

ADAMS FLEX SPACE
SITE PLAN
PLANNING COMMISSION MEETING
JULY 13, 2023

Summary: Jared Adams is seeking site plan approval at 249 South 1810 East (Lot 15, Blacksmith Fork Industrial Park). The proposed development is for two buildings with bays for rental to industrial tenants.

ZONING: M-2 Industrial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

PARKING & ROADS: Roads were built with the development of the industrial park. Parking will be per site plan.

NOTES:

1. Industrial sewer connections should include a grease/sediment trap to be maintained by the owner or other measures as required by the sewer department.

Electrical component delays for equipment not already ordered are estimated to be up to 2.5 years. Utility connections are subject to the capacity of the existing system. Sewer and Electrical capacities are being evaluated by their respective departments.