



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
September 1, 2022

Submitted by:
P. Morgan

Item Title:

Discuss and consider approval of a revised site plan for Valfair Construction, located at 501 E. U.S. Highway 80.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:
Site Plan

Item Summary:

Mr. Gary Brown requests approval of a revised site plan for Valfair Construction. The purpose of the site plan is to add a covered equipment parking structure at the rear of the property.

Image 1: Location Map



Current Standards:

The property is currently developed according to General Retail and Commercial zoning standards. The use is approved in the Commercial district.

Site Plan:

The site plan proposes the addition of a 10,500 square foot covered parking structure. Six spaces are provided for tractors or other large equipment. The proposal meets the material standards under the 2018 International Building Code.

Accessibility:

Existing access is provided to the U.S. Highway 80 service road.

Staff Recommendation:

Staff recommends approval. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.