial Use” but zoned R-2 “Residential” and would not require a review as per “Article 21” of our “Zoning Ordinance”.