Conditional Use Narrative

Enbridge Energy Black Desert Gas Regulating Station



Black Desert Gas Regulating Station
1650 East Snow Canyon Parkway
Ivin, Utah 84770

ROSENBERG r ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

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1 Introduction

Ivins, Utah has experienced significant growth and transformation over the past decade, both in population and development. According to the 2010 and 2020 censuses, the city had 6,753 and 9,081 residents, respectively, and the 2025 estimate is 10,866. This represents a 61% increase since 2010 and nearly 20% growth since 2020. Ivins is among the fastest-growing small cities in Utah, with projections suggesting a population of 23,000 by 2050. At the current growth rate, the city is projected to be unable to service new natural gas connections within the next 2 to 3 years.

2 Description

Enbridge Energy is proposing a 3-inch x 3-inch gas regulating station in the southwest corner of the Black Desert Resort. The parcel is approximately 0.17 **acres** and is surrounded by lava rock. Access to Snow Canyon Parkway will be provided via an exclusive easement; both the easement and parcel were obtained from the Black Desert Resort.

The proposed station will be located in a recessed area and enclosed by:

- An 8.5-foot retaining wall (footprint: approximately 79 ft x 65 ft)
- An 8-foot privacy wall surrounding the site (footprint: approximately 88 ft x 75 ft)

The station footprint will include:

- A 9-foot-high concrete masonry building measuring 16 ft x 16 ft. The building will not be visible from Snow Canyon Parkway, as the view will be obscured by the privacy wall and gates.
- Above-ground piping.
- Locked solid driveway and man gates for controlled access. The gate will be consistent with the Black Desert design gates, like the pictured on the right.





2.1 Landscaping

The landscaping will tie in with the existing rockery wall just to the north along Snow Canyon and will incorporate significant planting materials consistent with the Ivins approved planting material for Snow Canyon Parkway, as depicted on the left.

2.4 Lighting

The site will not have lighting. The station will only be serviced during the day lighting will not be necessary.

2.5 Site Access

Access will be restricted at the proposed site. The station will be unmanned but will be accessed by Enbridge Energy staff as needed for routine maintenance. Any trash generated will be taken with the maintenance team, trash will not be collected on site. On-site vehicle maintenance will be prohibited.

2.6 Parking

Parking on Snow Canyon Parkway will be prohibited. Maintenance vehicles will be enclosed in the maintenance yard or on the driveway to the site.

2.6 Maintenance and Operation

The regulator station site is unmanned, operates automatically and is monitored remotely by telemetry equipment. Enbridge personnel will access the site to conduct an annual inspection and perform routine maintenance on natural gas regulating equipment. It's expected the site will generate approximately 10 to 15 trips per year.

Natural gas flows into the station from a high-pressure distribution main in Snow Canyon Parkway. Gas flow is controlled by a series of valves and regulators in the station that reduce the pressure in the line to 45psi and delivers gas to the Intermediate High-Pressure system. Multiple safeguards are in place to prevent the loss of gas as required by federal code, see Title 49 Code of Federal Regulations Part 192.

To prevent icing on regulation equipment pipeline gas may be heated using a glycol/water indirect bath heater. To prevent spills the tank is inspected annually, treated with a corrosion inhibitor and is monitored remotely with real time telemetry.