



Utah Mega Sites Program

What is the Utah Mega Sites Program?

The Utah Mega Sites Program is designed to identify and certify a limited number of 400+ acre industrial sites across the state of Utah. These sites are intended to attract large-scale industrial projects with the goal of 1,000 jobs and/or one billion dollars in capital investment. These projects will have substantial direct and indirect economic impact on surrounding communities.

Why does Utah have a Mega Sites Program?

Compete Globally

Certified Mega Sites enables Utah to compete on a national and even global scale for large industrial projects that have historically located elsewhere.

Generate Increased Interest in Utah

Completed due diligence work on the site minimizes client risk, shortens development timelines, increases cost savings, and qualifies sites for a potential large-scale project. Certified site programs and their required due diligence have proven successful across the southern and east-central US. Alabama, Virginia, Florida, and many other states have landed projects because of proactive work completed through certified site programs.

Attract jobs and investment to Utah

Certified Mega Sites will attract large industrial users to Utah, bringing a large number of jobs and/or capital investment. Mega Sites will act as catalysts for local economies, especially in rural Utah where the majority of viable, 400+ acre sites are located.

Why Should a Utah Community or Land Owner Certify a Mega Site?

High Return on Investment

Mega Sites that landed projects have been shown to have a high return on investment and a positive impact on communities. The certification of a Mega Site is a time and money-intensive process that is worthwhile because of the future return on investment. The investment in the site by a site owner and community will be returned as projects provide either a large number of jobs or capital investment.

Increased Site Marketability

Completed due diligence increases site selector and company interest because the information that is expensive and time-consuming is already complete. A certified site is far more likely to sell than an uncertified property as it saves the client money by shortening timelines and decreases potential risks.



What is a Mega Site?

For a site to qualify as a potential Mega Site, it requires:

- 400+ acres
- 80% contiguous buildable area
- Clear boundaries
- Relatively flat topography
- Property owners in agreement with the program requirements
- Existing or future infrastructure near and on the site
- Dedicated site leader responsible for the Mega Sites application and certification process
- Future state and local incentive discussions

Elberta, Utah
Mega Site

Lower Upfront Costs

The Utah Mega Sites program offers financial aid at both stages of certification:

For Stage 1, an EDCUtah Grant covers all costs up to \$5,000.

For Stage 2, legislative funding covers approximately one-third of the total cost. The municipality will be asked to fund one-third, and the land owner will fund the last third of the total certification cost.

Improved Visibility and Targeted Marketing

EDCUtah has a large network of site selectors, industrial companies, and others with whom they are able to promote potential sites. A certified Mega Site will be marketed on EDCUtah's website, via direct mail, and in-person to those looking to locate or expand in Utah. The Utah Mega Sites Program has budget set aside specifically for site marketing.

How Does a Community or Land Owner Certify a Site?

The Utah Mega Sites Program has a two-stage certification process:

Stage 1. Low upfront investment to complete information-gathering for the site. Largely a desktop process, it includes information on key criteria about the property. EDCUtah offers grants to cover the majority of Stage 1 costs.

Stage 2. Building on the information collected in Stage 1, Stage 2 requires more detailed site-specific information, which may be costly and time-consuming to acquire, and may require the services of a reputable engineering firm. EDCUtah offers matching grants to assist with Stage 2 certification.

See our second brochure on the process of making your site a Certified Mega Site



Mega Site questions?
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For more information on Mega Site certification and grants, please visit <https://edcutah.org/investors-utah-mega-sites-program>