

UTAH MEGA SITE PROGRAM
SITE INVENTORY CRITERIA

Criteria

Site Information

- At least 400 contiguous acres, but potential for more
- Single or few owners who are willing to engage with the program
- Location
- General shape
- Current sale price
- Zoning

Site Conditions

- Current status of the due diligence process
- How much money will it cost to complete the certification process
- How much time will it take to complete the certification process
- What technical issues (if any) have been identified through the existing due diligence work?
 - Can those issues be remedied?
 - How much time/money will be required to remedy them?

Site Infrastructure

- Current status of the water and sewer infrastructure?
- Distance to the nearest power substation
- Current power line capacity
- Current status of the natural gas infrastructure
- Is there rail access?
 - Is there a dedicated spur?
- Is the site accessible by road?
- Distance to the nearest major thoroughfare
- Distance to I-15 or other major highway

Economic Development Opportunities

- Location
- Distance to Salt Lake International
- Proximity to major state/local infrastructure projects
- Demographics
- Other government funding opportunities (Economic Opportunity Zones)
- Comparable Incentives
- Local economic development strategic plan
- Other economic development assets
 - Supply chains

- Similar employers
- Labor shed
- Other additional criteria