

**SAMPSON – SITE PLAN**  
**185 SOUTH 1810 EAST**  
**PLANNING COMMISSION MEETING**  
**AUGUST 11, 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 a 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.

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