

# GREEN RIVER

utah

## CONDITIONAL USE PERMIT APPLICATION

Application for the following action:

☐ Single Family Residential  
☐ Multi Family Residential  
☐ Subdivision

☐ Commercial  
☐ Quasi Public  
☒ Other Natural Gas Utility

Date Filed: 12/14/2022

Property Location/Zone: Just East of 1085 E.(1145?) Main Street, Green River, UT / **CL**

Applicant's Name: Dominion Energy Utah/Questar Gas Company

Address: 1140 West 200 South, Salt Lake City, UT 84145

Phone number of applicant 801-673-7871

Signature of Applicant

Scott Messersmith  
Scott Messersmith, Engineering Manager

**NOTE: Please attach plot maps, building plans or other supporting documentation**

(Describe in detail the nature of the business, occupation or purpose for which the building, structure, improvement or premises are to be used, and what is to be done on or with the property in the way of additional improvements).

### Description of Request:

Dominion Energy Utah (DEU), requests a conditional use permit (CUP) to utilize a property at approximately 1145 East Main Street(I-70 Loop), Green River, Utah.

The purpose of the facility will be the Western terminus of a 6 inch, high pressure pipeline that will be installed starting from the Greentown Facility Southeast of Green River. This pipeline will be installed parallel to the US6/50 road and then bored under the Green River East of this location.

The facility is what we refer to as a District Regulator station. It consists of some small diameter piping and serves to reduce pressure on the natural gas for distribution to customers. The high pressure will enter the small, 12' x 12' steel building and be reduced through a series of regulators to a lower pressure that can be utilized by the plastic distribution piping used to serve customers.

The site will need some minor grading and then we will install the small diameter piping into and out of the station through buried lines. The station will consist of a steel building, a small amount of above-ground piping and be surrounded by security fence.

Dominion has purchased a significant amount of property at this location for potential expansions in the future.

**Justification: (Explain why the project is needed).**

This property is ideal for the project. It is just west of the bored Green River crossing and is in a strategic location to be able to serve all the customers west and North of the location. It also can serve as an easy to operate location for the operations personnel from Moab, Utah.

Without a District Regulator Station, DEU will be unable to source the gas to the new customers it anticipates serving. In the future, this location can be easily expandable and will create a central source of natural gas for the customers on the west side of the river or future industrial expansions to the west.

**Please describe why the proposed use would not be detrimental to existing or proposed uses in the surrounding area:**

DEU has hundreds of these District Regulator Stations located throughout Utah. These facilities are often located close to our customers in residential neighborhoods, industrial settings, or urban locations. The facilities are highly compatible to the adjacent uses and do not cause excessive noise, odor or traffic that impact nearby residents. The proposed area tends to be a well-used truck fueling station and rest location and beyond preventing future overnight truck parking, this facility will not create negative impacts for nearby residents.



Example of a similar regulator station outside of Eureka, Utah.

**OFFICE USE ONLY**

**ACTION BY THE PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission met at a (regular/special) meeting on  
**December 12, 2022**, at which they took the following action:

- ☒ Approved  
☐ Denied  
☐ Referred to City Council

**CONDITIONS ATTACHED TO THIS USE:**

**No conditions were attached**

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Planning Commission Chair  
STEPHANIE CRABTREE

  
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Attest:

