

PLANNING COMMISSION STAFF REPORT

UNEV Pipeline Project,

Conditional Use, Petition PLNPCM2009-00423

**Address of Subject Property: 705 N. Wright Brothers
Drive including Parcel 1070 N. 5200 W**

May 27, 2009



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: UNEV Pipeline,
LLC

Staff: Nole Walkingshaw,
Phone: 801-535-7128, email:
nole.walkingshaw@slcgov.com

Tax ID: 07-25-200-008, 07-
25-200-009

Current Zone: Base Zoning:
M-1 Light Manufacturing,
Overlay Zoning: Lowland
Conservancy Overlay District

Master Plan Designation:
Salt Lake City Open Space Plan

Council District: Council
District One, Represented by
Carlton Christensen

Lot Size:
352.47 Acres or 15,353,593
square feet

Current Use: Open Space,
Grazing Lease

**Applicable Land Use
Regulations:**

- 21A.28.020 M-1, Light
Manufacturing District
- 21A.34.050 LC, Lowlands
Conservancy Overlay District
- 21A.54 Conditional Uses

Notification

- Notice mailed on May 12,
2009
- Sign posted on May 14, 2009
- Agenda posted on the
Planning Division and Utah

Request

UNEV Pipeline, LLC is proposing to construct a 415 mile underground petroleum pipeline from the oil refineries in North Salt Lake to Las Vegas, Nevada. The proposed pipeline is 12 inches in diameter and would be buried approximately three to four feet underground (it may be buried deeper where necessary). The required temporary construction right-of-way width is 75 feet (generally) and the final permanent right-of-way width is 50 feet. Approximately 2,800 feet of this proposed pipeline would cross the Lowlands Conservancy Overlay District located at 705 N Wright Brothers Drive, and including parcel 1070 N 5200 West. The property is zoned M-1 Light Manufacturing, and portions of the property are within the Lowland Conservancy Overlay District. The current use of the property is as open space, and grazing.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, based on the findings listed in the staff report, it is the Planning staff's opinion that the project adequately meets or will meet the applicable standards and therefore recommends the Planning Commission approve with the following conditions:

1. Approval subject to the adoption of Petition #PLNPCM2009-0042 Zoning Text Amendment to the Lowlands Conservancy Overlay District, by the City Council. The purpose of the request is to amend the Lowlands Conservancy Overlay District (LC) regulations to allow only underground utility transmission infrastructure to be considered in the LCOD as a Conditional use.
2. Construction subject to the standards of review and inspections as required by the Federal Departments of Transportation, who oversees the following required permits for this section of the line:
3. Restoration of the disturbed area with native vegetation and topography consistent with the vegetation and topography in place prior to the disturbance.

Public Meeting Notice
websites May 12, 2009

Attachments:

- A. Site Plan and Route
Alternative Map
- B. Departmental Comments
- C. Application
- D. Mailing Labels

VICINITY MAP

UNEV Pipeline Project



Background

Project Description

- UNEV Pipeline, LLC is proposing to construct a 41.5 mile underground petroleum pipeline from the oil refineries in North Salt Lake to Las Vegas, Nevada. The proposed pipeline is 12 inches in diameter and would be buried approximately three to four feet underground (it may be buried deeper where necessary). The required temporary construction right-of-way width is 75 feet (generally) and the final permanent right-of-way width is 50 feet.
- Approximately 8.5 miles of the pipeline would be located in Salt Lake City and would cross the following zoning districts:
 - Agricultural
 - Business Park
 - Airport
 - Light Manufacturing
 - Lowland Conservancy Overlay District (LCOD)

- The proposed pipeline falls within the land use classification of “Public/private utility transmission wires, lines, pipes and poles” as stated in the Salt Lake City Zoning Ordinance.
- “Public/private utility transmission wires, lines, pipes and poles” are permitted uses in the Agricultural, Business Park, Airport, and Light Manufacturing zoning districts; however, they are not allowed in the LCOD.

PREVIOUS CITY ACTIONS REGARDING THE PROPOSED PIPELINE

- On December 9, 2008 Salt Lake City issued a Use Interpretation letter stating that the proposed pipeline is not permitted in the LCOD; however, the City’s Open Space Plan shows a future trail connection through the LCOD near the location of the proposed pipeline. The trail is called the Transvalley Corridor Trail Connection. The LCOD zoning regulations state that the Planning Commission may approve roads, bridges or trails as a Conditional Use. The Use Interpretation letter stated that the proposed pipeline could be approved by the Planning Commission as a Conditional Use if it was proposed as part of the trail connection identified in the Salt Lake City Open Space Plan.
 - UNEV Pipeline, LLC submitted a Conditional Application in January 2009 for the proposed pipeline and Transvalley Corridor Trail Connection.
- On April 8, 2009 the Salt Lake City Planning Commission denied the Conditional Use application for the proposed trail and pipeline citing safety concerns related to bird hunting in the area and the proximity of the Salt Lake International Airport. During the same meeting, the Planning Commission initiated a petition asking the Planning Division to develop a proposed amendment to the Lowland Conservancy Overlay District zoning regulations to allow the proposed pipeline as a stand alone conditional use. The Planning Commission also stated that UNEV Pipeline, LLC could submit a Conditional Use application for the pipeline and the Planning Commission would review the Text Amendment proposal and Conditional Use application concurrently.

LOWLAND CONSERVANCY OVERLAY DISTRICT

- The purpose of the LCOD is to “promote the public health, safety and general welfare of the present and future residents of the City and downstream drainage areas by providing for the protection, preservation, proper maintenance, and use of the City’s watercourses, lakes, ponds, floodplain and wetland areas. The requirements of this District shall supplement other applicable codes and regulations, including State and Federal regulations and the Salt Lake City Floodplain Ordinance.”
- Areas protected by the LCOD consist of water bodies such as streams, lakes, ponds and wetlands, and also the Jordan River and the Surplus Canal. The boundaries of the LCOD, with the exception of the length of the Jordan River and Surplus Canal, are shown on the attached map.
- Permitted uses in the LCOD are limited to agricultural, open space and recreational uses that do not involve any grading, earthmoving, modification of site hydrology, removal of wetland vegetation, or construction of permanent buildings/structures.

- Conditional Uses are limited to those involving only limited filling, excavating or modification of existing hydrology. Conditional Uses that may be considered are listed in the attached LCOD regulations.

Public Comments

On January 13, 2009 Planning Staff and the Applicant met with environmental groups and representatives from the Utah Waterfowl Association. The purpose of this meeting was to brief these groups on the proposal and gather input. Some of the concerns expressed included, fragmenting habitat, nesting and migration disturbances, expansion of Airport facilities, and the interpretation connecting the trail and pipeline. While no formal comments were received at this meeting the concerns expressed were generally in opposition to the trail development. At this meeting the opinions regarding the pipeline construction varied from opposition and indifference to recommending approval, with one person stating that "Pipelines are thought of as a temporary impact in wetlands".

An Open House was held February 19, 2009 Planning Staff and the Applicant met with abutting property owners, representatives of various naturalist organizations, local duck clubs, and representatives from the Airport, and other City Divisions. Generally speaking the concerns expressed were in opposition to the trail development. The opinion of the pipeline development varies from opposition of to approval of or an indifference to the installation of the pipeline.

An Open House was held April 23, 2009 to discuss the proposed pipeline without a trail and the accompanying petition requesting an amendment permitting utility corridors through the Lowlands Conservancy Overlay District as a conditional use. There was only one attendant at the open house outside of the applicants work group. No opposition to the proposal has been received to this point.

City Department Comments

The following is a summary of the comments received from pertinent City Departments/Divisions. The comments received from pertinent City Departments/Divisions are attached to this staff report in Attachment D Departmental Comments.

- Airport: A portion of the proposed UNEV pipeline is to be constructed on the western edge of airport owned property. This section of pipeline is within the city's Lowland Conservancy zoning district. The airport has no objection to either of the proposed text amendment options that would allow under ground or above ground utilities. However, any future utility that is constructed in this area will be subject to future airport needs and requirements. Utilities in this area may be required to be relocated for future runway, taxiways, FAA requirements, maintenance, or any other airport purpose.
 - Transportation: The project notes that "The project will not include any driveways or parking areas nor will the use...impact existing streets." Yet it also states that, "Surface and aerial patrols would occur every other week or at least 26 times a year." Our concern is the defined and controlled access from the public roadway, along with the clean wheel issue of vehicles entering the roadway from a non developed inspection and service road.
- Office of Sustainability: The Open Space Program has reviewed the proposed changes to the Lowland Conservancy District and has the following concerns:

The Open Space Program does not support either of these suggested text amendments. However, we do recommend that alternative solutions be considered to see if other options are available. This project does not warrant the potential negative impacts to the areas protected under the LCOD.

Option 1: Overhead and underground utility transmission infrastructure

The first amendment option could create undesirable impacts if the option to allow overhead and underground utility transmission infrastructure is approved. The Lowland Conservancy Overlay District (LCOD) protects areas consisting of water bodies such as streams, lakes, ponds and wetlands, and also the Jordan River and the Surplus Canal, which would be impacted by activities, roads and management practices associated with above ground utilities. This would impact indigenous species of birds, animals and plant life which is contrary to the purpose of the LCOD. The promotion of the public health, safety and welfare and the protection of downstream drainage areas is the clear purpose of the LCOD and the construction of above ground utilities is directly in conflict with this purpose.

Option 2: Underground utility transmission infrastructure

The second option to only allow underground utilities is the better of the two options if mitigation and long-term stewardship is strictly enforced with associated financial implications. Of the two options, it is the determination of the Open Space Program that option two would have less negative impact on the LCOD areas.

The Planning Division has not received comments from the applicable City Departments/Divisions that cannot reasonably be fulfilled or that warrant denial of the petition. The Staff recommended conditions of approval take into account these comments.

Project Review

- Interpretation Review Team, Meeting August 20, 2008 to discuss the use interpretation and determine if the project was considered a public or private utility. Following other internal discussions the Use Interpretation letter was issued on December 9, 2008
- Development Review Team (DRT) met on November 20, 2008 and March 4, 2009 to discuss permit requirements.
- Internal Project Review, Staff has met with management on several occasions to discuss and review the development.
- Planning Commission Discussion: On March 11, 2009 Planning Staff and the Applicant briefed the Planning Commission. Staff requested input and discussion from the Planning Commission to provide direction for Staff Consideration.
- Revisions made by applicant: On March 17, 2009 Planning Staff met with the Applicant to discuss the issues raised during Planning Commission discussion. Staff requested additional information and maps for presentation to the Planning Commission. Staff review the comments received from the Planning Commission and City Departments/Divisions as they relate to the development of conditions of approval.
- On March 23, 2009 The Planning Commission held a public hearing for the requested approval of a conditional use for the Transvalley Corridor Trail Connection/UNEV Pipeline Project. The Petition request was denied and the Planning Commission initiated a petition to amend the LCOD as a Conditional Use.
- Planning staff discussed the new proposal and has developed recommendations. The request has been routed to all pertinent City Divisions and the Mayor's Cabinet for comments and concerns.

Analysis and Findings

Options

There are three potential options for the project;

1. Conditional Use, this option requires a Zoning Text Amendment, reference petition PLNPCM2009-00422, to the Lowlands Conservancy Overlay District. The purpose of the request is to amend the Lowlands Conservancy Overlay District (LCOD) regulations to allow only underground utility transmission infrastructure to be considered in the LCOD as a Conditional Use.
2. Change the route of the pipeline. The third option of an alternative route has been considered by the applicant, the Lowlands Conservancy Overlay District abuts Salt Lake City Airport property, where an existing utility corridor runs just outside of the district. The Airport future growth plans require the relocation of these utility structures, as such they are reluctant to permit an additional installation with the potential relocation being required within the next 50 years. The current route runs on the outside of this expansion area and will not be affected by future growth.
3. Table the matter for additional information. The option of tabling the petition for further information would delay the hearing until the requested information can be developed and a new public hearing scheduled.

Findings

Section 21A.34.050.E Lowlands Conservancy Overlay District Conditional Use Standards: In additions to demonstrating conformance with the conditional use standards contained in Chapter 21A.54 of the Salt Lake City Code each applicant must demonstrate conformance with the following standards:

1. The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site;

Discussion:

The installation of the pipeline will not detrimentally affect or destroy natural features within the Lowlands Conservancy District. Pipeline installation creates temporary impacts.

As part of the cleanup and restoration process, the right-of-way (ROW) would be regarded as close to original contours as practicable to conform to adjacent undisturbed ground, ensuring that the normal site drainage of runoff is restored to preconstruction conditions.

The segregated topsoil would be redistributed over the disturbed work area. Final Cleanup would occur as soon as possible after backfill. Final seeded preparation and seeding would occur at the proper time in accordance with final reclamation plans. Temporary erosion control measures would remain in place until final measures can be implemented.

Finding: The conditions of approval and federal development regulations should mitigate any detrimental affects. The proposed development upon its completion should highlight the natural features of the area.

2. The location of natural features and the site's topography has been considered in the designing and sitting of all physical improvements;

Discussion:

Not applicable to UNEV Pipeline Project which is an underground utility. There are three canal crossings in this area. The applicant will use a directional drill to cross under the canals.

Finding: The surface remediation will be such that the natural features and the sites topography will be maintained similarly to the existing features and topography.

3. Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas approved for the placement of physical improvements may be cleared;

Discussion:

Work will only take place within the approved 75-foot ROW and would be cleared just prior to trenching.

Finding: No work will be commenced on site until all approvals and permits have been obtained. There are no buildings on site and the work area will be mitigated as a part of the clean-up and revegetation process.

4. The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities;

Discussion:

The ROW would be re-graded as close to original contours as practicable to conform to adjacent undisturbed ground, ensuring that the normal site drainage of runoff is restored to preconstruction conditions.

Finding: The pipeline engineering and design shall take into account the areas hydrology, and be designed such that the natural retention is maintained; the pipeline should not impact flooding from other areas, and will not impact stream velocities.

5. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff;

Discussion:

The UNEV Pipeline Project is an underground utility that will restore the right-of-way to original grade to the extent practicable and restore the vegetation at completion. Erosion and drainage control measures included in the Storm Water Pollution Prevention Plan (SWAPP) would be used where necessary to control erosion and comply with the project's Utah Pollution Discharge Elimination System (UPDES) permit.

Finding: The project is going through a federal review and Environmental Impact Statement process. The Army Corps of Engineers along with the Federal Department of Transportation will review and permit the development based upon their review of the existing conditions. There may be some requirements for ground water management and protection during the construction period.

6. The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow;

Discussion:

Flow/hydrology would not be altered as a result of underground pipeline installation.

The operation of pipelines for the transportation of hazardous liquids is regulated by the DOT under 49 CFR 195, *Transportation of Hazardous Liquids by Pipeline*. This part of the CFR prescribes the safety standards and reporting requirements. The pipeline ROW would have regular patrols to inspect for problems, unusual activities, storm drainage, encroachments, leaks, or third party equipment or activities. Surface and aerial patrols would occur every other week or at least 26 times a year.

Finding: The proposed development should not endanger health and safety of abutting developments, including any potential for flood flow.

7. The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase storm water runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this Title;

Discussion:

Clearing, grading, trenching, and soil stockpiling activities could temporarily alter overland flow and localized groundwater recharge patterns. Near-surface soil compaction caused by heavy construction equipment/vehicles could reduce the soil's ability to absorb water. The duration and magnitude of these effects should be temporary and minor.

Trenching could cause temporary fluctuations in the elevation of the water table where the water table is within 6 to 8 feet of the ground surface. Trench dewatering would only be required in areas with a high water table, and the duration of these operations should be short, typically several days or less. To further minimize impacts, discharge water from the trenches would be directed toward well-vegetated upland areas if present or properly constructed dewatering structures or filter bags, which would allow the water to infiltrate back into the soil and return to the underlying aquifer. Trench dewatering would be conducted in compliance with applicable permits. If these construction best management practices and mitigation measures are followed, impacts on groundwater associated with trench dewatering would not be significant.

Construction in any one area (on the order of several thousand linear feet) should be completed in a matter of days. In addition, implementation of the planned mitigation measures should reduce the majority of possible impacts on groundwater to less than significant levels.

Upon completion of construction in any one area, surface contours should be restored to ensure that the original overland flow and recharge patterns are reestablished. Implementation of these measures would reduce impacts on groundwater to levels that would not be significant.

Finding: This proposal crosses the Lowlands Conservancy Overlay District. Within this area there is wildlife habitat for aquatic flora and fauna, and a close relationship to the ground water and wetlands. The design of the project takes these issues into account and minimizes any perceived impacts. The pipeline design requirements are to have these issues documented and show how the impacts may be minimized.

8. The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions; and

Discussion:

Not applicable. No water supply or sanitation systems are associated with this project.

Finding: There is no development at this site which requires a water or sanitation system/

9. The availability of alternative locations not subject to flooding for the proposed use.

Discussion: Alternative locations have been documented as a part of the environmental impact statement process; the proposed alternative mitigates the needs of abutting property owners as well as minimizing the length of pipeline through the area.

Finding: The applicant supplied a document showing eight alternative routes each route had various impacts and constraints. The proposed route minimizes the impacts on existing development, is consistent with the future growth plans for the Salt Lake City Airport and minimizes impact on transportation corridors. (See Attachment A: Route Alternative Map)

21A.54.080 B. Specific Standards: A conditional use permit shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission, or, in the case of administrative conditional uses, the Planning Director or the Director's designee, may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. **Master Plan and Zoning Ordinance Compliance:** The proposed conditional use shall be:

- a. **Master Plan and Zoning Ordinance Compliance:** Consistent with any policy set forth in the City-Wide, Community, and Small Area Master plan and future land use map applicable to the site where the conditional use will be located, and

Discussion:

UNEV has worked closely with City's officials and representatives to develop a project that is consistent with and promotes the City's Open Space Plan.

- b. **Master Plan and Zoning Ordinance Compliance:** Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Discussion: The Lowland Conservancy Overlay District lists both permitted and conditional uses; the proposed pipeline is not specifically listed. Petition PLNPCM2009-00422 Zoning Text Amendment to the Lowland Conservancy Overlay District, is proposing the use as a Conditional Use.

Finding:

The proposed conditional use is located within the Baileys Lake area discussed in the Salt Lake City Open Space Master Plan. The proposed Pipeline would cause only a temporary disturbance to the area and would be consistent with the goals of the Open Space Master Plan. The determination as to whether or not the use is to be allowed by the zone is contingent upon the City Council adoption of Petition PLNPCM2009-00422 and the recommendation of the Planning Commission.

2. **Use Compatibility:** The proposed conditional use shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

Discussion: Current uses for the abutting properties and the existing property are agricultural, grazing, and waterfowl hunting. The proposed use will cause a temporary impact during the construction and restoration process. Following this the use should have no additional impacts on the use of these properties.

Finding: The conditions associated with the staff recommendation take into account the mitigation needs for potential use conflicts in the area. Because there are no buildings or principal uses being developed at this site, many of the standards in this section do not apply. The applicant has provided a detailed analysis of how the proposed pipeline corridor satisfies the various factors, including use and design compatibility, in its letter dated April 16, 2009 submitted with the application.

3. **Design Compatibility:** The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;
- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and
- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.
- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Discussion: The Pipeline will be located underground the Pipeline will not result in any objectionable views and sounds. The Project does not include the construction or remodeling of a commercial or mixed-use development.

Finding: The design of the Pipeline development is compatible with the area, currently there are no principal structures in the area. As the area develops, the future developments will need to consider the use as they develop the site design.

4. **Detriment to Persons or Property:** The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:

- a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
- b. Not encroach on any river or stream, or direct runoff into a river or stream;
- c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
- d. Be consistent with the type of existing uses surrounding the subject property; and
- e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Discussion: By its nature, the pipeline will not be a detriment to the health, safety and general welfare of the public. UNEV's construction and operation of the Pipeline are heavily regulated by the U.S. Department of Transportation and other government agencies. The regulations promulgated by these governmental bodies contain detailed rules regarding annual accident and safety related condition reporting, design requirements, construction, pressure testing, operation and maintenance, qualification of pipeline personnel, and corrosion control, all of which govern UNEV's construction and operation of the Pipeline. Accordingly, the Pipeline is carefully designed to not emit pollutants into the ground or air and not to introduce hazards or potential damage to adjacent property. By using directional drilling construction methods to install the Pipeline under the Surplus Canal and the Goggin Drain, the Project will not encroach on any river or stream nor direct runoff into a river or stream.

Finding: The proposed development will not emit any known pollutant into the ground or air. The development will directionally drill under the canals there should not be any detrimental effect to the from the rain/snow water runoff to the quality of the canal water. The proposed development should not introduce any hazardous or potential for damage to adjacent property that cannot be mitigated.

5. Compliance with Other Applicable Regulations: The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Discussion:

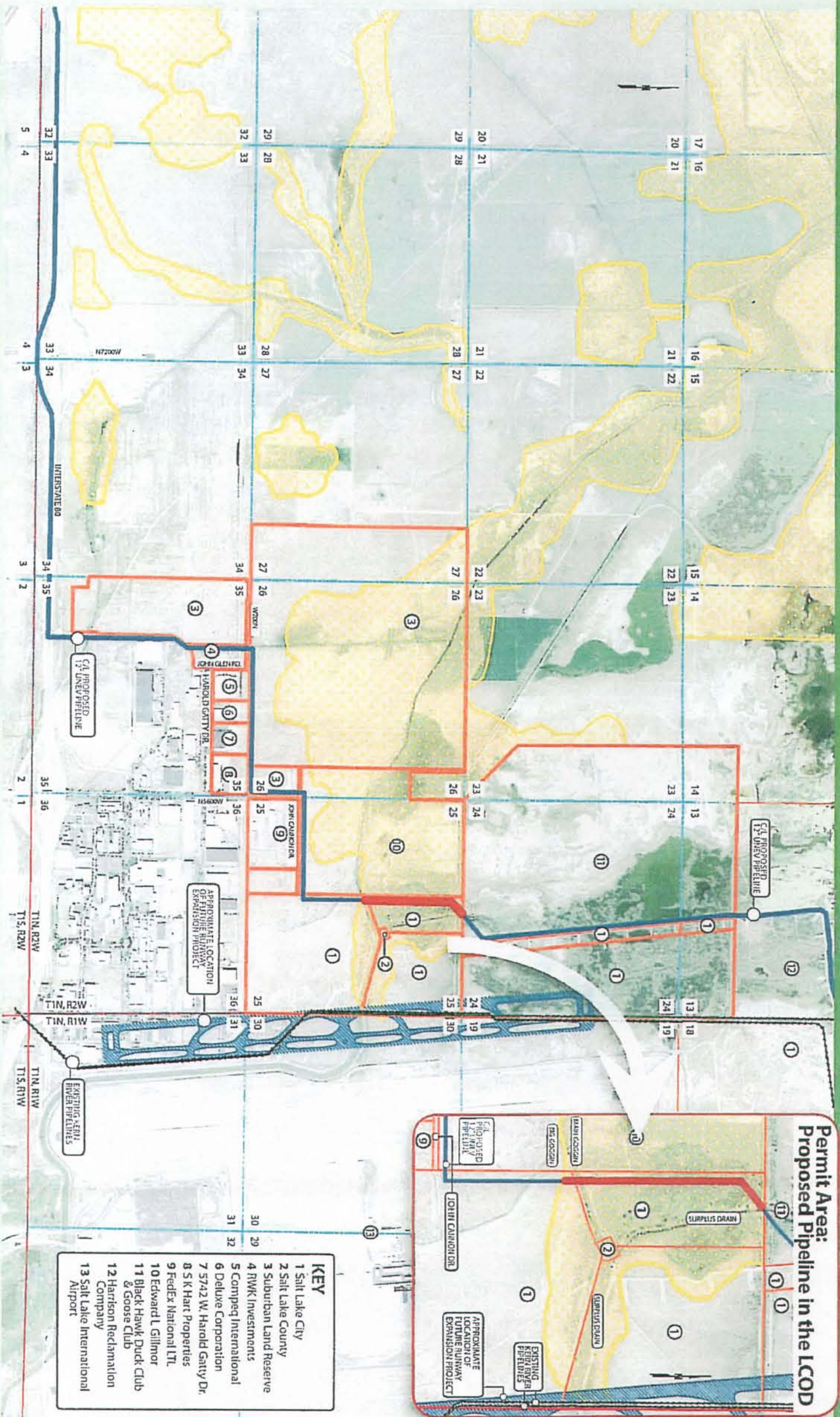
The Project will comply will all applicable codes or ordinance requirements.

Finding: The conditions of this approval require the applicant to obtain all permits and engineering requirements by other divisions are obtained as required. The applicant is also required to comply with all Federal permitting and inspection requirements. The proposed use is conditional subject to adoption of PLNPCM2009-00422, text amendment to the LOCD permitting utility transmission lines as a conditional use.

Attachment A

Site Plan and Alternative Route Map

UNEV Pipeline Project



LEGEND

PERMIT AREA: PROPOSED PIPELINE IN THE LCOD

C/L PROPOSED 12" UNEV PIPELINE

SALT LAKE CITY LIMITS

TOWNSHIP LINE

SECTION LINE

PROPERTY LINE

EXISTING KERN RIVER LINE

LOWLAND CONSERVANCY OVERLAY DISTRICT

APPROXIMATE LOCATION OF FUTURE RUNWAY EXPANSION PROJECT

KEY

1 Salt Lake City

2 Salt Lake County

3 Suburban Land Reserve

4 RWK Investments

5 Compeq International

6 Deluxe Corporation

7 5742 W. Harold Gatty Dr.

8 S K Hart Properties

9 FedEx National LTL

10 Edward L Gillmor

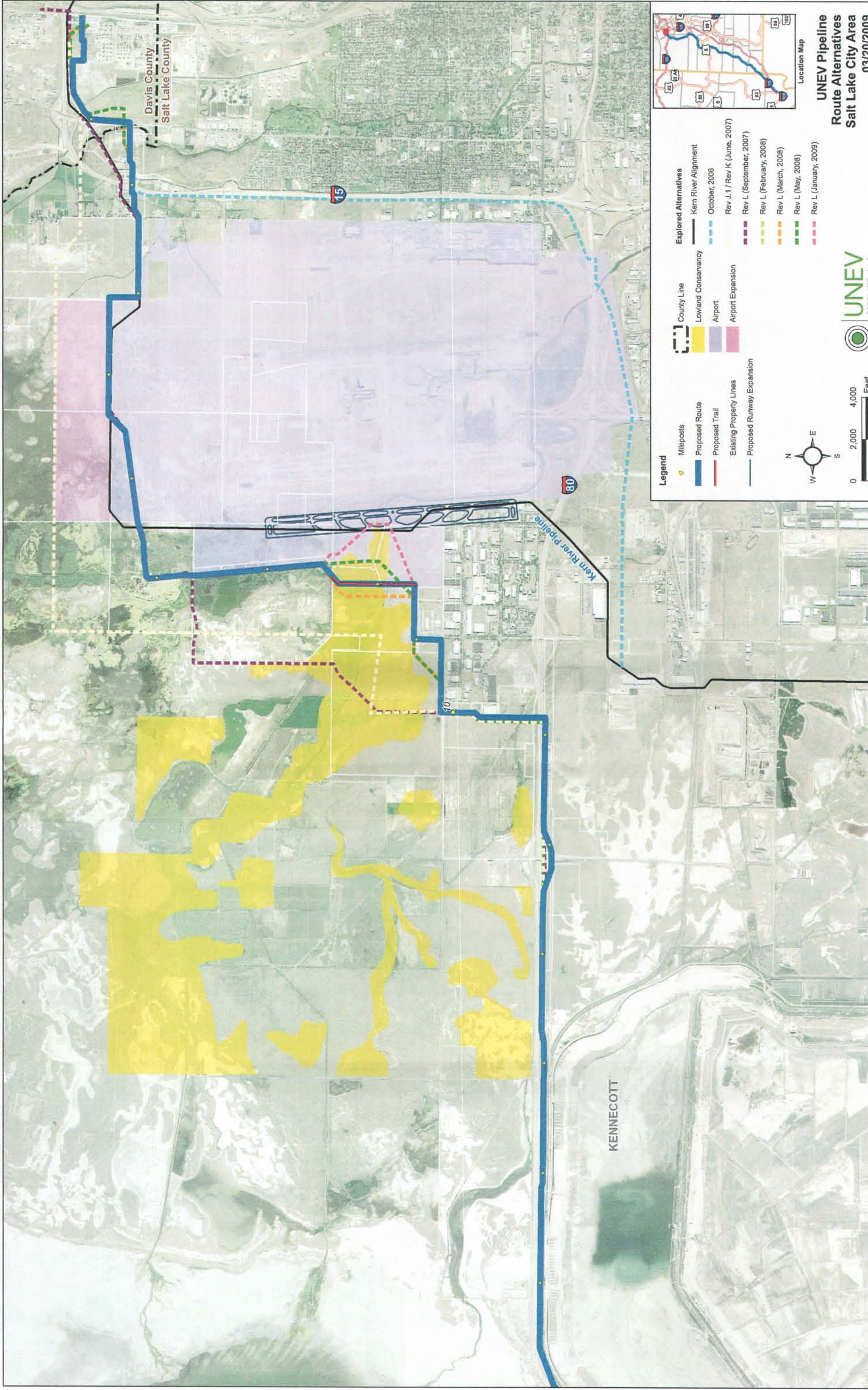
11 Black Hawk Duck Club & Goose Club

12 Harrison Reclamation Company

13 Salt Lake International Airport

UNEV

PIPELINE, LLC



Attachment B

Departmental Comments

Departmental Comments:

Airport: A portion of the proposed UNEV pipeline is to be constructed on the western edge of airport owned property. This section of pipeline is within the city's Lowland Conservancy zoning district. The airport has no objection to either of the proposed text amendment options that would allow under ground or above ground utilities. However, any future utility that is constructed in this area will be subject to future airport needs and requirements. Utilities in this area may be required to be relocated for future runway, taxiways, FAA requirements, maintenance, or any other airport purpose.

Transportation: The project notes that "The project will not include any driveways or parking areas nor will the use....impact existing streets." Yet it also states that, "Surface and aerial patrols would occur every other week or at least 26 times a year." Our concern is the defined and controlled access from the public roadway, along with the clean wheel issue of vehicles entering the roadway from a non developed inspection and service road.

Office of Sustainability: The Open Space Program has reviewed the proposed changes to the Lowland Conservancy District and has the following concerns:

The Open Space Program does not support either of these suggested text amendments. However, we do recommend that alternative solutions be considered to see if other options are available. This project does not warrant the potential negative impacts to the areas protected under the LCOD.

Option 1: Overhead and underground utility transmission infrastructure

The first amendment option could create undesirable impacts if the option to allow overhead and underground utility transmission infrastructure is approved. The Lowland Conservancy Overlay District (LCOD) protects areas consisting of water bodies such as streams, lakes, ponds and wetlands, and also the Jordan River and the Surplus Canal, which would be impacted by activities, roads and management practices associated with above ground utilities. This would impact indigenous species of birds, animals and plant life which is contrary to the purpose of the LCOD. The promotion of the public health, safety and welfare and the protection of downstream drainage areas is the clear purpose of the LCOD and the construction of above ground utilities is directly in conflict with this purpose.

Option 2: Underground utility transmission infrastructure

The second option to only allow underground utilities is the better of the two options if mitigation and long-term stewardship is strictly enforced with associated financial implications. Of the two options, it is the determination of the Open Space Program that option two would have less negative impact on the LCOD areas.

Attachment C

Application and Mailing Labels

UNEV Petroleum Pipeline Conditional Use Permit Application

Submitted: April 20, 2009





April 16, 2009

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, Utah 84111

RE: UNEV Pipeline Project

Dear Members of the Planning Office;

UNEV Pipeline, LLC, a Delaware limited liability company (UNEV), is the applicant providing this supplementary response to the application (Application) submitted to Salt Lake City (the City) for a Conditional Use Permit (CUP) for the UNEV Pipeline Project (the Project) within the Lowland Conservancy Overlay District (the Conservancy District).

The Project will include a portion of an underground pipeline (Pipeline) originating in North Salt Lake City, Utah, that will deliver oil products to the Airport and other locations. The location of the Project was selected after concerted efforts of Airport officials, adjacent landowners, various duck clubs and UNEV. The result has been the design of a project that creates a win-win partnership for Salt Lake City, the Airport, UNEV and the community-at-large. We look forward to continuing to work with the City to refine the Application and to address any additional questions that might arise during the course of your consideration of the Application.

The Project will benefit the residents of the City in a number of ways. Upon completion, the Project will transport needed petroleum products to the Airport, reduce tanker truck traffic through the City, provide a safer means of transporting petroleum products through the City and, as more fully explained below, contribute financially to the City and its residents. The Pipeline is being designed to include a connection directly to the Airport. This will increase fuel capacity and provide multiple sources of fuel to the Airport, which is key when you consider that jet fuel is the life blood of airlines.

The Project will result in significant public safety and cost benefits by allowing petroleum products to be shipped via a pipeline rather than in tanker trucks on the public highways. As determined by the U.S. Department of Transportation, shipping petroleum via pipeline is significantly safer than via tanker truck. Because the Pipeline is a "common carrier" pipeline, it can be used by multiple companies desiring to transport petroleum products at pre-determined tariff rates and conditions.

Corporate Office
100 Crescent Court, Suite 1600
Dallas, Texas 75201-6927
214-371-3556

Operations Office
P.O. Box 1326
Arlissa, New Mexico 88211-1326
575-746-5218

Consequently, the Pipeline will reduce emissions within the City, mitigate traffic congestion within the City, and reduce wear and tear on City roads, highways and freeways. As more fully discussed below, as an interstate pipeline carrying refined petroleum products, the construction and operation of the Pipeline is heavily regulated by the U.S. Department of Transportation and will therefore be required to meet stringent health, safety and environmental regulations.

The Project will also provide direct financial benefits to the City and its residents. During the construction period of the Project, UNEV will employ approximately 150 construction workers who will spend money in the City, maintain a local office in the City with seven full-time employees and pay landowners in the City amounts necessary to purchase easements for the Project. These activities will generate approximately \$1.2 million for the City and its residents. The City will also directly benefit from the anticipated \$75,000 per year in taxes that UNEV will pay the City (\$33,000 going directly to the City and \$42,000 going to the City school district).

While UNEV has concluded that City ordinances do not require UNEV to obtain a CUP to construct the Pipeline in the City, UNEV is nonetheless filing an application for a CUP based on the City's indication that such a filing is necessary. Nothing set forth herein or in the Application shall be construed to be a waiver of any right that UNEV may have with respect to the Pipeline.

A. THE PROJECT

The Pipeline

The Project is part of an approximately 415-mile long common carrier pipeline that will be constructed and operated by UNEV under the oversight of the U.S. Department of Transportation and Office of Pipeline Safety. UNEV will also comply with the regulations established by the Environmental Protection Agency as well as other federal and state regulatory agencies. The portion of the Pipeline within the Conservancy District (to which this Application applies) is shown on the Site Plan. The land on and under which the Project will be located is hereinafter referred to as the Subject Property.

UNEV has conducted extensive research and analysis to determine the most desirable location of the Project. Members of the UNEV project team have worked with the U.S. Bureau of Land Management, the lead agency with respect to the Pipeline, to evaluate alignment options and construction considerations. Since November 2006, UNEV has also worked with local landowners, special interest groups and environmental groups to determine the optimal plan for all involved. Finally, UNEV conducted extensive environmental studies to comply with the National Environmental Policy Act (NEPA) and various other federal, state and local environmental regulations. The proposed location of the Pipeline is the result of this exhaustive process.

The Pipeline itself has also been designed to protect the environment. As a steward of the environment and as a good corporate citizen, UNEV designed a construction process that takes into account the special needs inherent to various sections of the Pipeline. The UNEV project team is working with the U.S. Bureau of Land Management to put in place a comprehensive plan for the design, construction and operation of the Pipeline.

UNEV is taking care to ensure the Pipeline will be constructed and operated in a safe manner. The Pipeline will be constructed under the stringent guidelines established by the U.S. Department of Transportation. The construction of the Pipeline in the Conservancy District for the most part will be done using a conventional trenching process. To protect the environment, however, UNEV will use advanced boring methods to place the Pipeline underground without having to trench directly through existing canals in the Conservancy District. The UNEV project team will also put in place a plan to restore and revegetate the area when installation is finished.

The Pipeline will be 12-inch diameter welded steel. All pipe used will meet or exceed industry standards set by the American Petroleum Institute. Before being placed in service, each weld will undergo x-ray and the entire Pipeline will be pressured tested at more than 125 percent of its maximum operating pressure.

Additionally, to inhibit external corrosion, the Pipeline will be coated using fusion-bonded epoxy or another suitable coating as recommended for the soil conditions in the area. The Pipeline will also be under cathodic protection, an electrical system inhibiting corrosion, and which is a secondary level of corrosion protection.

To monitor the safety of the Pipeline following construction, UNEV will periodically use an internal inspection tool, called a smart pig, to measure metal loss due to corrosion or third-party damage. Corrosion coupons will be installed at each end of the Pipeline to monitor corrosion. If required, corrosion inhibitor chemicals will also be injected at the Pipeline's origin. Additionally, surface and aerial patrols will occur every other week or at least 26 times a year. These patrols will monitor for any third-party encroachment, right-of-way condition and the condition of the line markers and above ground valves.

Finally, UNEV's control center will track the flow and pressure of the Pipeline 24 hours a day, seven days a week. If all communications are lost for more than one minute, the Pipeline will shut down. UNEV provides training to all local employees to perform first responder duties. Those duties emphasize protection of the public first followed by the protection of the environment.

Conclusion

Due to UNEV's extensive efforts with respect to the Project, the Pipeline will be located, designed, constructed and monitored in accordance with all applicable laws and with careful due diligence to protect the public and the environment. As a result, the Project proposed by UNEV will create significant benefits for the City, the public and UNEV as well as provide a much needed alternative method for the transportation of refined petroleum products.

B. PROCEDURAL ASPECTS OF THE APPLICATION

Section 21A.54.060 of the Salt Lake City Zoning Ordinance (the Zoning Ordinance) sets forth various procedural matters to be completed in connection with the application for a CUP. Those matters are discussed below.

1. The applicant's name, address, telephone number and interest in the property.

The name, address and telephone number of the applicant are set forth in the Application. UNEV holds or will hold an easement or other appropriate interest in the Subject Property allowing it to construct the Project.

2. The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application.

UNEV is the owner of the easement, with the same address and telephone number as the applicant.

3. The street address and legal description of the subject property.

The street addresses for the Subject Property are as follows:

705 N. Wright Brothers Drive (07-25-200-008)
107 N. 5200 West (07-25-200-009)

As for the legal description, please see the Site Plan.

4. The zoning classification, zoning district boundaries and present use of the subject property.

The Subject Property is located in the Lowland Conservancy Overlay District. The boundaries of the Conservancy District are depicted in the Site Plan. The Subject Property is currently being used for airport, agriculture, and open space.

5. A complete description of the proposed conditional use.

A complete description of the proposed conditional use is set forth above in Section A of this letter and the Application.

6. Site plans, as required pursuant to section 21A.58.060 of this part.

Please see Site Plan.

7. Traffic impact analysis.

We will not be closing any public roads or affecting traffic in the Lowland Conservancy Overlay District during construction. UNEV has identified several private, two track dirt roads within the area for the estimated 150 construction workers to use. We will not be using any city roads in this area. Construction within this area will be approximately sixty (60) days. Construction will be primarily accomplished by directional drilling under the Surplus Canal and the Goggin Drain, and traditional open trenching method used for the open areas. Trucks and equipment will be set back far enough off of the private roads so as not to impede any traffic that may occur in this area. We will have inspectors on-site for all activities.

8. A statement indicating whether the applicant will require a variance in connection with the proposed conditional use.

UNEV will not require a variance in connection with the CUP.

9. Mailing labels and first class postage for all persons required to be notified of the public hearing on the proposed conditional use pursuant to part II, chapter 21A.10 of this title.

Mailing labels and first class postage for all persons required to be notified of the public hearing are attached. Please see Mailing Labels.

10. Such other and further information or documentation as the zoning administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Except for the information set forth in the Application, this letter, or otherwise provided to the zoning administrator, UNEV is not aware of any additional information.

C. THE PROJECT APPLICATION MEETS ALL APPLICABLE STANDARDS RELATED TO THE CONSERVANCY DISTRICT

Please see the attached Landscape Plan and Compliance with the Lowland Conservancy Overlay District's Standards document.

D. THE PROJECT APPLICATION MEETS ALL APPLICABLE STANDARDS OTHERWISE RELATED TO CONDITIONAL USE

Section 21A.54.080 of the Zoning Ordinance sets forth various factors to be considered by the Planning Commission as it evaluates a CUP application. Those factors are discussed below.

1. The Project is consistent with the Master Plan and is allowed in the Conservancy District.

As previously stated, UNEV has worked closely with City's officials and representatives to develop a project that is consistent with the Master Plan and allowed in the Conservancy District.

2. The use of the Project is compatible with the character of the Subject Property, adjacent properties, and existing development with the vicinity of the location of the Project.

The Subject Property is located west of the Airport and is surrounded by areas used for industry, agriculture and open space. The Kern River Pipeline, a natural gas pipeline, also runs through the tip of the Conservancy District. As such, the use of the Subject Property for the Project is clearly compatible with the character of the surrounding areas. The fact that the location of the Subject Property was carefully selected in consultation with the U.S. Bureau of Land Management, local land owners, and environmental groups and in accordance with NEPA further evidences the compatibility of the proposed use. Additionally, as set forth below, the Project satisfies the various conditions listed in the Zoning Ordinance to be considered by the Planning Office in determining whether a proposed conditional use is compatible with the surrounding area.

(a) As set forth more fully in the Traffic Impact Analysis paragraph above, the construction of the Project will generally occur on the Subject Property and therefore will not affect the public streets in the area. Upon completion, the Project will cause minimal traffic over the existing streets, which traffic will generally be limited to persons inspecting and maintaining the Pipeline. Thus, neither the construction of the Project nor the use of the Project after construction will materially degrade the service levels on the existing streets located around the Project.

(b) As set forth more fully in the Traffic Analysis paragraph above, the use of the proposed Project will not create any unusual pedestrian or vehicular traffic patterns or volumes that would not be expected with the development of uses contemplated in the Zoning Ordinances. The Project will not include any driveways or parking areas nor will the use of the Project create any impact on the safety, purpose or character of the existing streets. There will be crews accessing the Project to construct, inspect or repair the Pipeline but will primarily conduct their activities on the Subject Property. Thus, as compared to other activities in the area, the Project will not unreasonably impair the use and enjoyment of adjacent property.

(c) There will not be a need for any internal circulation system for the Project.

(d) It is not anticipated that the Project will require any public utility or public services from the City.

(e) The Project will not result in any issues relating to the sound, noise, odor and other impacts to the surrounding areas because the Pipeline will be buried underneath the Subject Property.

(f) There are no other nonconforming or conditional uses substantially similar to the Project within 3,000 feet of the Project.

3. **The design of the Project is compatible with the character of the adjacent properties.**

Because the Pipeline will be buried it will not result in any objectionable views and sounds. The Project does not include the construction or remodeling of a commercial or mixed-use development.

4. **The Project has been carefully designed in accordance with applicable law to minimize any detrimental effects to the health, safety and general welfare of persons and to the property and improvements in the area.**

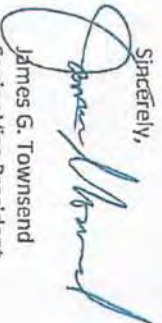
As set forth above, UNEV's construction and operation of the Pipeline are heavily regulated by the U.S. Department of Transportation and other government agencies. The regulations promulgated by these governmental bodies contain detailed rules regarding annual, accident and safety related condition reporting, design requirements, construction, pressure testing, operation and maintenance, qualification of pipeline personnel, and corrosion control, all of which govern UNEV's construction and operation of the Pipeline. Accordingly, the Pipeline is carefully designed to not emit pollutants into the ground or air and not to introduce hazards or potential damage to adjacent property. By using directional drilling construction methods to install the Pipeline under the Surplus Canal and the Goggin Drain, the Project will not encroach on any river or stream nor direct runoff into a river or stream. As indicated previously, the Project is completely consistent with the use of the surrounding area.

5. **As emphasized through this letter, the Project will comply with all applicable codes or ordinance requirements.**

E. CONCLUSION

UNEV believes that the information set forth above and in the Application demonstrates that the Project meets all of the requirements for issuance of a CUP. The Project will not be detrimental to residents, property or improvements, and the Project is a necessary and desirable use that will contribute to the well-being of the community and the Western United States. The proposed use is consistent with the City's general plans and will comply with all applicable City requirements. UNEV reiterates its intent to work closely with the City to address any and all concerns regarding the protection of the Conservancy District. We stand ready to respond in written or verbal form at any time and to meet with City officials or representatives of community groups to give assurances of UNEV's commitment to continuing as a productive and beneficial member of the City.

Sincerely,



James G. Townsend
Senior Vice President

**CONDITIONAL USE APPLICATION:
UNEV Pipeline Project**

Address of Subject Property: 705 Wright Brothers Drive (07-25-200-009) and 1070 N. 5200 West (07-25-200-009).

Project Name: UNEV Pipeline Project.

Name of Applicant:

UNEV Pipeline LLC
2100 North Redwood Road, Suite 85
Salt Lake City, UT 84116

Contact: Jim Townsend

jim.townsend@hollycorp.com
Office: 575-746-5218; Cell: 214-208-1854; Fax: 575-748-9739

Cindy Gubler

Cindy@wvandco.com

Office: 801-364-0088 x107; Cell: 801-971-5639; Fax: 801-364-0072

Jody Areia

Jody.areia@ch2m.com

Office: 801-364-5252; Cell: 970-749-2398; Fax: 801-364-5353

Name of Property Owner: Salt Lake City Corporation.

Email Address of Property Owner: N/A (Salt Lake City is the owner).

County Tax ("Sidwell" #): 07-25-200-009 and 07-25-200-008.

Zoning: Lowland Conservancy Overlay District/M-1.

Parcel Area: See Site Plan: Exhibit A.

Type of Modification Requested: N/A.

Date of Update:	Type of Usage:	Existing Property Use:	Proposed Property Use:
N/A	N/A	Open Space	Pipeline

Please describe your project:

The UNEV Pipeline Project is a petroleum pipeline that provides a win-win partnership for Salt Lake City, the Salt Lake International Airport and the community-at-large. The Project will provide the needed energy to meet the area's growing demand.

List the Primary Street Accesses to this Property: The Pipeline will be located off of approximately 5300 W. 800 North.

If applicable, what is the anticipated operating/delivery hours associated with the proposed use: N/A.

What are the land uses adjacent to the property (abutting and across the street properties): Airport, Agriculture and Open Space.

Have you discussed the project with nearby property owners? If so, what responses have you received? Yes, all nearby property owners have been notified.

Black Hawk Duck & Goose Club and Salt Lake City Corporation (Airport) have signed a right-of-way easement for that portion of the Project going through their property.

Edward Gillmor and Suburban Land have not yet signed a right-of-way easement for that portion of the project going through their property. Mr. Gillmor stated that he was waiting on Salt Lake City Corporation (Airport) to sign and Suburban Land has indicated that they are okay with signing an easement and that this should take place within the next thirty (30) days.

If applicable, list the primary exterior construction materials you will use as part of this project. N/A.

How many parking stalls will be provided as part of the project? N/A.

How many employees do you expect to have on-site during the highest shift? N/A .

Where applicable, how many seats will be provided as part of the conditional use? N/A.

What is the gross floor area of the proposed building? N/A.

Adjoining Ownership Within 450':

Black Hawk Duck Club & Goose Club

David M. & Michelle Liechty

643 E 540 North

Centerville,-UT 84014

Assessor Parcel #07-24-100-002

Salt Lake City Corporation (Airport)

AMF Box 22084

Salt Lake City, UT 84122

Assessor Parcel #07-25-200-008

Assessor Parcel #07-25-200-009

Assessor Parcel #07-25-200-006

Edward L. Gillmor
3819 S 2000 East
Salt Lake City, UT 84109
Assessor Parcel #07-25-100-008

FedEx National LTL, Inc.
1144 Griffin Road
Lakeland, FL 33805
Assessor Parcel #07-25-300-005

**COMPLIANCE WITH LOWLAND CONSERVANCY OVERLAY DISTRICT STANDARDS:
UNEV Pipeline Project Compliance**

D. State And Federal Permits Required:

A conditional use shall not be granted unless the applicant has first obtained a section 404 permit from the Army Corps of Engineers and a stream alteration permit from the Utah State Department of Natural Resources, Water Rights Division, as applicable.

An application for a 404 permit has been submitted to the Army Corps of Engineers. They are currently reviewing the project's Delineation Report/maps and expect to have our permit ready by the end of March, 2009.

E. Conditional Use Standards:

1. The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site.

The installation of the Pipeline will not detrimentally affect or destroy natural features within the Lowland Conservancy Overlay District. Pipeline installation creates temporary impacts.

As part of the cleanup and restoration process, the right-of-way (ROW) will be regraded as close to original contours as practicable to conform to adjacent undisturbed ground, ensuring that the normal site drainage of runoff is restored to preconstruction conditions.

The segregated topsoil would be redistributed over the disturbed work area. Final cleanup would occur as soon as possible after backfill. Final seedbed preparation and seeding would occur at the proper time in accordance with final reclamation plans. Temporary erosion control measures would remain in place until final measures can be implemented.

2. The location of natural features and the site's topography have been considered in the designing and siting of all physical improvements.

Not applicable to UNEV Pipeline Project, this is an underground utility.

3. Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas approved for the placement of physical improvements may be cleared.

Work will only take place within the approved 75-foot ROW and would be cleared just prior to trenching.

4. *The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities.*

The ROW would be regraded as close to original contours as practicable to conform to adjacent undisturbed ground, ensuring that the normal site drainage of runoff is restored to preconstruction conditions.

5. *The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff.*

The UNEV Pipeline Project is an underground utility that will restore the right-of-way to original grade to the extent practicable and restore vegetation at completion. Erosion and drainage control measures included in the Storm Water Pollution Prevention Plan (SWPPP) would be used where necessary to control erosion and comply with the project's UPDES permit.

6. *The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow.*

Flow/hydrology would not be altered as a result of underground pipeline installation.

The operation of pipelines for the transportation of hazardous liquids is regulated by the DOT under 49 CFR 195, *Transportation of Hazardous Liquids by Pipeline*. This part of the CFR prescribes the safety standards and reporting requirements. The pipeline ROW would have regular patrols to inspect for problems, unusual activities, storm damage, encroachments, leaks, or third party equipment or activities. Surface and aerial patrols would occur every other week or at least 26 times a year.

7. *The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase storm water runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this Title.*

Clearing, grading, trenching, and soil stockpiling activities could temporarily alter overland flow and localized groundwater recharge patterns. Near-surface soil compaction caused by heavy construction equipment/vehicles could reduce the soil's ability to absorb water. The duration and magnitude of these effects should be temporary and minor.

Trenching could cause temporary fluctuations in the elevation of the water table where the water table is within 6 to 8 feet of the ground surface. Trench dewatering would only be required in areas with a high water table, and the duration of these operations should be short, typically several days or less. To further minimize impacts, discharge water from the trenches would be directed toward well-vegetated upland areas if present or properly constructed dewatering structures or filter bags, which would allow the water to infiltrate back into the soil and return to the underlying aquifer. Trench dewatering would be conducted in compliance with applicable permits. If these construction BMPs and mitigation measures are followed, impacts on groundwater associated with trench dewatering would not be significant.

Construction in any one area (on the order of several thousand linear feet) should be completed in a matter of days. In addition, implementation of planned mitigation measures should reduce the majority of possible impacts on groundwater to less than significant levels.

Upon completion of construction in any one area, surface contours should be restored to ensure that the original overland flow and recharge patterns are reestablished. Implementation of these measures would reduce impacts on groundwater to levels that would not be significant.

8. *The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions.*

Not applicable. No water supply or sanitation systems associated with this project.

9. *The availability of alternative locations not subject to flooding for the proposed use.*

Not applicable as the Pipeline is being routed through only area agreeable to all effected landowners. Surrounding areas are also subject to flooding.

Landscape Plan

UNEV Pipeline Project

Prepared for

UNEV Pipeline, LLC

December 2008

CH2MHILL

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1.0 Introduction

1.1 Background

UNEV Pipeline, LLC (UNEV) is proposing to install a 12-inch-diameter common carrier pipeline for refined liquid petroleum products. The Pipeline would extend approximately 41.5 miles from the five refineries in the North Salt Lake City area to the Apex Industrial Park northeast of Las Vegas, Nevada.

This report describes the Landscape Plan for the portion of the Pipeline between Mile Post 7 and 8 that will traverse the Lowland Conservancy Overlay District in Salt Lake City, Utah.

UNEV is the applicant providing this Landscape Plan to Salt Lake City (the City) for a Conditional Use Permit (CUP) for the UNEV Pipeline Project (the Project) within the Lowland Conservancy Overlay District (the Conservancy District).

1.2 Objectives

The objectives of the Landscape Plan are to determine the significant criteria of the Conservancy District jurisdiction the Pipeline will traverse and evaluate the type vegetation that will be disturbed and the revegetation procedures following the pipeline construction.

2.0 Existing Vegetation

2.1 Area of Analysis

The project area encompasses the proposed Pipeline alignment, which traverse a portion of the Conservancy District in Salt Lake City, Utah. The project area for vegetation is defined as 75 feet on either side of the proposed Pipeline centerline.

2.2 Existing Conditions for Proposed Action

2.2.1 Salt Flat Wetland

These wetlands typically occur in a mosaic with seasonal wetlands around the margins of the Great Salt Lake between MP 3 and MP 10, but also occur in the area just south of the Clover Reservoir near MP 55. The salt flat wetlands are characterized by very sparse vegetation cover consisting almost entirely of pickleweed. Total vegetation cover is less than 50 percent (often less than 20

percent), with the remaining area consisting of open soil. As with the seasonal wetlands, these areas were dry at the time of the survey, but appear to be saturated and or inundated when lake and reservoir levels are high. Large, deep cracks were often observed in the open soils in these features. Soils were similar to the seasonal wetlands with high pH values (around 8.6) and fine-textured surface layers.

2.2.2 Utah Grassland

Grasslands dominated by native species (including needle-and- thread grass, Indian ricegrass, and squirreltail) start near MP 7 and continue with disruptions through MP 279. Forbs are important components of many of the less disturbed areas of grassland. Some areas have inclusions with overstories of sagebrush, greasewood, and rabbitbrush but grasses remain a large component. Desert grasslands appear to be infested with the exotic Mediterranean grass (*Schismus spp.*). Desert areas are classified as a shrub type, not as grassland (CH2MHill 2008c).

3.0 Proposed Revegetation

The following describes seedbed preparation procedures, seed mixtures, seeding rates, and seeding methods based on Best Management Practice procedures.

3.1 Seedbed Preparation

On the ROW treatment, the seedbed preparation will consist of scarification of severely compacted soils, and the recontouring and topsoil replacement activities.

3.2 Seeding Mixtures and Rates

The predominant vegetation types are Salt Flat Wetland and Utah Grassland. Information on species selection was obtained primarily from Horton (1989). All of the selected species for seeding are commercially available. If availability of appropriate seed from commercial vendors is a problem, alternative species may be used and exact seeding rates can be flexible. Variations will be approved before seed use.

3.2.1 Salt Flat Wetland

The recommended revegetation seeding mixture for Salt Flat Wetland is listed below. This seeding mixture also is appropriate for use in mitigating visual impacts.

Reclamation List for Salt Flat Wetland Communities

Common Name (Scientific Name) -	Seed Application Rate (pounds/acre/PLS) ^a
Shadscale saltbush (<i>Atriplex confertifolia</i>)	3
Gardner saltbush (<i>Atriplex gardneri</i>)	3
Greasewood (<i>Sarcobatus vermiculatus</i>)	4
Alkali sacaton (<i>Sporobolus airoides</i>)	2
Inland saltgrass (<i>Distichlis spicata</i>)	2
Forage kochia (<i>Kochia prostrata</i>)	2
Tall wheatgrass (<i>Elytrigia elongata</i>) – Jose	2

^a Seeding rate is listed as pounds per acre of PLS. Seeding rate is doubled if hydroseeded or broadcast. The seed mix may be modified based on site-specific conditions, identification of additional useful species for rapid site stabilization, species success in past revegetation efforts, and seed availability and cost. An alternative seeding rate may be applied in areas deemed appropriate by BLM or the landowner.

3.2.2 Utah Grassland

The recommended revegetation seeding mixture for Utah Grassland is listed below. This seeding mixture also is appropriate for use in mitigating visual impacts.

Reclamation List for Utah Grassland Communities

Common Name (Scientific Name) -	Seed Application Rate (pounds/acre/PLS) ^a
Crested wheatgrass (<i>Agropyron cristatum</i>)	4
–	
Forage kochia (<i>Kochia prostrata</i>)	1
Indian rice grass (<i>Oryzopsis hymenoides</i>)	2
Russian wildrye (<i>Psathyrostachys juncea</i>) –	2
Galleta grass (<i>Hilaria jamesii</i>)	1
Winterfat (<i>Ceratoides lanata</i>)	2
Yellow sweetclover (<i>Melilotus officinalis</i>)	1
Alfalfa (<i>Medicago sativa</i>)	1

^a Seeding rate is listed as pounds per acre of PLS. Seeding rate is doubled if hydroseeded or broadcast. The seed mix may be modified based on site-specific conditions, identification of additional useful species for rapid site stabilization, species success in past revegetation efforts, and seed availability and cost. An alternative seeding rate may be applied in areas deemed appropriate by BLM or the landowner.

3.3 Seeding Methods

The main purpose of all seeding methods is to place the seed in direct contact with the soil at average depths of 0.5 inch, but not exceeding a depth of 1 inch, to cover the seed with soil, and to firm the soil around the seed in order to eliminate air pockets. Some methods of seeding are more

effective at seed placement than others. The type of terrain has an impact on the type of seeding method that is practicable; therefore, the exact method of seeding will have to be flexible. Seeding will be used in all areas that have replaced topsoil or surface fines, which will include all disturbed areas except exposed rock faces.

Broadcast seeding may be accomplished with a hand-operated, cyclone-type seeder; a mechanical broadcast seeder attached to the imprinting device; or a specially designed blower. This method distributes the seed on top of the surface without mulch. The seeds must be covered by raking or dragging a chain or harrow over the seedbed. Imprinting with straw punch treatment also may be used to place seed in the soil.

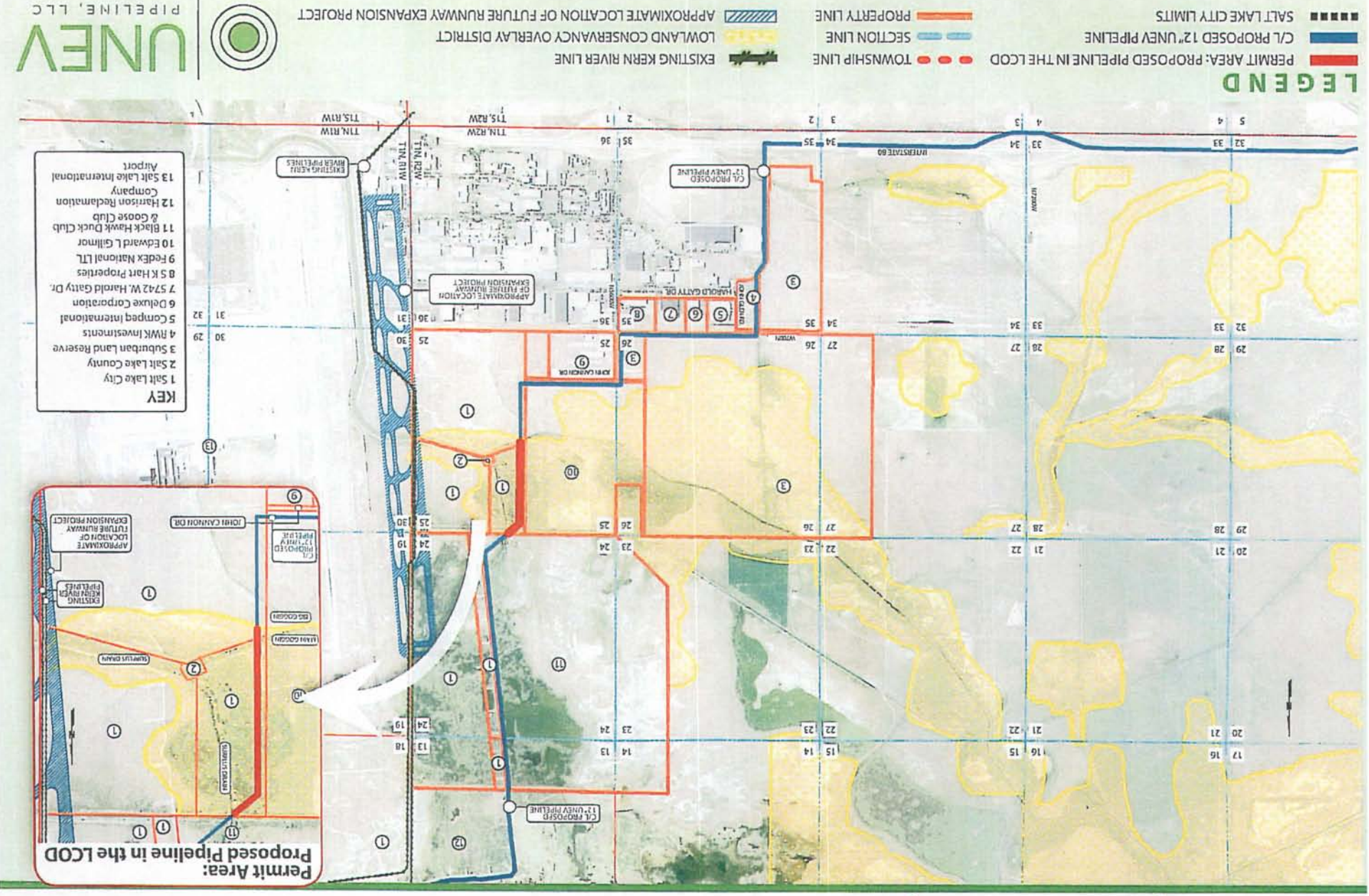
3.4 Vegetative Propagation and Transplanting

No trees are present in the area to be disturbed by pipe installation. No propagation or transplanting is proposed for this portion of the ROW.

4.0 References

Horton, H., 1989. Interagency forage and conservation Planting guide for Utah. Cooperative Extension Service, Utah University, Extension Circular EC 433.

UNEV Pipeline Project





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