**SILVERLINE INDUSTRIAL PARK SUBDIVISION**

9501 West 900 South

**Introduction**

The Silverline Industrial Park subdivision is an industrial development in western Weber County near the Great Salt Lake. The existing 36-acre parcel (Tax ID # 10-041-0011) is proposed to be split into two lots and a southerly Remainder parcel. A rail spur adjoins the existing westerly property line. The purpose of the subdivision is to create a 5-acre lot (Lot 1) for construction materials. Lot 2 involves creating a lot around the existing industrial buildings. Lots 1 and 2 have ample access off the public road 900 South Street. The Remainder parcel is dependent on access through Lot 2, and at this time is not advanced as a buildable lot.

**Access**

As mentioned previously, Lots 1 and 2 front on and will have access from the public road 900 South Street. Additionally, Lot 2 is granting to Lot 1 a 30-foot access easement as shown on the plat.

**Zoning**

The site is currently zoned M-3 - existing and planned activities are consistent and compatible with the existing zone. The proposed plat does not involve a re-zone request.

**Utilities**

Contemplated Lot 1 activities at this time do not involve a building, but are planned for a laydown yard. Acknowledging that a 'Lot' must have access, water and sewer stubs, accordingly a water service and sewer lateral will be installed to Lot 1. A will serve letter has been issued by Western Basin Water.

The site is extremely flat, and is not in a mapped FEMA floodplain. Any on-site ponding is from localized anomalies. The southerly Remainder parcel is reserved for stormwater storage. A 30-foot access and utility easement (which includes provision for stormwater appurtenances) is shown on the plat across the southwesterly portion of Lot 2 to afford Lot 1 the opportunity of directing flows to the Remainder parcel.

**Conclusion**

The Silverline Industrial Park Subdivision involves a zoning-compatible creation of a lot in the M-3 zone for materials storage.