

**SAMPSON – SITE PLAN**  
**185 SOUTH 1810 EAST**  
**CITY COUNCIL MEETING**  
**SEPTEMBER 1, 2022**

Summary: Dianna Sampson is seeking site plan approval for a new machine shop in the Blacksmith Fork Industrial Park. The proposed site plan provides for an 8400 square foot steel building on 0.99 acres.

ZONING: M-2 Industrial

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	None

PARKING & ROADS: Paved roads. Parking on site. Total parking required is based on the number of employees working the largest shift.

NOTES:

Building setback along frontage is 30 feet. No side setback is required. All lots within this subdivision are subject to a 30-foot setback from the top of the slope. The top of the slope/subdivision boundary borders an R-2 Residential zone.

Is there any signage that will be needed? This may need Planning Commission approval.

Retention pond is not required for stormwater, but there is a need to account for snow storage.

PLANNING COMMISSION DISCUSSION, CONDITIONS, AND RECOMMENDATIONS:

A fence or hedge shall be added to the northeast boundary of the parking lot where it borders on the residential zone.

The building shall be rotated and moved southerly to meet setback requirements.

Expected employee parking spaces needed are 4 to 6.

A sign is to be placed on the building which will require approval by the zoning administrator.

**Electrical component delays for equipment not already ordered are estimated to be 2.5 years.**

Proposed Fence  
6' Privacy  
Lot Perimeter

Proposed Lighting  
Downward Facing  
Wall mounted LED lighting  
7 places

EXISTING STREET  
LIGHTS

Proposed Landscaping  
Cover yard with  
1" Landscape rock  
Maintainance  
Occasional Grading  
and Weed control

Existing Landscape  
Bare Ground

175 S

1810 E

