

Salina Commercial Center		
Site Address	-	Industrial Park Drive
County in which Recommended Site Resides	-	Sevier
Greenfield or Brownfield Site?	-	Green
Site Owner and all Previous Owners, Lessors & Lessees, etc. Description of current status of the site. Historical Site Use Any encumbrances on the property	Name, Address, Phone Number -No less than 25 years -	Salina City is sole owner. Ground not used for any purpose; raw.
Accessibility to Site	Number of Roads and Entrances	3 entrances to entire site (2 paved, 1 gravel)
Historic and current use of all adjacent properties	No less than 25 years	Light manufacturing, Ag, undeveloped
Site Size	Acreage	300 plus
Site Shape	Provide Topographical Map	Polygon
Longitude & Latitude Coordinates		38°55'39.48N 111°52'35.96W
Site Value (and basis for estimate)		Contact Salina City
Terrain – Please provide topographical, geotechnical and hydrogeological maps	-	Land slopes from east to west
Is the Site subject to the National Historic Preservation Act?		No
Is Site Mass Grading Needed?		Ground on 1-2% slope
Known site Environmental Issues or Considerations		None
Ecological Site Soil Boring Report Available	Yes or No, if yes, please provide	Not aware of any geo-tech work being done
Public Transportation Available	List Options	None
Area Building Cost Index (High Cost Percentage)		Provided by EDCU

Geotech Analysis, if Available	Please Provide Report	Not available
Is Site designated as a Foreign Trade Zone?	Yes or No (if yes, please provide relevant information)	No
Are Monitoring Wells Present?	Yes or No (If yes, please provide relevant information)	No
Is Storm Water Detention or Retention on Site	Yes or No (If yes, please provide relevant information)	No. City will require on-site run-off to be self-contained
Contiguous Acres Available for Development Expansion	Please Provide No. of Acres and Detailed Map Outlining Potential Expansion Opportunities	300

Proximity Items		
Criteria	Units of Measure	STATE Response
Name & Distance to all Government Protected Property (50 Mile Radius) i.e. Military Bases, State Parks, Federal Reserves, Nuclear Power Plants & Other Restricted Government Facilities	Miles	None
Name & Distance of Federal/State Superfund Sites within 50 miles	Miles	None
Archeological Site Study, If Available If no, Name & Distance of Archeological Sites within 100 miles	Yes or No (If yes, please provide relevant information) Miles	Not applicable and none within 100 miles

For all the following: Please indicate all applicable items within a 25 Mile Radius; Where the response is N/A please indicate Nearest location, as appropriate. Name & Distance to Fire Station Name & Distance to Police Station Name & Distance to Stream or Body(ies) of Water Name & Distance to Dam(s)		Police & Fire: Salina City, 1 mile. Seiver River, ½-mile. Redmond Pond, 4.5 miles. Salina Creek, 1.5 miles. No dams. Some fault lines in area. Wetlands along river bottom.
Name & Distance to nearest Metropolitan Area (>100K Population)	Miles	Provo/Orem 100 miles
Name & Distance to nearest Military Base with Aviation Service Capability	Miles	Hillfield AFB, 160 miles
Name & Distance to nearest Technical School (A&P Licensing, Maintenance or Mechanical Courses)	Miles	Snow College, Richfield Campus, 18 miles
Name & Distance of University or College within 25 mile radius	Miles	Snow College, Richfield Campus
Name & Distance of University or College within 26-50 mile radius	Miles	Snow College, Ephraim Campus
Name & Distance of University or College within 51-100 mile radius	Miles	Brigham Young University
Enrollment Size of University or College in above question	No. of Full /Part Time Students	Snow College: 4,300
Name & Distance from nearest Residential Living Area	Miles	
Name, Distance & Size of nearest Electrical Power Station	Miles, MW Capability	Hunter, 1,400 MW, 100 miles..
Name & Distance of five (5) largest Manufacturing Companies within 75 mile radius	Miles	SUFACO Mine, 30 miles; Redmond Minerals, 4 miles; ACT Composites, 20 miles,
Name & Distance of all Major Employers within 75 mile radius (>250 ee's)	Miles and Name any Represented Workforces	SUFACO Mine

Tax Consideration		
Local Business Tax	Yes or No	None
Local Personal Income Tax	Yes or No	None
Local Sales Tax Rate (if applicable)	Yes or No	6.35%

Site Utilities		
Criteria	Units of Measure	STATE Response
Major Electric Provider(s)		Rocky Mountain Power
Green Power Available(s)		See Rocky Mtn Power
Natural Gas Provider(s)		Dominion Energy
Electric Rates		EDCU provided
Water Rates Size of Services – Water & Sewer Source of Water	Price/Unit of Measure Line Size and Volume, Pressure & Capacity Name & Location	See Salina City for current water and sewer rates.
Gas Rates Size of Services		See Dominion Energy/EDCU for current rates.
Telecomm Providers	-	Century Link; CentraCom
Phone/Internet/Fiber Rates	-	Both can provide high bandwidth services.

Site Logistics		
Criteria	Units of Measure	STATE Response
Distance to closest Airport Distance to nearest major Airport (if different from above)	Miles	Richfield City Municipal (IFR rated) 18 miles; Salt Lake City Int'l, 145 miles
Secondary Commercial Airport having Air Transport Capacity (Name & Distance)	Miles	Provo Regional, 100 miles to the north.

Closest 4-lane highway(s) intersections & Distance (Include Names)	Miles	Interstate 70; ½-mile. Interstate 15 is 25 miles to the west.
Closest US Interstate Intersection(s) (Include Names)	Miles	See above.
Bridge/s and Weight and Height Restrictions or Other Transportation Issues Between Site and Interstate or Other Highway Intersection	Describe in Detail	There are no bridges between site and access to I-70 nor from site to Interstate-15 25 miles away.

Health & Safety		
County Criteria	Units of Measure	STATE Response
No. of Local Health Systems Providers (i.e. Trident, TriHealth, Kaiser, etc.)	Provide Number & Description	IHC Richfield /Gunnison Valley. 2 hospitals within 20 minutes
National Ambient Air Quality Standards CO Attainment/Nonattainment Lead Attainment/Nonattainment NOx Attainment/Nonattainment VOC Attainment/Nonattainment PM ₁₀ Attainment/Nonattainment PM _{2.5} Attainment/Nonattainment SO ₂ Attainment/Nonattainment	Answer Appropriately	Sevier County is an air quality attainment area for all pollutants.

For nonattainment pollutants, are emissions Offsets available, if appropriate	Yes / No ; Provide Detailed Description	N/A
HazMat Response Capabilities	Provide Detailed Description (include detail on professional versus voluntary)	Sevier County has certified responders with equipped vehicles
Waste Water Treatment Plant Capacity Analysis	Provide Detailed Description	Salina utilizes a lagoon system.

		system capacity.
Municipal Water Quality Assessment	Provide Detailed Description	City meets all quality standards (reports on file w/ state).
Site Criteria	Units of Measure	
Wetlands and Protected Species Analysis of Property	Please Provide Report	None
Phase 1 Evaluation, if Available (date last performed)	Please Provide Report	Phase 1 completed See attached.
Phase 2 Evaluation, if Available (date last performed)	Please Provide Report	None completed
Flood Elevation (100 & 500 year data)	Feet	Site is not within any FEMA designated flood plain.
Flexibility to Permit a Surface Water Discharge Point	Provide Detailed Description	Salina City requires on-site detention of any run-off.
Water Table	Feet	At least 70 feet
Average humidity at the site for the past three years by seasons	Percentage calculated on hourly readings for same timer periods in previous 3 years.	Summer-42.3% Fall-54.6% Winter-60.1% Spring-40%