

2. The Executive Director is authorized to make changes to the Final Plan to update its text, maps, and legal description, and to make any necessary technical corrections.
3. Adoption and publication of this Resolution constitutes the notice required by § 63H-1-403 of the MIDA Act.
4. In compliance with § 63H-1-403, the Final Plan shall be available for general public inspection and a link to a copy of the Final Plan shall be made available on the MIDA website, <https://midaut.org>. Members of the public may also obtain a PDF copy of the Final Plan by submitting an email request to contact@midaut.org.
5. Upon the effective date and time of the Project Area Plan, MIDA's staff is directed to (i) publish this Resolution both in a newspaper of general circulation within or near the project area and in compliance with § 45-1-101 Utah Code Annotated 1953, as amended; and (ii) send notice, within 10 days of its effective date, of the Final Plan's adoption along with an accurate map or plat to the entities listed in § 63H-1-403(5) of the MIDA Act.
6. The Final Plan shall become effective at 7:00pm, MDT, April 24, 2026, if Box Elder County has provided its consent to the Project Area Plan prior to that date and time; or if such consent has not been granted at that date and time then at such date and time as Box Elder County grants such consent.

PASSED AND ADOPTED by the MIDA Board this 24th day of April 2026.

Military Installation Development Authority

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
Records Officer

STRATOS PROJECT AREA PLAN

April 24, 2026

Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of military and private land in Utah and to strengthen the state’s support of national defense missions. MIDA works in partnership with local governments, the State of Utah (“State”), and private industry to promote economic development and infrastructure that supports military readiness and related industries.

MIDA, after coordinating with private landowners, the developer, Box Elder County (“County”), and the State, established the Stratos Project Area (“Project Area”) by adoption of this Stratos Project Area Plan (“Plan”). The Project Area consists of approximately forty thousand acres of privately owned land (“Private Land”) and twelve hundred acres of military land and state-owned land (“Project Area Military Land”); all located in the unincorporated area of the County. The Project Area Military Land includes a portion of the Utah Test and Training Range (“UTTR”) and land owned by the State adjacent to the UTTR land. In addition, this Plan designates the remainder of the UTTR land, Hill Air Force Base, the Falcon Hill Project Area, as amended, and the statewide National Guard properties described in the Utah National Guard Project Area Plan, as military land associated with the Project Area (“Associated Military Land”).

The Project Area is intended to support the development of state-of-the-art energy generation; hyperscale data center(s); advanced manufacturing; housing, commercial facilities, and other compatible uses; and, the corresponding infrastructure and improvements. Of particular importance is recognizing the rural/agricultural nature of the surrounding area and the continuance of ranching uses prior to and after construction. (“Development Project”)

Energy resilience strengthens national security while also supporting regional economic growth and workforce development. The nature of the type of data center being contemplated will specifically cater to hyperscale providers who include the federal government and related defense industry users as clients.

The Development Project enhances the alignment of local, state, and national initiatives to protect critical infrastructure, advance energy reliability, and support national defense and long-term energy independence. The planned energy users are large data centers and advanced manufacturers that will both directly benefit military and national defense related missions and the public generally. Both the energy generation and the large energy users will provide significant economic growth to the military, the County, and the State.

Pursuant to the MIDA Act, the inclusion of non-military land within the Project Area requires the consent of the County through the adoption of a resolution (“County Consent”), as well as the consent of each private landowner whose property is included within the Project Area (“Landowner Consent”). Each private landowner has provided MIDA with their Landowner Consent. On April 26, 2026, the County approved the County Consent.

The preparation of a draft project area plan (“Draft Plan”) is required pursuant to the provisions of the MIDA’s enabling legislation, Title 63H, Chapter 1, Utah Code Annotated (“MIDA Act”), prior to the designation of the Project Area and the implementation of development and financing tools authorized under the Act. In accordance with the MIDA Act, not less than ten (10) days’ notice was provided of the

public meeting of the MIDA Board at which the Draft Plan was considered. The public meeting was held on April 24, 2026. As provided in the MIDA Act, at the public meeting the MIDA Board is authorized to make any modifications to the Draft Plan that the board “considers necessary or appropriate.” This Plan incorporates those modifications.

Stratos Project Area Legal Description and Maps and Associated Military Land

The land included in the Project Area consists of the Private Land and the Project Area Military Land. The map and legal description of the Private Land are attached as Exhibit A, and the map and legal description of the Project Area Military Land are attached as Exhibit B. The Associated Military Land is listed in Exhibit C.

Purpose and Intent

MIDA is advancing the development of integrated energy generation, a data center complex, and advanced manufacturing to strengthen energy resilience in support of national defense interests. This effort aligns with established federal policy recognizing that reliable energy systems and advanced computing infrastructure are foundational to national security and military mission readiness, including *Executive Order 14110, which emphasizes the importance of secure and resilient infrastructure to support advanced computing and defense-related capabilities*. The Development Project is expected to generate thousands of jobs across energy production, data center operations, manufacturing, engineering, construction, and training, and is intentionally structured as an integrated energy ecosystem rather than a single-use development. The Project will also include residential and mixed-use commercial development intended to accommodate the workforce supporting the energy and technology industries within the Project Area and surrounding region.

These power generation and data center components strengthen the United States’ energy resilience as a matter of national security. Energy independence is a strategic necessity, as secure, domestically controlled power and data capacity protects mission-critical operations, reduces reliance on foreign adversaries, and ensures operational continuity during disruption.

Advanced technologies proposed within the Project Area are designed to outperform conventional infrastructure models. Integrated water treatment and desalination processes are anticipated to achieve a net positive water outcome, reducing long-term regional demand while supporting high-intensity industrial and data center uses.

Through this initiative, the State, MIDA, the County, the developer, and the landowners and their partners are positioned to lead nationally in defense-aligned energy development. The Project Area is intended to function as a critical national asset and a replicable model—demonstrating how coordinated federal, state, and local action can strengthen infrastructure, support national defense, and advance energy independence at scale. The Development Project will produce ongoing revenue that will be used by MIDA to support new improvements and missions on the Associated Military Land; provide the State with revenue for it to pursue its purposes statewide; and, provide significant perpetual funding to the County for providing municipal services to the Project Area, support the local school district, and enhance its local government services and programs generally.

Accordingly, it is the purpose and intent of MIDA to encourage new energy-focused development, compute power, and advanced manufacturing, fulfilling the objectives set forth in the MIDA Act. Ultimately, this project positions Utah as a national leader in innovation and energy independence.

The purpose and intent of MIDA, with respect to the Project Area Plan, is to:

- A. Support the military and defense related initiatives on the Associated Military Land
- B. Encourage and assist economic development
- C. Create additional jobs
- D. Provide the expansion of the tax base and economic health of the County and the State of Utah
- E. Implement the financing provisions of the MIDA Act and the contracts entered into pursuant to the MIDA Act
- F. Encourage economic use and new construction upon the land located within the Project Area
- G. Promote development that complements emerging energy and technology industries while strengthening the economic base of the County
- H. Provide for compatible relationships among land uses and quality standards for development such that the Project Area functions as a unified and viable center of economic activity
- I. Removal of impediments to development through a streamlined development review
- J. Ensure that the Project Area is provided the necessary public utilities and infrastructure improvements
- K. Achievement of an environment reflecting an appropriate level of concern for design and construction principles that reflect the rural nature of the County, mitigate the development impacts, support innovation and state-of-the-art development, all through encouragement, guidance, and appropriate controls.

Findings and Determinations

Pursuant to the MIDA Act §63H-1-402(2)(c), the MIDA Board makes the following findings:

Public Purpose

The Development Project serves a clear public purpose by advancing national defense and energy resilience objectives, including support for military mission readiness and critical defense infrastructure, while also supporting coordinated economic and infrastructure development that benefits the State and the County.

Public Benefit

The Development Project provides substantial public benefit, including the creation of thousands of jobs, investment in energy, data, and manufacturing infrastructure, support for workforce training and veteran employment, and environmental benefits achieved through advanced and water-efficient technologies.

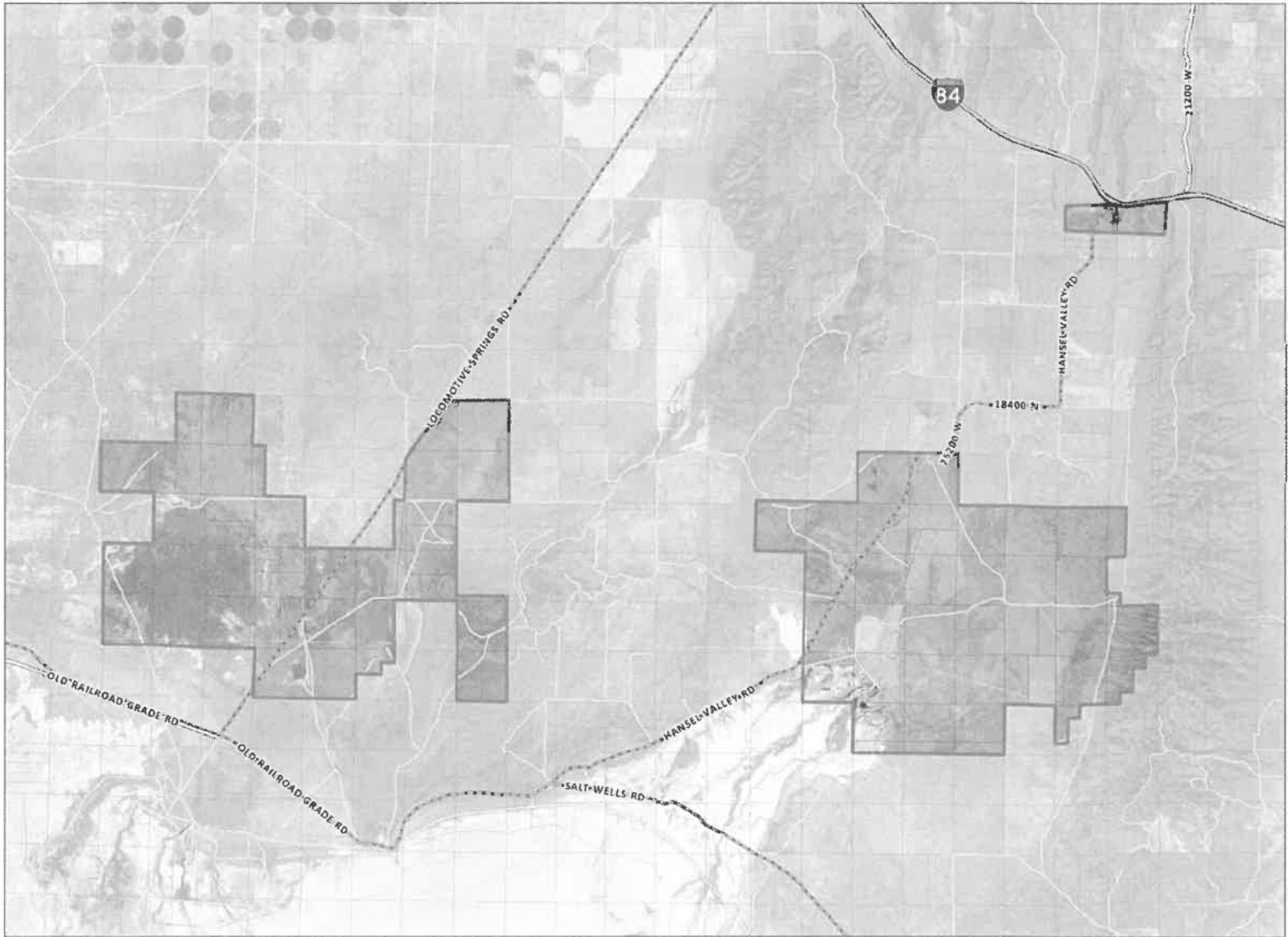
Economic Soundness and Feasibility

The implementation of the Plan is economically sound and feasible. The Development Project is supported by partnerships between MIDA, the County, the State, and private sector participants, together with financing mechanisms authorized under the MIDA Act.

Public Peace, Health, Safety, and Welfare

The Plan promotes public peace, health, safety, and welfare by providing for orderly development, coordinated infrastructure investment, reliable energy systems, and the provision of essential public utilities and services necessary to support the Development Project and the surrounding area.

Exhibit A
Stratos Project Area Plan
Map and Legal Description of Private Land



DISCLAIMER
THIS MAP IS NOT A LEGAL DOCUMENT. IT IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

SCALE 1:100,000
MILES



STRATOS DISTRICT
BOX ELDER COUNTY
7676

EXHIBIT A – Legal Description of the Private Land

The Project Area consists of approximately forty thousand (40,000) acres of privately owned land located within Box Elder County, Utah. A full legal description of the Project Area is described below. The Military Land is described in Exhibit B.

PARCELS INCLUDED

07-005-0018, 07-005-0017, 06-005-0009, 06-005-0024, 06-005-0029, 06-005-0043, 06-005-0063, 06-005-0028, 06-006-0033, 06-006-0034, 06-006-0032, 06-006-0049, 06-006-0036, 06-006-0050, 06-006-0037, 06-006-0039, 06-006-0025, 06-006-0029, 06-006-0028, 06-006-0012, 06-006-0008, 06-006-0007, 06-006-0006, 07-006-0049, 07-006-0050, 06-006-0003, 06-006-0002, 06-006-0001, 06-005-0010, 06-005-0011, 06-005-0026, 06-005-0027, 06-006-0019, 06-006-0020, 06-006-0018, 06-006-0001, 06-006-0017, 06-006-0022, 06-006-0021, 06-006-0031, 06-006-0023, 06-006-0016, 06-006-0014, 06-006-0015, 06-006-0005, 06-006-0013, 06-006-0024, 06-006-0030, 06-006-0038, 06-006-0011, 06-005-0025, 06-005-0012, 06-006-0004, 07-079-0001, 07-082-0001, 07-081-0003, 07-080-0017, 06-008-0004, 06-008-0003, 06-008-0019, 06-008-0018, 06-008-0033, 06-008-0021, 06-008-0034, 06-008-0047, 06-008-0048, 06-008-0049, 06-008-0017, 06-008-0016, 06-008-0051, 06-008-0052, 06-008-0030, 06-008-0029, 06-008-0026, 06-008-0025, 06-008-0024, 06-008-0027, 06-009-0017, 06-009-0018, 06-009-0062, 06-009-0015, 06-009-0016, 06-009-0001, 07-008-0034, 07-009-0042, 07-009-0041, 07-009-0040, 07-009-0030, 07-008-0039, 07-008-0033, 07-008-0040, 06-008-0007, 06-008-0008, 06-008-0009, 06-008-0012, 06-008-0014, 06-008-0013, 06-008-0011, 06-008-0015.

LEGAL DESCRIPTION

Containing all or parts of the following Sections, Townships, and Ranges – all Salt Lake Base & Meridian, U.S. Survey:

Sections	Township	Range
1-3, 10-12, 13-15, 22-24	14 North	10 West
25, 35-36	13 North	10 West
25-26, 30-32, 35-36	13 North	9 West
33-34	13 North	7 West
5-6	13 North	6 West
7, 17-18	13 North	5 West
1, 11-14	12 North	10 West
2-3, 5-13, 15-18, 20-22, 24	12 North	9 West
1-6, 8-17, 20-24, 26-28	12 North	7 West
5-8, 17-20, 30	12 North	6 West

(See below for complete list of parcels and their individual legal descriptions)

Contains 40,691.72 acres more or less.

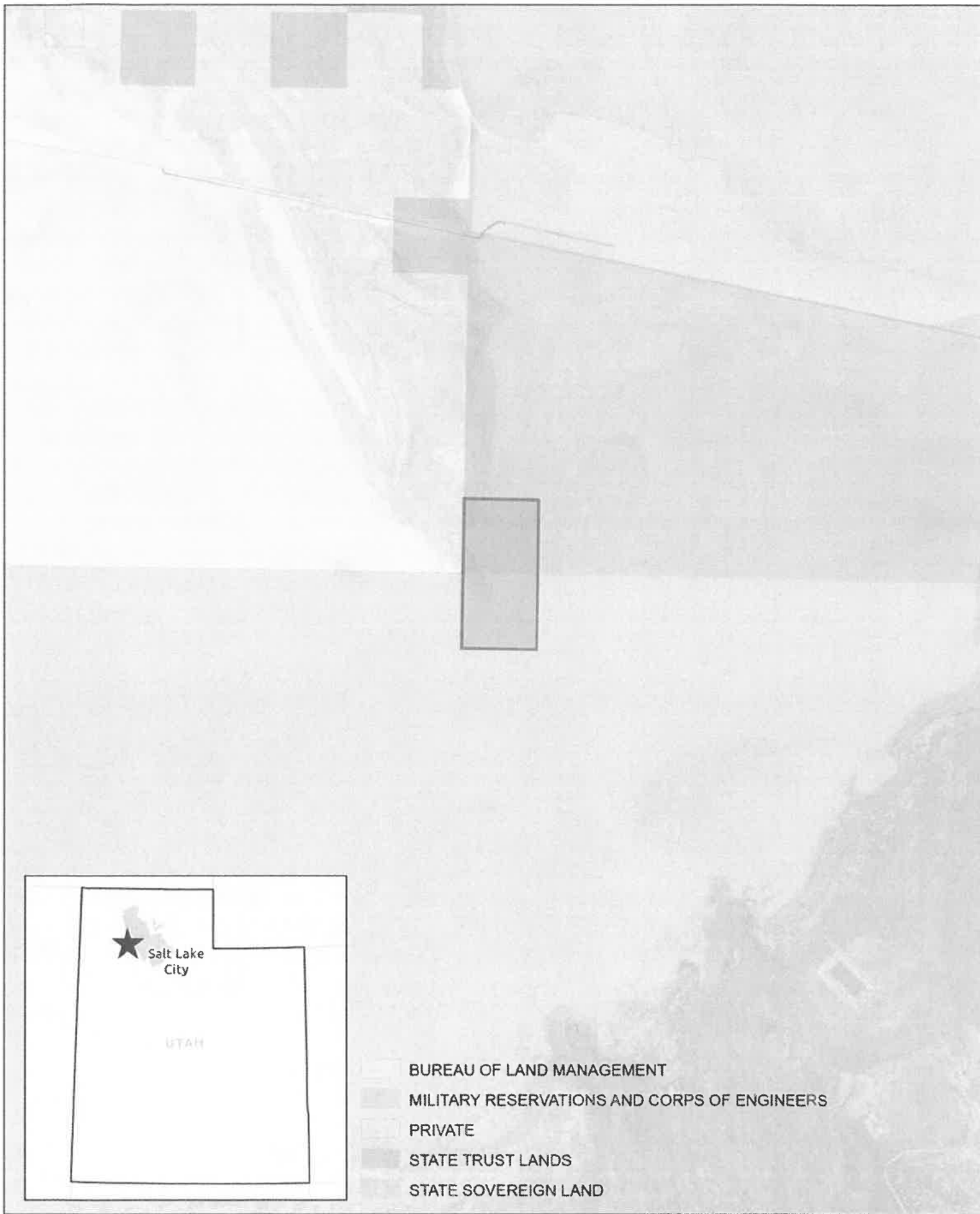
Parcel Number	Legal Description
07-005-0018	LOTS 1-5-6-7, LOT 2, S/2 OF NE/4: SE/4 OF NW/4 (N/2 OF SEC). LESS ST HWY. SEC 6, TWP 13N, R 6W, SLM. CONTG 320.63 ACS.
07-005-0017	Legal N/2 OF SEC 5, TWP 13N, R 6W, SLM. LESS ST HWY.
06-005-0009	Legal W 212 ACS OF SEC 5, TWP 12N, R 6W SLM. (OVERLAPS 0077)
06-005-0024	Legal E/2 OF E/2 OF SEC 17, T 12N, R 6W, SLM.
06-005-0029	Legal NW/4 OF NE/4, NW/4, N 1/2 OF SW/4, SW/4 OF SW/4 OF SEC 20, TWP 12N, R 6W, SLM
06-005-0043	Legal LOTS 4 AND 8, SE/4 OF SW/4, SW/4 OF SE/4, SEC 30, TWP 12N, R 6W, SLM, --- QUESTION--
06-005-0063	Legal LOTS 1, 2, 3, AND NE/4 OF NW/4 OF SEC 30, TWP 12N, R 6W, SLM, --- QUESTION ---
06-005-0028	Legal ALL OF SEC 19, TWP 12N, R 6W SLM
06-006-0033	Legal E 1/2 OF SEC 24, TWP 12N, R 7W, SLM
06-006-0034	Legal W 1/2 OF SEC 24, TWP 12N, R 7W, SLM CONT 320 ACS.
06-006-0032	Legal ALL OF SEC 23, TWP 12N, R 7W, SLM,
06-006-0049	Legal N 1/2 AND N 1/2 OF S 1/2 OF SEC 26, TWP 12N, R 7W, SLM, COANT 480 ACS.
06-006-0036	Legal S 1/2 OF S 1/2 OF SEC 26, TWP 12N, R 7W, SLM, CONT 160 ACS.
06-006-0050	Legal N 1/2 AND N 1/2 OF S 1/2, SEC 27, TWP 12N, R 7W, SLM, CONT 480 ACS
06-006-0037	Legal S 1/2 OF S 1/2 OF SEC 27, TWP 12N, R 7W, SLM, CONT 160 ACS.
06-006-0039	Legal S 1/2 OF S 1/2 OF SEC 28, TWP 12N, R 7W, SLM, COANT 160 ACS.
06-006-0025	Legal ALL OF SEC 17, TWP 12N, R 7W, SLM,
06-006-0029	Legal N 1/2 OF N 1/2 OF SEC 20, TWP 12N, R 7W, SLM, CONT 160 ACS.
06-006-0028	Legal S 3/4 OF SEC 20, TWP 12N, R 7W, SLM
06-006-0012	Legal W 1/2 OF SEC 8, TWP 12N, R 7W, SLM, CONT 320 ACS.
06-006-0008	Legal ALL OF SEC 6, TWP 12N, R 7W, SLM,
06-006-0007	Legal ALL OF SEC 05, T 12N, R 07W, SLM.
06-006-0006	Legal ALL OF SEC 4, TWP 12N, R 7W, SLM, CONT 641.04 ACS.
07-006-0049	Legal ALL OF SEC 33, TWP 13N, R 7W, SLM.
07-006-0050	Legal ALL OF SEC 34, TWP 13N, R 7W, SLM. CONT 640 ACRES.
06-006-0003	Legal N 1/2 SEC 3, TWP 12N, R 7W, SLM, --- QUESTION ---
06-006-0002	Legal LOTS 1, 2, 3, 4, S 1/2 OF N 1/2, S 1/2 OF SEC 2, TWP 12N, R 7W, SLM, CONT 640 ACS.
06-006-0001	Legal ALL OF SEC 1, TWP 12N, R 7W, SLM, CONT 635.35 ACS.
06-005-0010	Legal ALL OF SEC 6, TWP 12N, R 6W, SLM CONTG 641.63 ACS
06-005-0011	Legal ALL OF SEC 7, TWP 12N, R 6W, SLM
06-005-0026	Legal LOTS 1, 2, 5, 6, & E/2 OF NW/4 & W2 OF NE/4 OF SEC 18, T 12N, R 6W, SLM. --- QUESTION ---
06-005-0027	Legal LOTS 3, 4, 7 & 8, & NE/4 OF SW/4 & NW/4 OF SE/4 & SE/4 OF SW/4 & SW/4 OF SE/4 OF SEC 18, T 12N, R 6W, SLM. --- QUESTION ---
06-006-0019	Legal EAST 107.5 RDS OF SEC 13, T 12N, R 7W, SLM.
06-006-0020	Legal BEG AT SW CORNER OF SEC 13, T 12N, R 7W, SLM. THENCE EAST 212.5 RDS, NORTH 320 RDS, WEST 212.5 RDS, SOUTH 320 RDS TO BEG.
06-006-0018	Legal ALL OF SEC 12, TWP 12N, R 7W, SLM, CONT 640 ACS.
06-006-0001	Legal ALL OF SEC 1, TWP 12N, R 7W, SLM, CONT 635.35 ACS.
06-006-0017	Legal ALL OF SEC 11, TWP 12N, R 7W, SLM,
06-006-0022	Legal N 1/2 OF SEC 14, TWP 12N, R 7W, SLM CONT 320 ACS.
06-006-0021	Legal S 1/2 OF SEC 14, TWP 12N, R 7W, SLM
06-006-0031	Legal ALL OF SEC 22, TWP 12N, R 7W, SLM, CONT 640 ACS.
06-006-0023	Legal ALL OF SEC 15, TWP 12N, R 7W, SLM,
06-006-0016	Legal BEG AT THE SW COR OF SEC 10. TWP 12N, R 7W, SLM, N 2640 FT, N 18°07' E 2779 FT, E 1776 FT, S 5280 FT, W 2640 FT TO BEG. CONT 293 ACS.
06-006-0014	Legal THE E 1/2 OF SEC 10, TWP 12N, R 7W, SLM,
06-006-0015	Legal BEG AT A PT 2640 FT N OF SW COR OF SEC 10, TWP 12N, R 7W, SLM, N 18° 07' E 2779 FT, W 864 FT M/L TO NW COR OF SEC, S 2640 FT TO BEG. CONT 27 ACS.
06-006-0005	Legal BEG AT THE SE COR OF SEC 3, TWP 12N R 7W, SLM, W 4416 FT, N 18°25' E 2785 FT, E 3761 FT, S 2°50' W 2640 FT, TO POB. CONT 248 ACS.
06-006-0013	Legal ALL OF SEC 9, TWP 12N, R 7W, SLM,
06-006-0024	Legal ALL OF SEC 16, TWP 12N, R 7W, SLM,
06-006-0030	Legal ALL OF SEC 21, TWP 12N, R 7W, SLM,
06-006-0038	Legal N 1/2 OF S 1/2; S 1/2 OF N 1/2; NE/4 OF NE/4; N 1/2 OF NW/4; NW/4 OF NE/4 OF SEC 28, TWP 12N, R 7W, SLM, CONT 480 ACS.
06-006-0011	Legal E 1/2 OF SEC 8, TWP 12N, R 7W, SLM, CONT 320 ACS.
06-005-0025	Legal ALL OF SEC 17, T 12N, R 6W, SLM. EXC: E/2 OF E/2
06-005-0012	Legal SW/4 OF SW/4 OF SEC 8, T 12N, R 6W, SLM.
06-006-0004	Legal BEG AT SW COR OF SEC 3, TWP 12N, R 7W, SLM, E 864 FT, N 18°07' E 2785 FT, W 1519 FT, S 2640 FT TO BEG. CONT 72 ACS.
07-079-0001	
07-082-0001	Legal ALL OF SEC 36 T13N R09W SLM. CONT 640 AC.
07-081-0003	Legal ALL SEC 35 T13N R09W SLM.LESS [07-081-0002] ALL THAT PORTION LYING NORTH AND WEST OF THE CENTERLINE OF AN EXISTING COUNTY ROAD LOCATED IN SECTION 35,TOWNSHIP 13 NORTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN. LESS: COUNTY ROAD
07-080-0017	Legal ALL PORTION OF SEC 26 T13N R09W SLM LYING S & E OF CTR/L EXIST CO RD. CONT 355 AC M/L.
06-008-0004	Legal N/2 OF SEC 02 T12N R09W SLM. CONT 321.32 AC.
06-008-0003	Legal S/2 OF SEC 02 T12N R09W SLM. CONT 320 AC.

06-008-0019	Legal N/2 OF SEC 11 T12N R09W SLM. CONT 320 AC.
06-008-0018	Legal S/2 OF SEC 11 T12N R09W SLM. CONT 320 AC.
06-008-0033	Legal W/2 OF SEC 24, TWP 12N, R 9W, SLM. CONTG 320 ACS.
06-008-0021	Legal ALL OF SEC 13, TWP 12N, R 9W, SLM.
06-008-0034	Legal E/2 OF SEC 24, TWP 12N, R 9W, SLM. CONTG 320 ACS.
06-008-0047	Legal LOT 01, SE/4 OF NE/4, E/2 OF SE/4 OF SEC 03, T 12N, R 09W, SLM. LESS: PART OF E/2 OF E/2 OF SEC 03. BEG AT SE CORNER OF SD SEC 03, WEST IN SOUTH LINE OF SD SEC 725.0 FT M/L TO DRIFT FENCE, N 04°58'50" E FOLLOWING DRIFT FENCE 5320.0 FT M/L TO NORTH LINE OF SEC, NORTH IN EAST LINE OF SD SEC 263.0 FT M/L TO NE CORNER OF SD SEC, SOUTH IN EAST LINE OF SD SEC, 5300.0 FT M/L TO POB.
06-008-0048	Legal PART OF E/2 OF E/2 OF SEC 3, TWP 12N, R 9W, SLM, BEG AT SE COR OF SD SEC 3, W IN S LINE OF SD SEC 3, 725.0 FT M/L TO DRIFT FENCE, N 4° 58' 50E FOLLOWING DRIFT FENCE 5320.0 FT M/L TO N LINE OF SEC, N IN E LINE OF SD SEC 263.0 FT M/L TO NE COR OF SD SEC, S IN E LINE OF SD SEC 5300.0 FT M/L TO POB. CONTG 60.1 ACS M/L. RES CERTAIN R/W.
06-008-0049	Legal PART OF E/2 OF E/2 OF SEC 10, TWP 12N, R 9W, SLM, BEG AT SE COR OF SD SEC 10, W ON S LINE 1185.0 FT M/L TO DRIFT FENCE, N 4°58'50E FOLLOW- ING DRIFT FENCE 5297.0 FT M/L TO N LINE OF SD SEC, E ON N LINE 725.0 FT M/L TO NE COR OF SD SEC, S ON E LINE OF SD SEC 10, 5280.0 FT M/L TO POB. CONTG 115.8 ACS M/L.
06-008-0017	Legal E/2 OF SEC 10, T 12N, R 09W, SLM. LESS: PART OF E/2 OF E/2 OF SEC 10. BEG AT SE CORNER OF SD SEC 10, WEST ON SOUTH LINE 1185.0 FT M/L TO DRIFT FENCE, N 04°58'50" E FOLLOWING DRIFT FENCE 5297.0 FT M/L TO NORTH LINE OF SD SEC, EAST ON NORTH LINE 725.0 FT M/L TO NE CORNER OF SD SEC, SOUTH ON EAST LINE OF SD SEC 5280.0 FT M/L TO POB.
06-008-0016	Legal W/2 OF SEC 10, TWP 12N, R 9W, SLM.
06-008-0051	Legal W/2 OF E/2, W/2 OF SEC 15 T12N R9W SLM. CONT 480 ACRES
06-008-0052	Legal NW/4 OF NE/4, NW/4 OF SEC 22 T12N R9W SLM. CONT 200 ACRES
06-008-0030	Legal ALL OF SEC 21, TWP 12N, R 9W, SLM.
06-008-0029	Legal ALL OF SEC 20 T12N R09W SLM
06-008-0026	Legal W/2 OF SEC 17 T12N R09W SLM.
06-008-0025	Legal E/2 OF SEC 17, T 12N, R 09W, SLM.
06-008-0024	Legal SEC 16 T12N R09W SLM.
06-008-0027	Legal ALL OF SEC 18, T 12N, R 09W, SLM.
06-009-0017	Legal ALL OF SEC 13, T 12N, R 10W, SLM.
06-009-0018	Legal ALL OF SEC 14 T12N R10W SLM
06-009-0062	Legal THE WLY 416 ACRES OF SEC 11 T12N R10W SLM.
06-009-0015	Legal THE ELY 224 ACRES OF SEC 11 T12N R10W SLM.
06-009-0016	Legal ALL OF SEC 12, T 12N, R 10W, SLM.
06-009-0001	Legal ALL OF SEC 1, TWP 12N, R 10W, SLM. LESS: BEG AT A PT 275 FT W OF NE COR OF SEC 1, W 100 FT, S 100 FT, E 100 FT, N 100 FT TO POB. CONT 644.51 ACRES M/L
07-008-0034	Legal ALL OF SEC 31, T 13N, R 09W, SLM.
07-009-0042	Legal E/2 OF SEC 36, T 13N, R 10W, SLM.
07-009-0041	Legal W/2 OF SEC 36 T13N R10W SLM CONT 320 AC
07-009-0040	Legal ALL OF SEC 35, TWP 13N, R 10W, SLM.
07-009-0030	Legal E/2 OF SEC 25, T 13N, R 10W, SLM.
07-008-0039	Legal LOTS 01, 02, 03, 04, & E/2 OF W/2 SEC 30, T 13N, R 09W, SLM.
07-008-0033	Legal ALL OF SEC 30, T 13N, R 09W, SLM. LESS: LOTS 01, 02, 03, 04 & E/2 OF W/2 OF SEC 30, T 13N, R 09W, SLBM.
07-008-0040	Legal W/2 OF W/2 OF SEC 32, T 13N, R 09W SLM.
06-008-0007	Legal ALL OF SEC 05, T 12N, R 09W, SLM.
06-008-0008	Legal N/2 OF SEC 06, T 12N, R 09W, SLM.
06-008-0009	Legal S/2 OF SEC 6 T12N R9W SLM
06-008-0012	Legal NE/4 OF SEC 08, T 12N, R 09W, SLM.
06-008-0014	Legal N/2 OF NW/4 OF SEC 08, T 12N, R 09W, SLM.
06-008-0013	Legal S/2 OF NW/4 OF SEC 08, T 12N, R 09W, SLM.
06-008-0011	Legal S/2 OF SEC 08, T 12N, R 09W, SLM.
06-008-0015	Legal ALL OF SEC 9, TWP 12N, R 9W, SLM.

Exhibit B

Stratos Project Area Plan

Map and Legal Description of Project Area Military Land



Salt Lake
City

UTAH

BUREAU OF LAND MANAGEMENT

MILITARY RESERVATIONS AND CORPS OF ENGINEERS

PRIVATE

STATE TRUST LANDS

STATE SOVEREIGN LAND



DISCLAIMER

THIS MAP IS NOT A LEGAL DOCUMENT. BOUNDARIES
MAY BE GENERALIZED FOR THIS MAP SCALE.



SCALE 1:100 000

MILES

MILITARY & STATE LAND
BOX ELDER COUNTY

2026

EXHIBIT B – Legal Description of Project Area Military Land (including State Land)

PARCELS INCLUDED

01-013-0066, 01-005-0241

LEGAL DESCRIPTION

Containing all of Section 35, Township 6 North, Range 11 West and Section 2, Township 5 North, Range 11 West, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being the Northwest Corner of Section 35, Township 6 North, Range 11 West or POINT OF BEGINNING and running thence North 1° 05' 37" West, a distance of 5,262.51 feet; thence South 89° 13' 15" West, a distance of 5,274.29 feet; thence North 0° 56' 50" West, a distance of 3.30 feet; thence South 89° 13' 10" West, a distance of 2.19 feet; thence South 1° 04' 25" East, a distance of 3.31 feet; thence South 88° 55' 37" West, a distance of 5,288.19 feet; thence South 1° 02' 30" East, a distance of 5,276.73 feet; thence North 88° 59' 02" East, a distance of 9,250.52 feet and thence North 88° 56' 25" East, a distance of 1,318.85 feet or POINT OF BEGINNING.

Containing 1,278.96 acres more or less.

Exhibit C

Associated Military Land

- Hill Air Force Base, including Falcon Hill Project Area and as amended
- Utah National Guard Installations, as described in the Utah National Guard Project Area Plan, as amended
- Utah Test and Training Range

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-07

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (“MIDA”) ADOPTING THE MIDA STRATOS PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES THAT WILL CONTROL THE DEVELOPMENT OF PROPERTY WITHIN THE BOX ELDER LOCATION OF THE STRATOS PROJECT AREA

WHEREAS, MIDA has adopted a final Project Area Plan for the Stratos Project Area pursuant to §§63H-1-101 et seq. Utah Code Annotated 1953, as amended (the “MIDA Act”), which will become effective upon the date and time set forth in Resolution 2026-06, by which the MIDA Board adopted the Project Area Plan; and

WHEREAS, the MIDA Act defines the Project Area Plan as “a written plan that, after its effective date, guides and controls the development within a project area”; and

WHEREAS, the Project Area Plan requires the adoption of Development Standards and Guidelines (“Development Standards”) that will assure orderly development within the Stratos Project Area; and

WHEREAS, the Development Standards, as attached hereto, establish the regulatory framework governing administration, review procedures, land use regulations, design standards, signage, roadway design, utility design, energy infrastructure, and phasing and infrastructure coordination for the Box Elder County location of the Stratos Project Area.

NOW, THEREFORE, BE IT RESOLVED by the MIDA Board that the Development Standards and Guidelines for the Box Elder location of the Stratos Project Area, in substantially the final form attached hereto as Exhibit 1 and incorporated herein by reference, are hereby adopted subject to such changes as may be found necessary or appropriate by the Executive Director to make the Development Standards consistent with both the Master Development Agreement and the Interlocal Agreement with Box Elder County for the Stratos Project Area.

BE IT FURTHER RESOLVED THAT the Development Standards shall become effective when the final Stratos Project Area Plan becomes effective.

PASSED and APPROVED this 24th day of April 2026.

Military Installation Development Authority

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Records Officer

[MIDA Resolution 2026-07]

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CHAPTER ONE — ADMINISTRATION AND DEFINITIONS

1.01 Purpose and Authority

These Development Standards and Guidelines (“Standards”) are adopted to regulate development in the Stratos Project Area and to ensure that development occurs in a coordinated, safe, and efficient manner on the private land located in Box Elder County (“Private Land”) and not on any military land in or associated with the Stratos Project Area (“Project Area”). These Standards are not applicable for any military land and shall apply to the Private Land only.

These Standards are adopted pursuant to the authority granted to the Military Installation Development Authority (“MIDA”) under applicable Utah law and the governing Project Area Plan.

1.02 Applicability

These Standards govern the review, approval, design, construction, and operation of development within the Project Area.

All development proposals shall comply with these Standards in addition to applicable state and federal regulations.

1.03 Relationship to Other Regulations

Where these Standards conflict with other regulations, the more restrictive provision shall apply unless otherwise determined by the MIDA Executive Director or the Executive Director’s designee (“Executive Director”), MIDA Board, or as required by law.

Nothing in these Standards shall supersede applicable federal or state regulatory requirements including, but not limited to, environmental permitting, energy regulation, or safety regulations.

Where conflicts occur between these Standards and referenced industry codes, the more restrictive provision shall apply unless otherwise approved by the Executive Director.

The Executive Director may require documentation demonstrating compliance with applicable industry standards as part of the development review process.

1.04 Administration

The Executive Director shall administer and enforce these Standards. The Executive Director shall coordinate review of development applications with appropriate technical reviewers, public agencies, and utility providers.

1.05 Development Review Committee

The Development Review Committee ("DRC") shall review development applications as provided in Chapter Two and shall make recommendations or approvals as specified in these Standards.

1.06 Interpretations

The Executive Director shall have the authority to interpret the provisions of these Standards. Interpretations made by the Executive Director may be appealed to the MIDA Board.

1.07 Procedural Matters

- A. Proposed Amendments. The Executive Director shall have the authority to propose amendments to these Standards for the fair and efficient administration of MIDA business and the protection and support of the Project Area. Amendments proposed by the Executive Director and approved by the MIDA Board shall become a part of these Standards.
- B. Notice of Public Hearings and Public Meetings
 - 1. MIDA shall give reasonable notice of any public hearing mandated by the MIDA Act or these Standards, which notice shall be given in a manner consistent with the requirements of the Utah Code, or such additional notice that may be deemed necessary by the Executive Director.
 - 2. Notice given pursuant to the provisions hereof shall be deemed adequate and proper if not timely challenged pursuant to State law

1.08 Definitions

For purposes of these Standards, the following terms shall have the meanings indicated and include the plural of the terms defined:

Administrative Approval - Written approval granted by the Executive Director or the DRC pursuant to these Standards. Unless otherwise set forth in these Standards, Administrative Approvals shall expire one hundred eighty (180) days after such approval is given unless acted upon during such one hundred eighty (180) day period. The Executive Director may grant one extension of up to one hundred eighty (180) days on a finding of good cause.

Advanced Manufacturing – The use of technologies to create existing products and the creation of new products. Advanced Manufacturing can include but not be limited to production activities that depend on information, automation, computation, software, sensing, and networking.

Agricultural Uses – The same ranching, farming, and grazing uses allowed by Box Elder County in their agricultural zone.

Applicant – Any person, partnership, corporation, limited liability company, governmental entity, or other legal entity submitting an application for approval of a Master Development Plan (MDP), Subdivision Plat, Site Plan, Infrastructure Construction Plan, or other approval required under these Standards.

Backup Power Generation – On-site power generation equipment including diesel generators, gas-fired generators, fuel cells, or other technologies designed to provide electrical power during grid outages or emergency conditions.

Building Envelope – the designated area on a lot or parcel within which a building or accessory structure must be located. A Building Envelope is exclusive of undevelopable, setback, easement, and buffer areas.

Building Permit – A permit issued by MIDA or a MIDA authorized contractor on behalf of MIDA that allows the permit holder to construct a building or make changes to a building.

Certificate of Occupancy – A certificate issued by MIDA for all structures within the MU Zone, A Zone and ET Zone (except for Energy Generation Facilities and Hyperscale Data Centers) that indicates that the structure has been constructed in accordance with the State Construction Code and State Fire Code. Energy Generation Facilities and Hyperscale Data Centers must meet additional requirements and are issued a Letter of Completion.

Compute Campus – A coordinated development containing Energy Generation Facilities, Data Center Campuses, Substations, utility infrastructure, industrial facilities, and associated infrastructure planned and operated as an integrated campus

Conditional Use - a land use that, because of its unique characteristics or potential impact on the MIDA Project Area, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are met that mitigate or eliminate the detrimental impacts of the land use.

Cooling Infrastructure – Infrastructure used to dissipate heat from energy generation facilities, data centers, or industrial operations including Cooling Towers, Cooling Water Systems, heat exchangers, pumps, pipelines, treatment facilities, and associated mechanical and electrical equipment.

Cooling Tower – A structure or mechanical system designed to dissipate heat from circulating water used in industrial processes, energy generation facilities, or data center cooling systems.

Cooling Water System – Infrastructure used to circulate, treat, and discharge water used for thermal management of energy generation facilities, data centers, or other industrial operations including pipelines, Cooling Towers, pumps, treatment facilities, storage tanks, and associated mechanical and electrical equipment.

Construction – any site demolition, erection, substantial repair, alteration or similar action, for or of rights-of-way, structures, utilities or similar improvements.

Critical Infrastructure – Facilities and systems essential to national security, public safety, or regional energy reliability including Energy Generation Facilities, Substations, Switching Yards, transmission systems, and Data Center Campuses.

Critical or Strategic Minerals – Raw materials essential for high tech, defense and energy technologies.

Data Center Campus – A coordinated development consisting of one or more buildings designed to house computer servers, networking equipment, and associated electrical and cooling systems together with substations, Backup Power Generation, security infrastructure, and supporting operational facilities.

Development Agreement – A written agreement between MIDA and a property owner/developer defining the terms, regulations and conditions for a specific construction project.

Development Activity – (a) any Construction or expansion of a building, structure or use that creates additional demand and need for public facilities; (b) any change in use of a building or structure that creates additional demand and need for public facilities; or (c) any change in the use of land that creates additional demand and need for public facilities.

Development Review Committee (“DRC”) – A review body established by MIDA responsible for reviewing development applications for compliance with these Standards and providing recommendations or approvals as specified in these Standards. The DRC is a seven (7) member board consisting of the Executive Director acting as the chair of the DRC and six (6) members recommended by the County and appointed by the MIDA Board.

Electrical Interconnection – The physical connection between an energy generation facility, energy storage facility, or large electrical load and the regional electrical transmission or distribution grid.

Energy Generation Facility – A facility designed to produce electrical energy including but not limited to gas-fired generation, small modular reactors, renewable energy systems, or other power generation technologies. Energy Generation Facility includes Energy Storage Facility.

Energy Storage Facility – A facility designed to store electrical energy including battery energy storage systems, thermal storage systems, compressed air storage, or other technologies used to store and dispatch electrical energy.

Energy and Technology Zone (“ET Zone”) – A designated area or areas within the Project Area, as depicted in the Master Development Plan that is developed for large scale energy, and technology uses in accordance with these Standards.

Executive Director – The Executive Director of MIDA or the Executive Director’s designee responsible for administering these Development Standards.

Generation Capacity – The maximum electrical output that an energy generation facility is (MW).

Grid Interconnection Study – An engineering study performed by a regional transmission operator or utility provider evaluating the technical feasibility and system impacts of connecting an energy generation facility or large electrical load to the electrical grid.

Heavy Haul Route – A roadway designed and constructed to accommodate oversized or extremely heavy equipment such as turbines, generators, transformers, reactor modules, or other large industrial components requiring specialized transportation.

Hyperscale Data Center – A large-scale data center facility designed to support high-density computing infrastructure and significant electrical demand, typically exceeding fifty (50) megawatts of load and requiring dedicated electrical, cooling, and telecommunications infrastructure.

Increment – A defined portion of a development project intended to be constructed as a phase of development and that includes buildings, infrastructure, utilities, circulation systems, and associated improvements.

Infrastructure Construction Plans – Detailed engineering drawings and technical specifications submitted for review and approval prior to construction of major infrastructure systems including roadways, utility systems, substations, transmission facilities, pipelines, cooling infrastructure, and other public or private infrastructure improvements.

Infrastructure Improvements – facilities, improvements, and amenities that will be constructed and installed in connection with a particular development project within the Project Area, including without limitation, roads, water, sewer (including tanks, wells, substations, pump stations, storm water facilities, water treatment plants, and drainage facilities), dry and wet utilities, retaining walls that are not providing structural support for a building and exceed four feet in height (including, but not limited to MSE, rockery, cast in place concrete, etc.), emergency service facilities, parking facilities, and any overhead electrical transmission lines. Retaining walls that are four feet in height or less are considered to be landscape accents and do not require a professional engineer's stamp, review, or approval.

Land Use Regulations – the regulations relating to land use set forth in Chapter 3 of these Standards.

Letter of Completion – A letter issued by MIDA that indicates that an Energy Generation Facility or Hyperscale Data Center has been constructed in accordance with the requirements of these standards and has received any additional permits required by state or federal law that are necessary to begin operation.

Master Development Plan (MDP) – A graphic and narrative planning document approved by the MIDA Board establishing the overall development framework for all or a portion of the Project Area including land use organization, infrastructure corridors, circulation networks, and development phasing. The MDP can be approved in multiple series to cover different areas of the Project Area.

MIDA Act – Title 63H Chapter 1 of the Utah Code Annotated, as amended, establishing the Military Installation Development Authority and defining its powers and responsibilities.

MIDA Board – The governing body of MIDA established pursuant to the MIDA Act.

MIDA Engineer- the engineer or engineers employed or contracted by MIDA to perform engineering review and services to MIDA.

Military Installation Development Authority (MIDA) – A political subdivision of the State of Utah established to facilitate development and economic activity associated with military installations and uses and strategic infrastructure projects.

Municipal Services – Typical services provided by a Utah municipality, county, special district, or special service district, including but not limited to water, sewer roads, utilities (including Energy Generation Facilities) and stormwater. MIDA, or a MIDA subsidiary, may provide such services directly (except law enforcement and fire and emergency services) by contracting with a provider or by the funding of all or a portion of infrastructure that provides such services.

Mixed Use Zone (“MU Zone”)– A designated area or areas of property within a Master Development Plan that is primarily used for both residential and light commercial uses.

National Fire Protection Association (NFPA) - standards governing fire protection systems, fuel systems, electrical safety, and emergency response requirements applicable to industrial facilities, data centers, and energy infrastructure.

Private Land – The land located in Box Elder County that is privately owned and is shown in Exhibit A of the Project Area Plan.

Project Area – As used in these Standards, “Project Area” refers only to the Private Land located in Box Elder County, Utah.

Project Area Plan – The written plan adopted by the MIDA Board pursuant to the MIDA Act that established the Stratos Project Area.

Public Facilities – Infrastructure, improvements, and amenities constructed, installed, operated, or maintained to support development within the Project Area including roads, water systems, sewer systems, drainage systems, public or private utilities, emergency services facilities, parks, and other public infrastructure.

Reviewers – Staff members, consultants, or public agencies designated by the Executive Director to review development applications for technical compliance with these Development Standards.

Security Perimeter – A controlled boundary surrounding Critical Infrastructure facilities that may include fencing, access control systems, surveillance equipment, security checkpoints, and restricted access zones.

Site Plan – A detailed development plan for a specific portion of land showing building locations, infrastructure systems, circulation patterns, utilities, landscaping, and other development features required for approval under these Development Standards.

Staff – Employees of the Military Installation Development Authority and any professional consultants retained by MIDA to perform technical review of development applications.

Standards– These Development Standards and Guidelines adopted by the Military Installation Development Authority governing planning, review, design, construction, and operation of development within the Private Land area of the Project Area.

Substation – An electrical facility used to transform voltage levels, control electrical power flows, or interconnect electrical transmission and distribution systems.

Subdivision Plat - means any land that is divided, resubdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

Switching Yard – An electrical facility containing switching equipment used to route electrical power between generation facilities, substations, transmission lines, or distribution systems.

Transmission Corridor – A designated corridor containing high-voltage electrical Transmission Infrastructure and associated easements used for the transmission of electrical energy.

Transmission Infrastructure – Electrical facilities used to transmit high-voltage electricity across long distances including transmission lines, towers, substations, switching yards, and associated equipment.

Utah Construction Code – the State Construction Code as set forth in Title 15A, Utah Code Annotated.

Utah Fire Code – The State Fire Code as set forth in Title 15A, Chapter 5, Utah Code Annotated.

Utility Corridor – A designated easement or right-of-way reserved for the installation and maintenance of infrastructure systems including electrical lines, pipelines, water systems, telecommunications lines, cooling Water Systems, and other

Utility Provider – A private entity, governmental entity, or quasi-governmental entity that provides electric power to the project area, natural gas to the project area, or a utility created and operated by MIDA or a MIDA subsidiary.

CHAPTER TWO - REVIEW PROCESS

2.01 Master Development Plan (“MDP”)

A. MDP Requirement

An MDP approval is required before any Site Plan Approval, and before Construction may occur on property within the Project Area. Separate MDP applications may be submitted for separate properties with separate uses, or several properties and uses may be included in one MDP. MDP’s may also be approved or developed in phases. Any MDP applications that includes properties with separate ownership must provide the written consent of each owner to be included in the MDP.

The Applicant shall submit a Master Development Plan (MDP) application and fee, as established by MIDA, to the Executive Director.

The MDP is intended to establish the overall development framework for ET Zones, MU Zones, and A Zones. The MDP shall illustrate the overall conceptual development of the project area, including the general location and arrangement of major infrastructure systems associated in each Zone within the MDP, including but not limited to the following:

1. Proposed ET Zones, including but not limited to:
 - a. Energy Generation Facilities
 - b. Data Center Campuses
 - c. Electrical substations and switching yards
 - d. Energy storage facilities
 - e. Utility interconnection infrastructure
 - f. Cooling water, thermal management, and supporting infrastructure systems
 - g. Manufacturing or Advanced Manufacturing facilities
2. Roadways and stormwater collection systems
3. Proposed Mixed Use Zones
 - a. Residential areas
 - b. Commercial areas
4. Proposed Agricultural Uses

B. MDP Submittal Requirements.

The Applicant shall submit digital copies, in PDF or DWG format, of the MDP drawn accurately at a standard engineering scale sufficient to clearly illustrate the proposed development. The MDP package shall be uploaded to the designated plan review platform.

1. Existing Conditions Data:
 - a. Existing topography shall be shown on the same map as the proposed MDP. The portrayal of the topographic data shall be in accordance with the current National Mapping Standards and the American Society of Photogrammetry and Remote Sensing (ASPRS) standards.
 - b. All planimetric features shall be indicated on the MDP. These features include but are not limited to water wells, streams, canals, irrigation laterals, private ditches, washes, ponds, or other water features; direction of flow; location and

extent of known areas subject to inundation and all existing utility main lines (size and owner).

- c. Location and widths of all planned and existing streets, railroads, utilities, any and all easements, public areas, permanent structures to remain including water wells, taxing entity boundaries within or adjacent to the MDP area, and any other encumbrances or items of record.
- d. By note, the acreage of the MDP.
- e. Boundaries of the MDP with an exhibit title that includes the name of the development, phase names and/or numbers and the location of the development by number of section, township, range and county.
- f. Any excepted parcels within the MDP boundaries shall show all bearings and distances, determined by a field survey as per national standards. All dimensions shall be expressed in feet, bearings, and degrees.
- g. By note, names and addresses of adjoining property owners and municipalities within 300 feet of the exterior MDP boundary.
- h. Scale, north arrow and date of the MDP submittal.
- i. Slope data shown in 2' intervals (indicate slopes 30% and above).

2. Proposed Conditions Data (as determined applicable by the MIDA Engineer):

- a. Street and transit, if any, layout.
- b. Pedestrian ways (including connections to adjacent properties), trails, and bicycle ways, on & off site.
- c. Connections to adjoining properties.
- d. Zone or Zones.
- e. Designation of all land for proposed for dedication or reserved for public use or Public Facilities with the land use indicated.
- f. Utility locations.
- g. Approximate square feet of proposed building(s).
- h. Parking schematic.
- i. General building massing and footprints, and conceptual architectural design.
- j. Breakdown of units and ERU's and product types (MU and A Zones only).
- k. Open space, landscaping, and plazas.

- I. Impact Studies: Impact Studies, to be paid for by the Applicant, may be required by the Executive Director or the MIDA Board where reasonable because the proposed size and scope of a Development Activity materially departs from the purpose and intent of the Project Area or where the subject property is characterized by specific conditions that reasonably implicate the need for such studies. The studies may include, but are not limited to, transportation, transit, traffic, culinary water, geology, soils, environmental, sanitary sewer, drainage, economic and fiscal studies. If previous studies Board, the Applicant must provide evidence indicating compliance with such adopted recommendations or provide evidence as to why such recommendations need not be complied with in connection with a specific Development Activity. The Executive Director may require an updated impact study if the size and scope of a proposed Development Activity is materially enlarged or if additional adverse property conditions are discovered following completion of the prior impact study.
 - m. feasibility letters from governmental entities providing services, such as water, sewer and fire protection.
 - n. Name, address, and official seal of the registered professional engineer or registered land surveyor preparing the survey
3. Additional Proposed Conditions Data requirements for ET Zone.
 - a. Proposed location of land uses, including designation of areas intended for:
 - i. Energy Generation Facilities
 - ii. Hyperscale Data Center facilities
 - iii. Electrical substations or switching yards
 - iv. Utility corridors
 - v. Industrial or technology uses, including Advanced Manufacturing
 - vi. Supporting commercial or operational facilities
 - vii. Electrical transmission and distribution systems
 - viii. Gas pipelines or fuel supply infrastructure
 - ix. Fiber and telecommunications systems
 - x. Water supply infrastructure

- xi. Wastewater and stormwater infrastructure
- b. Energy Generation Facility locations, including locations of:
 - i. Turbines or generation units
 - ii. Reactor buildings (if applicable)
 - iii. Data center buildings
 - iv. Cooling Towers or cooling infrastructure
 - v. Energy storage systems
 - vi. Substations and switching equipment
- c. Approximate square footage or campus development capacity for major facilities.
- d. Proposed Parking, service yards, and equipment staging areas.
- e. Security perimeters or controlled access zones, where applicable.
- f. Conceptual infrastructure corridors for utility interconnection and transmission.
- g. General development phasing plan for the project area.
- h. Proposed Lighting Zone(s) for the area being developed

C. Completeness

Upon receipt of the MDP Application with all required data as provided herein, the Executive Director, or designee, shall determine the application as complete within five (5) Working Days of receipt. The Applicant shall be notified within the plan review platform the same day the application is determined to be complete.

D. Reviewer Action

1. The Executive Director, or designee, shall transmit the MDP to Reviewers and such other entities that have jurisdiction or interest in the proposed project for their review and recommendations. Reviewers have fifteen (15) Working Days to review the MDP Application and submit the Reviewers' report of findings to the Executive Director. All subsequent reviews shall be completed within five (5) Working Days.
2. During this initial review period a written and dated letter from the Executive Director, or designee, may be submitted to the Applicant requesting more information, data, illustrations or clarifications solely based on the requirements of Section 2.01.B. If additional information is requested and warranted by these Standards, the Executive Director may suspend the initial fifteen (15) working day review period until receipt of

the additional information. If the Applicant does not comply with the request for additional information within six (6) months, the MDP Application shall become null and void.

- a. If the Applicant believes that the request is unreasonable, the Applicant may submit a written appeal to the Executive Director requesting a determination regarding the reasonableness of the request.
 - b. The Executive Director shall issue a written determination within five (5) Working Days of receipt of the appeal. The Executive Director's determination is final unless appealed to the MIDA Board within ten (10) Working Days of the determination.
 - c. The MIDA Board shall make a final determination within forty (40) Working Days of receiving the appeal.
3. If a Reviewers report is not submitted within the review periods set forth in subsection 1 above (including any suspension of such period), the application will advance to DRC Action.

E. DRC Action

1. The MDP Application and Reviewers report shall be given to the DRC for review and consideration.
 - a. The MDP Application shall be placed on the next DRC agenda.
 - b. The DRC shall make its recommendation during the initial meeting to consider the Application or within fifteen (15) Working Days after the DRC meeting, during which the Application was considered.
2. During this review a written and dated letter from the DRC may be submitted to the Applicant requesting more information, data, illustrations or clarifications solely based on the requirements of these Standards. The Executive Director shall determine within 5 working days if such request is warranted by these Standards. If the request is warranted and the Applicant does not comply with the request within six (6) months, the MDP Application shall become null and void. Until such additional information is received by the DRC, the fifteen (15) Working Days period set forth in subsection 1(b) above shall be suspended.

- a. If the Applicant believes that the request is unreasonable, it shall make a written appeal to the MIDA Board for a determination as to the reasonableness of the request.
 - b. The MIDA Board shall make a final determination within forty (40) Working Days of receiving the appeal.
3. The DRC shall provide a recommendation of approval, approval with conditions, or denial of the MDP Application. The recommendation shall be stated in writing, a copy of which shall be attached to one copy of the MDP Application and returned to the Applicant. Upon receipt of the recommendation by the DRC, the MDP Application, together with a complete copy of the DRC's and Reviewer's findings and report, shall be transmitted to the MIDA Board. The recommendation shall specify:
 - a. The policies and standards used in evaluating the Application;
 - b. The recommendations for approval, conditional approval or denial; together with findings justifying the recommendations.
4. Any conditions or denial shall be based on requirements of the Standards with references to the section(s) in question.
5. The DRC recommendation will be placed on the next MIDA Board agenda. Alternatively, an MDP that has been submitted and approved by the MIDA Engineer and the Executive Director may be adopted, without DRC review, as an attachment to a Development Agreement for the subject property that is approved and adopted by the MIDA Board at a public meeting.

F. MIDA Board Action

1. Following recommendation by the DRC, the MDP shall be transmitted to the MIDA Board for review. The MIDA Board shall consider the MDP and any recommendations by the DRC and Reviewers.
2. The MIDA Board shall hold a public meeting.
3. If the MDP conforms to the requirements of these Standards and is in accordance with the Project Area Plan including fulfilling the purposes and intent described therein, the MIDA Board may approve or approve with conditions.

4. If the MDP does not conform to the requirements of these Standards or is not in accordance with the Project Area Plan and its purpose and intent, the MIDA Board may request revisions and resubmittal of the MDP or deny the MDP.
5. If denied, the Applicant shall submit a new MDP application with the associated fee as established by MIDA.

G. MDP Approval

After the MDP has been approved by the MIDA Board, the Applicant may proceed to the Site Plan and/or Subdivision Plat process.

H. Vested Right

MDP approval vests in the Applicant the right to submit an application that is consistent with the MDP approval and these Standards for future Site Plan and/or Subdivision approval.

1. Proof of the Applicant's ownership of all necessary water rights is not a requirement of MDP Application approval. Therefore, MDP Application approval does not guarantee that water will be available at the time the Applicant seeks Site Plan approvals.
2. A vested right does not create a contract and does not create any third-party beneficiaries.

I. Amendment of Approved MDP

An Application to amend an approved MDP shall be submitted to the Executive Director in accordance with the provisions of Section _____ and shall follow the process described in this Section _____; provided, however, that the Executive Director may waive any MDP submittal requirement set forth in Section _____ if such requirement is not relevant to the proposed amendment. The Applicant shall also submit such fee as may be established by MIDA.

J. Expiration of MDP Approval

An approved MDP shall expire if an application for a Site Plan and/or Subdivision Plat has not been submitted within three (3) years from the date of MDP approval by the MIDA Board.

The Applicant may submit a written request to the Executive Director for an extension of the MDP approval prior to the expiration date. The Executive Director may grant an extension of up to one (1) additional year upon a determination that the project remains consistent with the Project Area Plan and these Standards.

If the MDP approval expires, a new MDP application shall be required in accordance with the provisions of this Section 2.01.

2.02 Subdivision Plat

A. Subdivision Plat Application

Approval and recording of a Final Subdivision Plat is required before any Construction may occur on any property within the Project Area, except for the following:

1. Environmental Investigation and mitigation activities
2. Wetland mitigation
3. Creation or maintenance of firebreaks
4. Installation and maintenance of approved Storm Water Pollution Prevention Plans (SWPPP) using Best Management Practices
5. Rough grading for temporary access roads or pilot roads as approved by the Executive Director
6. Environmental remediation or Voluntary Cleanup Program (VCP) activities

Provided, however, that MIDA shall be notified in writing prior to the commencement of any VCP activity.

Additional exceptions may be granted by the Executive Director, or designee, upon recommendation of the MIDA Engineer.

At the time an Application to subdivide property is submitted, the Applicant shall submit a Subdivision Plat Application and applicable fee(s), as established by MIDA.

All Subdivision Plats shall be consistent with an approved MDP.

1. Concurrent Applications

An Applicant may submit a Subdivision Plat Application concurrently with a Site Plan Application for all or a portion of the property proposed to be subdivided, but a subdivision plat may not be submitted concurrently with an MDP Application.

2. Infrastructure and Utility Coordination

Where applicable, Subdivision Plats shall demonstrate that adequate infrastructure and utility service will be available to serve the proposed parcels or development areas.

This may include, but is not limited to:

- a. Water service
- b. Wastewater service
- c. Stormwater systems
- d. Electrical infrastructure
- e. Telecommunications infrastructure
- f. Access and transportation infrastructure

Where utility providers require the dedication of easements, infrastructure corridors, or other service agreements, such requirements shall be satisfied prior to Final Subdivision Plat approval.

3. Subdivision Plat Review Process

The Subdivision Plat Application and approval process may consist of the following:

- a. Conceptual Subdivision Plat (optional), followed by
- b. Final Subdivision Plat

B. Conceptual Subdivision Plat Requirements

The intent of the Conceptual Subdivision Plat is to allow the DRC the opportunity to receive a broad-brush presentation on the proposed Subdivision without necessitating the provision of the detailed information required for a Final Subdivision Plat. Applicants may submit a Conceptual Subdivision Plat to the DRC for review and recommendation in accordance with this Section _____, or an Applicant may submit a Final Subdivision Plat to the DRC for review and recommendation without submitting a Conceptual Subdivision Application. Conceptual Subdivision Plats shall comply and be consistent with an approved MDP. Plats shall be consistent with an approved MDP.

The Conceptual Subdivision Plat application shall be submitted in PDF format utilizing MIDA's designated permitting and plan review platform.

1. The Conceptual Subdivision Plat submittal shall include the following:
 - a. Subdivision Plat Application

b. Conceptual Subdivision Plat and documentation as follows:

- i. Vicinity map;
- ii. Location map;
- iii. Existing and proposed contour information per national mapping standards at a minimum of ten (10) foot contour intervals;
- iv. Dimension, acreage and square footage of each lot;
- v. Boundary information for the Subdivision;
- vi. Proposed lot lines (if any);
- vii. Existing easements (if any);
- viii. Show known existing site constraints including but not limited to faults, debris flows, wetlands, and any other features that may influence or impact proposed development;
- ix. Proposed phases of development (if more than one phase);
- x. Existing buildings (if any);
- xi. Show existing and proposed roads and any other pertinent existing features of the site that would impact development (if any);
- xii. Street monuments;
- xiii. Slope map showing areas of thirty percent (30%) or greater slopes;
- xiv. If a conceptual utility plan was previously approved in connection with an MDP or development agreement executed in connection with an MDP, a copy of the approved conceptual utility plan and a written statement that the required utilities are consistent with such conceptual utility plan, or if a conceptual utility plan was not previously approved, a conceptual utility plan for the proposed subdivided area.

2. Additional requirement for ET Zone Conceptual Site Plans

Conceptual utility corridors including electrical transmission corridors, gas pipeline corridors, fiber and telecommunications corridors, and cooling water supply or discharge infrastructure.

- a. Conceptual locations for electrical substations, switching yards, and interconnection points to the regional transmission grid.
- b. Identification of security perimeters or controlled access areas associated with energy infrastructure facilities, where applicable.

- c. Conceptual safety setbacks or buffer zones associated with energy generation equipment, fuel infrastructure, or transmission facilities.
- d. Subdivision plats associated with energy generation facilities, data center campuses, or other large infrastructure projects may include parcels designated for generation facilities, data centers, substations and switching yards, cooling infrastructure, fuel supply infrastructure, and major utility corridors. Such parcels may be configured to accommodate phased development and future infrastructure expansion.

C. Completeness

Upon receipt of the Subdivision Plat Application with all required data as provided herein, the Executive Director shall determine the application as complete within five (5) Working Days of receipt. The Applicant shall be notified within the plan review platform the same day the application is determined to be complete.

D. Reviewer Action

1. The Executive Director shall transmit the Subdivision Plat Application to Reviewers and such other entities that have jurisdiction or interest in the proposed project for their review and recommendations. Reviewers have fifteen (15) Working Days to review the Subdivision Plat Application and submit the Reviewers report of findings to the Executive Director. All subsequent reviews shall be completed within ten (10) Working Days.
2. During this initial review period a written request from the Executive Director, or designee, may be submitted to the Applicant requesting additional information, data, illustrations, or clarifications based on the requirements of Section 2.02. If additional information is requested and warranted by these Standards, the Executive Director may suspend the initial fifteen (15) Working Day review period until receipt of the additional information. If the Applicant does not comply with the request for additional information within six (6) months, the Subdivision Plat Application shall become null and void.
 - a. If the Applicant believes that the request is unreasonable, the Applicant may submit a written appeal to the Executive Director requesting a determination regarding the reasonableness of the request.
 - b. The Executive Director shall issue a written determination within ten (10) Working Days of receipt of the appeal. The Executive Director's determination is final unless appealed to the MIDA Board within ten (10) Working Days of the determination.

- c. The MIDA Board shall make a final determination within forty (40) Working Days of receiving the appeal.
3. If a Reviewer's report is not submitted within the review periods set forth in subsection 1 above (including any suspension of such period), the application will advance to DRC Action.

E. DRC Action

1. The Conceptual Subdivision Plat and staff report shall be provided to the Development Review Committee (DRC) for review and consideration after the application has been determined complete and reviewed by the Reviewers.
2. After review, the Conceptual Subdivision Plat shall be placed on the DRC agenda and the DRC shall hold a public meeting.
3. At the public meeting, the DRC shall provide recommendation regarding the Conceptual Subdivision Plat.
4. If the Conceptual Subdivision Plat conforms to the requirements of these Standards and is consistent with the approved MDP, the DRC may approve or approve with conditions. If the Conceptual Subdivision Plat does not conform to the requirements of these Standards or the approved MDP, the DRC may request revisions and resubmittal or deny the Subdivision Plat.

F. Final Subdivision Plat Requirements

Following the DRC review of the Conceptual Subdivision Plat (if applicable), or if solely pursuing a Final Subdivision Plat, the Applicant shall submit one, to scale, digital copy of the Final Subdivision Plat in PDF format drawn accurately at a standard engineering scale of one hundred (100) feet to an inch, or larger. The Final Subdivision Plat shall be prepared by a registered professional land surveyor and shall comply with applicable state recording requirements. The application shall be submitted utilizing MIDA's designated permitting and plan review platform.

1. The Final Subdivision Plat submittal shall include the following:
 - a. Subdivision plans and documentation as follows:
 - i. Vicinity map;
 - ii. Location map;
 - iii. Existing and proposed contour information per national mapping standards at 2 ft. contour intervals;

- iv. Dimension, acreage and square footage of each lot (if any);
- v. Dimension and survey boundary information for the Subdivision;
- vi. Proposed phases of development, numbered with a timetable for development (if more than one phase);
- vii. Existing & proposed lot lines with a legal description of each lot (if any);
- viii. Existing & proposed easements (if any – specifically including all public utility easements);
- ix. Verification of easement location and existing capacity of easements for utilities (if any);
- x. Existing buildings (if any);
- xi. Show existing and proposed roads, road grades/profiles, channels, canals, ditches, springs, wells, Wetlands, culverts, and ponds, storm drains, manholes, inlet boxes, combination boxes, and cleanouts, sanitary sewer system, culinary water system, subsurface drains, gas lines, power lines, and communication lines (only as applicable and if any);
- xii. Proposed dedication of Infrastructure Improvement areas, Right of Ways, and Public Facilities (if any);
- xiii. Slope Map: areas of 30% or greater slopes, 25-30%, 20-25%, and 10-20%;
- xiv. Soils Report;
- xv. Flood Plain Map: the existing FEMA 100-year flood plain zone;
- xvi. Drainage study;
- xvii. Indicate on the plans the location of the proposed project connection to the existing water and sanitary systems.
- xviii. “Will serve” and/or Feasibility Letters from governmental entities providing services, such as, water, sewer and fire protection, and applicable public utilities.
- xix. Addresses or parcel identification noted on the plat for each lot as assigned by the appropriate entity, as applicable
- xx. Signature block including appropriate entities.

- b. Utility Plan Requirements: All proposed utilities must meet the requirements of the utility provider. All utility lines, except for electrical transmission lines, shall be buried within the Project Area Project Area.
 - i. Existing and proposed horizontal site design layout.
 - ii. Utility Plan elements shall be drawn to scale.
 - iii. Locate all existing and proposed utilities (if any). These include, but are not limited to, sanitary sewer, culinary water, water meters, service laterals, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, powerlines, communication lines, cable television lines, streetlights, etc.
 - iv. Illustrate relationship of utilities to each other with dimensions.
 - v. Descriptive Data Required:
 - 1. Name, right-of-way easement lines, courses, lengths, width of all streets, alleys, transit, pedestrian ways and utility easements; radii, points of tangency and central angles of all curvilinear streets and alleys, and radii of all rounded street line intersections.
 - 2. (ii) All drainage ways, utilities, storm drain ponds, and facilities to be dedicated to service entities or to remain private shall be shown on the plan.
 - 3. All existing and proposed easement usages shall be properly labeled.
 - vi. A current title report (dated within 30 days);
 - vii. Property owner affidavit;
 - viii. ALTA (or Land) Survey prepared by a registered engineer or land surveyor;
 - ix. Grading plan showing the limits of disturbance.

G. Completeness

Upon receipt of the Final Subdivision Plat Application with all required data as provided herein, the Executive Director shall determine the application as complete within five (5) Working Days of receipt. The Applicant shall be notified within the plan review platform the same day the application is determined to be complete.

H. Reviewer Action

The Executive Director, or designee, shall transmit the Final Subdivision Plat Application to Reviewers and such other entities that have jurisdiction or interest in the proposed project for their review and recommendations. Reviewers shall have fifteen (15) Working Days to review the Final Subdivision Plat Application and submit their comments, findings, or required revisions to the Applicant through to MIDA's designated permitting and plan review platform. All subsequent reviews shall be completed within ten (10) Working Days of new submissions by the Applicant.

I. DRC Approval

After the application has been determined complete and reviewed by the Reviewers, the Final Subdivision Plat shall be placed on the agenda of the DRC for consideration at a public meeting. If the Final Subdivision Plat conforms to the requirements of these Standards and is consistent with the approved MDP and any approved Conceptual Subdivision Plat, the DRC may approve or approve with conditions. If the Final Subdivision Plat does not conform to these Standards or the approved MDP, the DRC may request revisions and resubmittal or deny the Final Subdivision Plat.

J. Expiration of Final Subdivision Plat Approval.

An approved, unrecorded Final Subdivision Plat shall remain valid for two (2) years. Two 12-month extensions may be granted by the Executive Director if, upon written request by the Applicant or its designee, the Executive Director finds that the extension will not adversely affect the public health, safety or welfare of the MIDA Project Area.

K. Amendment of Approved Final Subdivision Plat.

1. Amendment of an approved Final Subdivision Plat shall follow the submittal requirements of Sections _____ of this Chapter. An Application, including a copy of the proposed amended Plat, shall be submitted to MIDA.
2. Notwithstanding the foregoing requirements of section _____, the

following amendments shall only require Administrative Approval and shall not be subject to the additional review and approval requirements of Section _____, but shall be subject to engineering, planning, and legal review appropriate for the proposed amendment, as determined by the MIDA staff:

- a. Plat amendments that involve only combining two or more lots or adjusting the property line between two or more lots, all of which are owned by the same owner or

have the written consent of each owner, and none of which have been dedicated for public use, common use, or a similar designation.

- b. The adjustment of building envelopes.
- c. The adjustment or vacation of easements which were not created by the plat, but which are shown on the plat for informational purposes.
- d. Correction of technical, typographical, or other minor errors in a plat.
- e. Any parcel of land that is being subdivided solely for the purpose of conveying all or a portion of the land to MIDA or a MIDA subsidiary.
- f. The administrative plat amendments described in Section _____ (a) and (b) above shall be made by the recordation of an amended plat approved by MIDA. The addition, adjustment or vacation of easements as set forth in Section _____ (c) above may be by use of a recorded plat or a recorded document containing a metes and bounds description, which has been administratively approved by MIDA.

L. Boundary Line Agreements.

Boundary line agreements or adjustments may be made in accordance with Title 57, Utah Code Annotated

M. Final Subdivision Plat Recorded Prior to Issuance of Building Permits.

Recording of Plat: Following approval of a Final Subdivision Plat Application, filing of a Completion Assurance as required by Chapter _____ of these Standards (if required) and signing of the Final Subdivision Plat by the MIDA, utility providers, service providers, etc., the Final Subdivision Plat shall be presented to the appropriate county recorder for recordation. Lots shall not be transferred, sold or offered for sale, and a building permit shall not be issued for any structure on a lot, until a Subdivision has been recorded.

2.03 2.03 Site Plan

Site Plan Application: Except as expressly provided in these Standards, a Site Plan approval, along with MDP approval and the recording of a Subdivision Plat, is required before any Construction may occur on any property within the Project Area. Single family detached Dwellings shall not be subject to Site Plan approval and shall be subject to building permit review only. The Applicant

shall submit a Site Plan Application and fee, as established by MIDA, to the Executive Director. An Applicant may submit a Subdivision Plat Application at the same time it submits a Site Plan Application for all or a portion of the area to be subdivided.

A. Site Plan Application

The Applicant shall submit a Site Plan Application and applicable fee, as established by MIDA, to the Executive Director. The Site Plan Application, supporting documentation, and all required plans shall be submitted utilizing MIDA's designated permitting and plan review platform.

All submitted materials shall be organized digitally in a clear and logical format and shall include all information required by this Section 2.03.

B. Site Plan Submittal Requirements

The Site Plan and all associated technical plans shall be prepared at a standard engineering scale sufficient to clearly illustrate the proposed development. Whenever practical, drawings shall be prepared at a scale not exceeding one hundred (100) feet to one (1) inch.

All required plans, reports, and supporting documentation shall be in PDF format and uploaded through the designated plan review platform.

1. Existing Conditions Data

- a. Existing topography and site conditions shall be shown on the same map as the proposed Site Plan layout.
- b. Existing topography shall be portrayed in accordance with current National Mapping Standards and the American Society of Photogrammetry and Remote Sensing (ASPRS) standards.
- c. Location, width, and names of all planned and existing streets, railroads, utility rights-of-way of public record, public areas, permanent structures to remain including water wells, taxing entity boundaries, municipal corporation lines, and all other existing features within or adjacent to the Site Plan area.
- d. note, the acreage of the Site Plan area.
- e. Boundaries of the Site Plan area with dimensions consistent with a minimum standard ALTA/ACSM Land Title Survey.

- f. By note, names and addresses of adjoining property owners, leaseholders, and buildings within three hundred (300) feet of the exterior site boundary.
- g. Vicinity map clearly identifying the subject property and major surrounding streets.

2. Identification Data Required

- a. Title including the name of the development, increment or phase name and/or number, and location by section, township, range, and county.
- b. Name, address, and official seal of the registered professional engineer preparing the Site Plan.
- c. Scale, north arrow, and date of preparation.
- d. Legend identifying all symbols, line types, hatching, and abbreviations used on the plan.

3. Proposed Conditions Data

- a. Street layout including right-of-way widths, utility easements, street cross-sections, proposed street names or numbers, alleys, pedestrian ways, and connections to adjoining properties.
- b. Dimensions of all Site Plan areas and parcels; phases shall be individually numbered where development is phased.
- c. Location, width, and use of easements.
- d. Identification of all land to be dedicated or reserved for public use.

4. Descriptive Data Required

- a. Right-of-way lines, courses, lengths, widths of streets, alleys, transit corridors, pedestrian ways, and utility easements.
- b. Radii, points of tangency, and central angles for curvilinear streets or intersections.
- c. Drainage ways or stormwater facilities to be dedicated or to remain private.
- d. Existing and proposed easement uses properly labeled.
- e. All increments or development phases clearly numbered.
- f. "Call Before You Dig" symbol and contact information.

5. Proposed Utility Methods

- a. Sewage Disposal – Applicant shall provide evidence demonstrating the design and operation of sanitary sewer facilities proposed for the Site Plan.

- b. Water Supply – Applicant shall provide documentation demonstrating the design, capacity, operation, and quality of the proposed water system.
- c. Stormwater Disposal – Applicant shall provide documentation demonstrating the design and operation of stormwater facilities. A Storm Water Pollution Prevention Plan (SWPPP) shall be required. A Notice of Intent (NOI) in compliance with the Utah Division of Water Quality shall be required prior to land disturbance.
- d. Irrigation System – It shall be the responsibility of the Applicant to furnish MIDA with such evidence as may be required relative to the design and operation of any irrigation system that is proposed as part of the Site Plan area.

6. Impact Studies

Impact studies may be required based on the size or nature of the proposed development. Studies may include, but are not limited to:

- a. Transportation or traffic studies
- b. Transit analysis
- c. Geotechnical and soils reports
- d. Water system analysis
- e. Sanitary sewer capacity analysis
- f. Drainage studies
- g. Economic impact studies

All impact studies shall be prepared and certified by a licensed professional competent in the relevant field.

7. Survey Data Required

- a. Boundary survey prepared in accordance with the standard of practice for boundary surveys in the State of Utah.
- b. All drawings shall be based upon UTM Zone 12 North.
- c. Proposed survey monument locations.
- d. Tie site to public survey monuments where available.

8. Roadway Dedication Plan, if applicable.

This plan provides an instrument for right-of-way easement conveyance.

The Plan shall include:

- a. Identification Data.
- b. Descriptive Data. The numbering of Increments does not apply.
- c. Survey Data.
- d. Legal description of the area to be dedicated.
- e. Any and all easements and encumbrances of record.

All dedication of infrastructure and Public Facilities to public entities, including MIDA, shall be subject to acceptance of the dedication by the public entity.

9. Utility Plan Requirements

- a. Existing and proposed horizontal site design layout.
- b. Identification Data. (See 2.02.B.2 and replace "Site Plan" with "Utility Plan").
- c. Utility Plan elements shall be drawn to scale, having no more than sixty (60) feet to an inch.
- d. All existing and proposed utilities. These include, but are not limited to, sanitary sewer, culinary water, water meters, service laterals, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, street lights, etc.
- e. Relationship of utilities to each other with dimensions.

10. Grading and Drainage Plan Requirements

- a. Identification Data. (See 2.02.B.2 and replace "Site Plan" with "Grading and Drainage Plan")
- b. Existing and proposed contour information per national mapping standards.
- c. Existing and proposed storm drain facilities.
- d. Existing and proposed detention facilities and details.
- e. Hydrologic and hydraulic calculations shall be provided for the drainage collection system, detention facilities, and outlet works.
- f. Roadway and parking lot percentage of grade with directional arrows of surface flow.
- g. Percentage of grade around curb returns at intersections with directional arrows of surface flow.

- h. Retaining walls complete with spot elevations, type of wall, and cross section details. Must be signed by a licensed structural engineer if greater than four feet in height.
- i. Areas of 30% or greater slopes.
- j. Flood Plain and Wetland Information.
- k. Spot elevations at all curb returns, driveways, grade changes and throughout all parking areas.
- l. Proposed and existing drainage easements, with dimensions, elevations and typical sections as needed.
- m. Design benchmark.

11. Soil and Erosion Control Plan Requirements

- a. Existing and proposed horizontal site design layout.
- b. Identification Data. (See 2.02.B.2 and replace "Site Plan" with "Soil and Erosion Control Plan")
- c. Applicable Existing Conditions Data typically shown.
- d. Existing and proposed storm drains.
- e. Existing and proposed detention facilities and details.
- f. Drainage patterns.
- g. Indicate best management practices and details for each to be used as outlined in the SWPPP.
- h. Limits of disturbance delineation and acreage.

12. Roadway Plan and Profile Requirements

- a. Plan View
 - i. Existing and proposed horizontal site design layout.
 - ii. Identification Data. (See 2.02.B.2 and replace "Site Plan" with "Roadway Plan and Profile Plan").
 - iii. Applicable Existing Conditions Data typically shown.
 - iv. Scale shall be 1" = 20' or 1" = 40'.
 - v. All existing and proposed utilities. These include but are not limited to sanitary sewer, culinary water, water meters, service laterals, secondary

water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, and street lights.

- vi. Extend one hundred (100) feet each direction showing existing improvements.
- vii. Spot elevations at all curb returns, driveways, and grade change points.
- viii. Percentage of grade around curb returns at intersections with directional arrows.
- ix. Street monuments.
- x. Centerline stationing.
- xi. Existing edge of asphalt spot elevations.
- xii. Key map for sheet orientation relative to the overall project.
- xiii. benchmark.

b. Profile View

- i. Appropriate vertical scale.
- ii. Extend profile line one hundred (100) feet each direction showing existing improvements.
- iii. Existing ground profile at proposed profile grade line.
- iv. Proposed profile grade line with grade information, slope, VPI, VPC, CPT, etc., including elevations at points of interest.
- v. Necessary vertical curve information.
- vi. at left and right side of sheet.
- vii. Existing and proposed profile elevations at fifty (50) foot intervals along the top or bottom of the profile view.
- viii. Existing and proposed culinary water and/or secondary water (if twelve (12) inches or greater), storm drain, and sanitary sewer lines. Include pipe length, material, and size. Include manhole size, rim elevation, and grate elevations where applicable.
- ix. Indicate pipe crossings and clearance between utilities measured pipe edge to pipe edge.

13. Signing and Striping Plan Requirements

- a. Existing and proposed horizontal site design layout.

- b. Identification Data. (See 2.02.B.2 and replace “Site Plan” with “Signing and Striping Plan”).
- c. Stop bars, cross walks, painted messages or arrows, stop signs, street signs and any additional signs as warranted by the most current edition of the MUTCD.
- d. Traffic striping or tape for all lanes.
- e. Proposed signal loops if required.
- f. Proposed signal light if required.

14. Demolition Plan Requirements

Plans shall identify any existing structures or facilities to be removed or abandoned as part of the Site Plan development.

C. ET Zone Specific Site Plan Requirements

Projects involving Energy Generation Facilities, nuclear infrastructure, Hyperscale Data Centers, or large electrical infrastructure shall submit the following additional technical plans where applicable.

1. Energy Infrastructure Plan

- a. The Applicant shall submit an Energy Infrastructure Plan identifying the layout and operational interfaces of energy generation, transmission, storage, and interconnection facilities. The plan shall include:
- b. Conceptual and proposed locations of generation facilities including gas turbines, combined-cycle plants, small modular reactors (SMR), or other generation systems
- c. Electrical substations, switching yards, transformer yards, and collector systems
- d. Transmission interconnection facilities and high-voltage corridors
- e. Energy storage installations including battery or thermal storage systems
- f. Identification of utility interconnection points
- g. Conceptual distribution of power between generation facilities and data center campuses

2. Electrical Interconnection Study

Projects proposing large electrical loads or generation facilities shall submit documentation demonstrating the feasibility of interconnection with the regional electrical transmission system, if anticipated. Documentation may include:

- a. Utility interconnection feasibility studies
- b. System impact studies
- c. Transmission capacity analysis
- d. or documentation from the regional transmission provider

3. Heavy Equipment Transport and Logistics Plan

Projects involving major industrial or energy infrastructure shall submit a heavy equipment transport plan identifying routes and infrastructure capable of accommodating oversized or heavy equipment deliveries including turbines, reactor modules, transformers, or generators. The plan shall identify:

- a. Heavy haul transportation routes
- b. Bridge load limitations
- c. Turning radii for oversized transport
- d. Construction staging areas
- e. Crane assembly areas

4. Energy Generation Facility Safety and Security Zones

The Site Plan shall identify safety setbacks, operational buffer areas, and controlled access zones associated with energy infrastructure including:

- a. Transmission safety corridors
- b. Substation security perimeters
- c. Controlled access areas for energy generation facilities
- d. Emergency access routes

5. Cooling Water Infrastructure Plan

Where Energy Generation Facilities or Hyperscale Data Center facilities require thermal management systems, the Applicant shall submit a cooling water Infrastructure plan identifying:

- a. Water supply sources
- b. Cooling water pipelines
- c. Cooling Tower systems
- d. Discharge, reuse, or treatment infrastructure
- e. Estimated cooling water demand

6. Air Quality and Emissions Planning

Projects involving combustion or other emissions-producing equipment shall identify anticipated emissions sources and regulatory considerations including:

- a. Combustion equipment or stacks
- b. Potential air emissions sources
- c. Preliminary air quality considerations
- d. Identification of potential state or federal permitting requirements

7. Hyperscale Data Center Power Demand Plan

Projects involving Hyperscale Data Center and/or Data Center Campuses shall submit a power demand plan identifying:

- a. Projected electrical demand
- b. Load phasing schedule
- c. Onsite Generation Capacity, if applicable
- d. Backup Generation Capacity
- e. redundancy configuration

8. Energy Infrastructure Phasing Plan

Projects involving phased development of energy infrastructure shall submit a phasing plan identifying:

- a. Generation capacity by phase
- b. Substation and transmission upgrades by phase
- c. Data center campus expansion phases
- d. Utility corridor expansion associated with each phase

9. Noise Mitigation

Project involving equipment, machinery or other large noise generating systems (such as a Compute Complex) shall submit a plan for noise mitigation identifying the followings items:

- a. The use of best practices to and appropriate technology to mitigate noise disturbances to surrounding properties, such as but not limited to acoustic barriers/walls, silencers/baffles, and “low noise” cooling towner models.

D. Completeness

Upon receipt of the Site Plan Application with all required data as provided herein, the Executive Director shall determine the application as complete within five (5) Working Days of receipt. The Applicant shall be notified within the plan review platform the same day the application is determined to be complete.

E. Reviewer Action

The Executive Director, or designee, shall transmit the Final Subdivision Plat Application to Reviewers and such other entities that have jurisdiction or interest in the proposed project for their review and recommendations. Reviewers shall have fifteen (15) Working Days to review the Final Subdivision Plat Application and submit their comments, findings, or required revisions to the Applicant through to MIDA's designated permitting and plan review platform. All subsequent reviews shall be completed within ten (10) Working Days of new submissions by the Applicant.

F. DRC Action

After the application has been determined to be complete and reviewed by the Reviewers, the Site Plan shall be placed on the agenda of the DRC for consideration at a public meeting.

If the Site Plan conforms to the requirements of these Standards and is consistent with the approved MDP, the DRC may approve or approve with conditions.

If the Site Plan does not conform to these or the approved MDP, the DRC may request revisions and resubmittal or deny the Site Plan.

G. Site Plan Approval

Following approval of the Site Plan by the Development Review Committee, the Applicant may proceed with the Building Permit process in accordance with these Standards. Any proposed Conditional Uses must obtain a Conditional Use Permit, as set forth in these Standards, prior to the issuance of a Building Permit.

H. Site Plan Expiration

An approved Site Plan shall expire twenty-four (24) months after approval if significant construction activity has not occurred. The Executive Director shall determine whether significant activity has occurred. Extensions may be requested by application prior to expiration and may be approved by the DRC

I. Appeal of DRC Decision

Any Site Plan decision by the DRC may be appealed, in writing, to the MIDA Board. The appeal must be received by MIDA within ten (10) Working Days of the date of the DRC decision.

1. The MIDA Board shall make a final determination on the appeal within forty (40) Working Days of the receipt of the appeal.
2. Upon the conclusion of any appeal, if the Site Plan has not been approved, the Applicant shall submit a new Conditional Use Application with associated fee if the Applicant wishes to reapply.

2.04 Infrastructure Permits

A. Purpose / Administrative Approval

Infrastructure Construction Plans provide the detailed engineering drawings and technical documentation required for the construction of major infrastructure systems within the Project Area. Infrastructure systems may be constructed prior to vertical development and may serve multiple phases of development within the project area.

Administrative Approval and the issuance of permit by MIDA is required in connection with all Infrastructure Improvement work. An Infrastructure Improvement Permit is required prior to construction of any Infrastructure Improvements not included in a Building Permit review or Operating Permit Review and approval. A MIDA Infrastructure Permit is not required for Infrastructure Improvements located on single family residential building lots.

Infrastructure Construction Plans shall be reviewed for technical compliance with these Standards, the approved MDP, the approved Subdivision Plat, and the approved Site Plan where applicable. Infrastructure Improvements may be constructed in advance of building construction where such infrastructure is required to support phased development of the project area.

B. Infrastructure Improvement Permit Submittal Requirements:

A PDF copy of the Infrastructure Plans and other information, required as part of the Infrastructure Permit Application, shall be shown graphically and by note on plans. All sheets shall contain general identification data such as; a title that includes the name of the development, parcel name and/or number and its location by number of section, township, range and county; name, address

and official seal of the registered professionals preparing the Plans; scale, north arrow and date of the Site Plan preparation; legend showing all symbols, line types, hatching and abbreviations; and the “Call Before You Dig” symbol and telephone number where appropriate. All mapped data for the same plan shall be drawn accurately at the same standard engineering scale, having no more than one hundred (100) feet to an inch. Information previously submitted as part of a Site Plan of Subdivision Approval does not need to be duplicated in the Infrastructure Permit process. The lists below are comprehensive lists, and not all items are required for each permit. The MIDA staff shall determine which data is required based on the nature of the type of infrastructure being permitted and shall provide the applicant with a list of required information and items for each permit.

1. Existing Conditions Data:

- a. Existing topography 2' intervals and slopes 30%,25-30%. 20-25%. 10-20%, and 0-10% shall be shown. The portrayal of the topographic data shall be in accordance with the current National Mapping Standards and the American Society of Photogrammetry and Remote Sensing (ASPRS) standards.
- b. Location, widths, and names of existing streets (with grades and cut, fill and Retaining Walls shown), railroads, utilities, any and all easements, public areas, permanent structures to remain including water wells, taxing entity boundaries, municipal corporation lines, and any and all existing features within or adjacent to the Project area.
- c. By note, the acreage of the area or lot.
- d. Boundaries of the Project area shall show dimensions as found in a minimum standard ALTA/ACSM Land Title Survey. The survey for the subject property shall be prepared in accordance with the standard of practice for boundary surveys in the State of Utah.
- e. By note, names and addresses of adjoining property owners, leaseholders, and buildings within 300 feet of the exterior site boundary.
- f. Vicinity map legible with major street names and highlighted subject property.
- g. Geotechnical report with an evaluation of the overall site, with Construction recommendations.
- h. Global slope stability prepared by a licensed geologist (as applicable)

2. Proposed Conditions Data (as applicable):

- a. Street layout, right-of-way easement width(s), utilities, utility easements, street cross-sections, proposed names of streets, street numbers, alleys, pedestrian ways, easements, roads to be dedicated to the public use and connections to adjoining properties.
- b. The identification of snow storage, garbage storage, access and screening, fire access/lanes around buildings.
- c. The identification of service areas including loading docks
- d. Designation of all land to be dedicated or reserved for public use with the use indicated.
- e. Materials: hardscapes, plazas, Retaining Walls and other site elements.
- f. Typical Project area dimensions to scale; dimensions of all corner Project areas and Project sections of streets; each phase numbered individually; total number of phases;
- g. Location, width, and use of easements;

3. Demolition Plan: Indicate structures, vegetation, site elements and other facilities to be removed or abandoned. Illustrate area of impact.

4. Roadway Plan:

- a. Roadway Plan:
 - i. Existing and proposed horizontal road design layout.
 - ii. Existing Conditions Data typically shown.
 - iii. scale no greater than 1"=40'.
 - iv. All existing and proposed utilities. These include but are not limited to sanitary sewer, culinary water, water meters, service laterals, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines and streetlights.
 - v. Extend 100 feet each way showing existing improvements.
 - vi. Grading Plan including contours, profile grade, and spot elevations at critical locations, as determined by MIDA staff.
 - vii. Percentage of grade around curb returns at intersections with direction arrows.

- viii. Centerline Stationing.
 - ix. Existing edge of asphalt spot elevations.
 - x. Key map for sheet orientation relative to overall project.
 - xi. benchmark.
 - xii. Define curb type, pedestrian plan showing sidewalk location and ADA access.
- b. Roadway Profile:
- i. Appropriate vertical scale.
 - ii. Extend profile lines 100 feet each way showing existing improvements.
 - iii. Existing ground profile at proposed profile grade line.
 - iv. Proposed profile grade line with grade information, slope, VPI, VPC, CPT, etc. Include elevations at points of interest.
 - v. All necessary vertical curve information.
 - vi. Elevations at left or right side of sheet.
 - vii. Existing and proposed profile elevations at 50-foot intervals along the top or bottom of profile view.
 - viii. Existing and proposed culinary and or secondary water, storm drain and sanitary sewer. Include pipe length, material, and size. Include manhole size, rim elevation, and any grate elevations.
 - ix. Indicate pipe crossings and clearance between utilities pipe edge to pipe edge.
 - x. utility profiles for utilities outside proposed right of way areas.
5. Utility Plan Requirements: All proposed utilities must meet the requirements of the utility provider. All utility lines, except for high- powered transmission lines, shall be buried within the MIDA Project Area.
- a. Existing and proposed horizontal site design layout.
 - b. Utility Plan elements shall be drawn to scale.
 - c. Locate all existing and proposed utilities. These include, but are not limited to, sanitary sewer, culinary water, water meters, service laterals, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, streetlights, etc.

- d. Illustrate relationship of utilities to each other with dimensions.
 - e. Provide “will serve” letters from governmental entities providing services, such as, water, sewer and fire protection, and applicable public utilities.
 - f. Descriptive Data Required:
 - i. Name, right-of-way easement lines, courses, lengths, width of all streets, alleys, transit, pedestrian ways and utility easements; radii, points of tangency and central angles of all curvilinear streets and alleys, and radii of all rounded street line intersections.
 - 1. All drainage ways, utilities and facilities to be dedicated to service entities or to remain private shall be shown on the plan.
 - 2. All existing and proposed easement usages shall be properly labeled.
6. Grading and Drainage Plan Requirements:
- a. Existing and proposed contour information per national mapping standards at 2 ft. contour intervals.
 - b. Existing and proposed storm drain facilities.
 - c. Existing and proposed detention facilities and details.
 - d. Drainage report that covers hydrologic and hydraulic calculations shall be provided for the drainage collection system, detention facilities, and outlet works.
 - e. Roadway and parking lot percentage of grade with directional arrows of surface flow.
 - f. Percentage of grade around curb returns at intersections with directional arrows of surface flow.
 - g. Retaining walls complete with spot elevations, type of wall, and cross section details.
 - h. Indicated areas of 30% or greater slopes.
 - i. Provide Flood Plain and Wetland information.
 - j. Include contours, profile grade, and spot elevations at critical locations and throughout all parking areas.
 - k. Proposed and existing drainage easements, with dimensions, elevations and typical sections as needed;
 - l. Design benchmark(s).

- m. Evidence of compliance with the State of Utah Division of Water Quality as may be required relative to the design and operation of any proposed storm water system. Also, the Applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP). A Notice of Intent (NOI) in compliance with the State of Utah Division of Water Quality requirements will be required prior to the disturbance of any portion of the site.
7. Soil and Erosion Control Plan Requirements. Applicant shall provide the following:
- a. Existing and proposed horizontal site design layout.
 - b. Applicable existing conditions data typically shown.
 - c. Existing and proposed storm drains.
 - d. Existing and proposed detention facilities and details.
 - e. Drainage patterns.
 - f. Indicate best management practices and details for each to be used as outlined in the SWPPP.
 - g. Limits of disturbance delineation and acreage
8. Traffic Signing and Striping Plan Requirements:
- a. Existing and proposed horizontal site design layout;
 - b. Stop bars, cross walks, painted messages or arrows, stop signs, street signs and any additional signs as warranted by the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 - c. Traffic striping or tape for all lanes.
 - d. Proposed signal loops if required.
 - e. Proposed signal light if required.
 - f. Lighting and Signage Plan:
 - g. Streetlights and all outside lighting (compliant with the provisions of Section 4.22 of these Standards).
 - h. Street signs, directional signs, kiosks, etc.
9. Landscape and Trails Plan:
- a. Landscape plan with species, sizes and quantities.
 - b. Indicate screening of mechanical equipment.
 - c. Trail cross sections showing materials and connectivity to any adjacent public trails

- d. Open space/plazas and associated materials.
- e. Show wildland and urban interface defensible zones on landscape plan.

10. Irrigation Plan

- a. Head layout, and associated equipment locations.
- b. Evidence of compliance of the design and operation of any irrigation system that is proposed as part of the Project area.

C. Completeness of MIDA Infrastructure Improvement Permit Application.

Upon receipt of the MIDA Infrastructure Improvement Permit Application with all required data as provided herein, the Executive Director shall, within fifteen (15) Working Days of receipt: (i) determine the Application as complete, (ii) the Application is consistent with and as contemplated by an approved MDP, Site Plan and/or Subdivision Plat, as applicable, and (iii) the proposed Infrastructure Improvement facilitates the MIDA Project Area and its development. If the Executive Director determines that he or she is unable to provide any of the foregoing certifications, the Executive Director shall provide Applicant with written notice that the MIDA Infrastructure Improvement Permit Application is incomplete and identify in reasonable detail those items that the Executive Director determines to be incomplete or otherwise needed for the Executive Director to make the requisite determinations. The Executive Director shall provide notification to the Applicant and the Reviewers the same date that the Application is deemed to be complete.

D. Approval Process; Standard of Review.

1. The Executive Director shall transmit the Final Subdivision Plat Application to Reviewers and such other entities that have jurisdiction or interest in the proposed project for their review and recommendations. Reviewers shall have fifteen (15) Working Days to review the Final Subdivision Plat Application and submit their comments, findings, engineering errors, safety concerns, or required revisions to the Applicant through to MIDA's designated permitting and plan review platform.
2. If required, Applicant shall complete all corrections and re-submit plans and additional documentation to the Reviewers through the designated permitting and review platform.
3. Reviewers have ten (10) Working Days for each subsequent review of the MIDA Infrastructure Improvement Permit Application and shall upon completion of each such re-

review submit their comments, findings, engineering errors, safety concerns, or required revisions, if any, to the Applicant through the designated permitting and plan review platform.

4. MIDA Infrastructure Improvement Permit approvals are Administrative Approvals under the MIDA Standards. The Executive Director shall issue a MIDA Infrastructure Improvement Permit to the Applicant following of receipt of the Reviewers' approval. Upon receipt of an approved MIDA Infrastructure Improvement Permit, the Applicant may initiate the work permitted by the Permit.
5. The MIDA staff shall schedule an inspection of Infrastructure Improvement Permit work as soon as possible, but in any event not more than three (3) Working Days after Applicant's request. A MIDA Infrastructure Improvement Permit shall be deemed filed and closed upon certification of an approved final inspection.

2.05 Grading Permits

A. Permit Requirements:

1. Unless explicitly exempted under Section 2.06(B) hereof, a Grading Permit is required for any project in the MIDA Project Area that:
 - a. Grades, fills, excavates, stores or disposes of 350 cubic yards or more of soil or earth material; or
 - b. Clears and grades or performs any pre-construction activity with ground disturbance of a half-acre or more of land.

B. Exemptions: Unless otherwise required by these Standards, the following grading may be done without obtaining a permit:

1. Minor projects without cuts or fills, each of which is less than five feet in vertical depth at its deepest point measured from the existing ground surface, and which meet all of the following criteria:
2. Less than three hundred fifty (350) cubic yards of graded material in a single area, within a two-year period. In calculating the graded material quantity, excavation material used as fill material will not be counted twice.
3. Does not create a non-permanent unstable or erodible slopes over 40% grade,
4. Does not encroach onto sewage disposal systems including leach field areas, and

5. Provides for completion of soil disturbing activities within a continuous period of forty-five (45) days;
 6. Grading done by or under the supervision, assignment or construction control of a public agency (such as VCP remediation);
 7. Excavations less than three hundred fifty (350) cubic yards for soil or geological investigations by a geotechnical engineer, civil engineer, or engineering geologist. All excavation must be restored within 45 days;
 8. Maintenance of existing firebreaks and roads to keep the firebreak or road substantially in its approved condition;
 9. Performance of emergency work necessary to protect life or property when an urgent necessity arises. The Person performing such emergency work shall notify MIDA promptly of the problem and work required and shall apply for a permit within ten (10) calendar days after commencing such work.
- C. Concurrent Permits: A Grading Permit may be obtained prior to or concurrently with all other permits contemplated by these Standards, including but not limited to a Site Plan and Subdivision Plat. Any grading prior to the approval of a Site Plan or Subdivision Plat, including grading with an approved Grading Permit, shall be done at the sole risk of the Applicant.
- D. Application Contents: The Applicant shall submit a Grading Permit Application and fee, as established by MIDA, to the Executive Director. The Application shall include the following which shall be submitted to MIDA through MIDA's designated permitting and review platform:
1. PDF file of Grading Permit Application Form
 2. Signed Statement of Applicants responsibility
 3. A fee, as established by MIDA
 4. PDF copy of Grading plans. Plans shall be prepared by a licensed civil engineer in conformance with these Specifications and shall include the following:
 - a. A vicinity map indicating the site location;
 - b. A map indicating where within the approved MDP (and, if applicable, approved Site Plan and approved Subdivision) the site is located.
 - c. topography shown in 1 ft contours;

- d. All planimetric features including but not limited to: water wells, streams, canals, irrigation laterals, private ditches, washes, ponds, and all existing utility main lines (size and owner);
- e. Location, widths, and names of all planned and existing streets, railroads, utilities, any and all easements, public areas, permanent structures to remain including water wells;
- f. By note, the acreage of the area or lot;
- g. Scale, north arrow and date of the submittal;
- h. A delineation of the area to be cleared and grubbed;
- i. A statement of the quantity of material to be excavated, the quantity of material to be filled, whether such excavation or fill is permanent or temporary, and the amount of such material to be imported to or exported from the site;
- j. A statement of the estimated starting date, grading completion date, and when site improvements will be completed;
- k. The location, implementation schedule, and maintenance schedule of all erosion control measures and sediment control measures to be implemented or constructed prior to, during or after the proposed activity;
- l. Existing and proposed horizontal design layout.
- m. Applicable existing conditions data typically shown.
- n. Existing and proposed detention facilities and details.
- o. Drainage patterns.
- p. Indicate best management practices (BMP) and details for each to be used as outlined in the SWPPP.
- q. Limit of disturbance delineation and acreage.
- r. A description of measures designed to control dust and stabilize the Construction site road and entrance;
- s. A description of the location and methods of storage and disposal of Construction materials; and
- t. Geotechnical engineering or engineering geology reports used in the development of the above information.
- u. Water Pollution Prevention Plan (SWPPP) as required by the State of Utah.

5. PDF copy of on-site drainage shed map to scale with calculations.
6. PDF copy of off-site drainage shed map encompassing site to scale with calculations.

E. Security:

1. Prior to issuance of the permit, the Applicant (or the Applicant's designee) shall provide, if required by MIDA, the Grading Completion Assurance in an amount estimated by the Applicant's Engineer and approved by the Executive Director to be the cost for stabilizing the activity site if the site is abandoned or work is stopped during the performance of the activity described in the permit. A Completion Assurance shall not be required for infrastructure being funded by MIDA.
2. The Grading Completion Assurance shall be released to the Applicant (or the Applicant's designee, as the case may be) upon either:
 - a. Issuance of a certificate of completion, provided no administrative or legal action against such Grading Completion Assurance has been commenced prior to that date and the permittee has complied with the applicable provisions of the MIDA Standards; or
 - b. relinquishment of the permit by the holder thereof to MIDA, provided no administrative or legal action against such Grading Completion Assurance has been commenced prior to that date and the permittee has complied with the provisions of the Permit.

F. Review and Approval of Grading Permit.

1. Upon the submission of the required information, Reviewers shall have fifteen (15) Working Days to review the Grading Permit Application and submit their comments, findings, engineering errors, safety concerns, or required revisions to the Applicant through to MIDA's designated permitting and plan review platform.
2. If required, Applicant shall complete all corrections and re-submit plans and additional documentation to the Reviewers through the designated permitting and review platform.
3. Reviewers have ten (10) Working Days for each subsequent review of the Grading Permit Application and shall upon completion of each such re-review submit their comments, findings, engineering errors, safety concerns, or required revisions, if any, to the Applicant through the designated permitting and plan review platform.

4. MIDA Grading Permit approvals are Administrative Approvals under these Standards. The Executive Director shall issue a Grading Permit to the Applicant following receipt of the Reviewers' approval. Upon receipt of an approved Grading Permit, the Applicant may initiate the work permitted by the Permit.
5. The MIDA staff shall schedule an inspection of Grading Permit work as soon as possible, but in any event not more than three (3) Working Days after Applicant's request. A Grading Permit shall be deemed filed and closed upon certification of an approved final inspection.
- G. Term: A Grading Permit shall be effective on the date of issuance, and shall remain in force for one year, unless suspended or revoked by the Executive Director for cause, or voluntarily relinquished by the permittee. Before the expiration of a permit, a permittee may apply for an extension of time in which to complete the activity. Two extensions of twelve months each may be granted by the Executive Director.
- H. Modification of Approved Plans. Proposed modifications of an approved Grading Permit shall be submitted to MIDA through the designated permitting and review platform for written approval. All necessary submittal information shall accompany any proposed modification. The modification shall be compatible with any approved Master Development Plan.
- I. Right of entry: As a condition of the permit, the property owner shall grant MIDA a right of entry for the duration of the Grading Permit until after final inspection.
- J. Seasonal Requirements: Implementation of erosion and sediment control plans shall be based on the season of the year and the stage of Construction at forecasted periods of rainfall and heavy storms. Erosion and sediment control plans shall allow for possible changes in Construction scheduling, unanticipated field conditions, and relatively minor changes in grading. Modifications to plans may be required after initial plan approval.

2.06 Building Permits

- A. Building Permit and Footings and Foundation Only Permit Application: A Subdivision Plat approval and Site Plan (when applicable) approval (and a Conditional Use permit, if applicable) shall be required for vertical building Construction before a building permit or Footings and Foundation Only Permit can be issued by MIDA. The Applicant shall submit

a building permit or footings and foundations only permit Application and fee, as established by MIDA, to the Executive Director's designee.

- B. MIDA shall designate a separate entity (the "Designated Entity") as MIDA's review and inspections for all matters related to building permit and footing and foundation permit applications, plan review, inspections and the issuance of certificates of occupancy, except as may otherwise be set forth in these Standards. MIDA may, at its discretion, replace the Designated Entity and designate another entity to perform these functions.
- C. Building Permit and Footing and Foundations Only Permit Application Submittal Requirements: All building permit and footing and foundation only permit Applications shall be submitted directly to the on forms supplied by the Designated Entity and approved by MIDA. Fees shall be paid directly to the MIDA or to the Designated Entity in accordance with the fee schedule adopted by MIDA. The materials required to be submitted with the Application shall be designated by the Designated Entity for building permits and footing and foundation only permits issued through the Designated Entity.
- D. Completeness: Upon receipt of the building permit or footing and foundation only permit Application, with all required data as required by the Designated Entity, the Designated Entity shall within ten (10) Working Days of receipt: (i) determine the Application as complete; or (ii) provide Applicant with written notice that the Building Permit Application is incomplete and identifying in reasonable detail those items that the Designated Entity determines to be incomplete. The Designated Entity shall process the Building Permit or footings and foundation only permit Application in accordance with the review and inspection timelines set forth in Section _____ below.
- E. Reviewer's Action: The Designated Entity shall transmit the building permit, or footing and foundation only permit (for structures in excess of 10,001 square feet), Application to the Reviewer(s) for their review and recommendations within five (5) Working Days of certification of completion.\
- 1. For Dwellings of less than or equal to 5,000 gross square feet the following process shall apply: Review
 - a. Reviewers have ten (10) Working Days to review the initial building permit Application and submit the Reviewers report of findings (the "Initial Report") to the Designated Entity.

- b. The Designated Entity will notify the Applicant if the building permit has been approved or if corrections are required, within five (5) Working Days of receipt of the Reviewer's report.
 - c. If required, the Applicant shall complete all corrections and re-submit plans and additional documentation to the Designated Entity. The Designated Entity shall then distribute this information to the Reviewers within two (2) Working Days of receipt.
 - d. Reviewers have five (5) Working Days for each subsequent review of the building permit Application, and shall upon completion of each such re-review, submit the Reviewer's report of findings to the Designated Entity, who shall then submit any comment to the Applicant within two (2) Working Days.
- 2. For Dwellings between 5,001 and 10,000 gross square feet, and all commercial structures of less than or equal to 10,000 gross square feet, the following process shall apply:
 - a. Reviewers have twenty (20) Working Days to review the initial building permit Application and submit the Reviewers Initial Report to the Designated Entity.
 - b. The Designated Entity will notify the Applicant if the building permit has been approved or if corrections are required, within two (2) Working Days of receipt of the Reviewer's report.
 - c. If required, Applicant shall complete all corrections and re-submit plans and additional documentation to the Designated Entity. The Designated Entity Director shall then distribute this information to the Reviewers within two (2) Working Days of receipt.
 - d. Reviewers have ten (10) Working Days for each subsequent review of the building permit Application, and shall upon completion of each such re-review, submit the Reviewers report of findings to the Designated Entity, who shall then submit any comments to Applicant within one (1) Working Day.
- 3. For structures in excess of 10,001 gross square feet, the following process shall apply:
 - a. Reviewers have thirty (30) Working Days to review the initial building permit Application and submit the Reviewers Initial Report to the Designated Entity.

- b. The Designated Entity will notify the Applicant if the building permit has been approved or if corrections are required, within two (2) Working Days of receipt of the Reviewer's report
 - c. If required, Applicant shall complete all corrections and re-submit plans and additional documentation to the Designated Entity. The Designated Entity shall then distribute this information to the Reviewers within two (2) Working Days of receipt.
 - d. Reviewers have fifteen (15) Working Days for each subsequent review of the building permit Application, and shall upon completion of each such re-review, submit the Reviewers report of findings to the Designated Entity, who shall then submit any comments to Applicant within two (2) Working Days.
- F. Building Permit Approval: The Designated Entity shall, on behalf of MIDA and with MIDA'S approval, issue a building permit to the Applicant within two (2) Working Days of receipt the Reviewer's Approval and MIDA's approval. Upon receipt of an approved building permit, the Applicant may initiate Construction on the project approved in the building permit Application. The granting of a building permit does not presume to give authority to violate or cancel the provisions of any applicable state or local law regulating Construction or the performance of Construction, including but not limited to requirements for a Certificate of Occupancy or a Letter of Completion. Structure use is unlawful without a Certificate of Occupancy or a letter of Completion (either of which may be issued on a temporary basis).
- G. Expiration: A building permit shall expire if Construction is not commenced within one hundred eighty (180) days from the date the building permit was issued, or if the work authorized by such building permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The MIDA Executive Director is authorized to grant, in writing, one or more extensions of the foregoing one hundred eighty (180) day periods, for periods of not more than one hundred eighty (180) additional days each. The extension shall be requested in writing and justifiable cause demonstrated. A building permit shall expire if Construction is not completed and a Certificate of Occupancy or Letter of Completion (which may be a temporary Certificate of Occupancy or Letter of Completion) is not obtained within five (5) years from the date the building

permit was issued. The Executive Director may, for good cause shown, extend the building permit expiration date for a period of time not to exceed one (1) additional year.

2.07 Enforcement

These permitting requirements may be enforced by MIDA. Violation of any of the permitting requirements of this Chapter 2 shall give MIDA the right to bring a criminal and/or civil action against the party or parties violating or attempting to undertake construction activities without an appropriate permit or failing to comply with the construction plans approved by an issued permit. MIDA may issue stop work orders to enjoin any party from continuing construction activities without a permit or in violation of a permit, to cause any such violation to be remedied, and may recover damages resulting from such violation, including attorney's fees.

2.08 Fees / Municipal Services

- A. Fees charged by MIDA for all permits and or approvals required by this chapter shall be established by an executive order issued by the Executive Director and shall be consistent with Utah law. Fees shall be paid prior to the review of any application by MIDA.
- B. MIDA and any MIDA subsidiary shall not be required to pay fees for any Infrastructure related to the provision of Municipal Services by MIDA, whether constructed or owned by MIDA or whether constructed or owned by a Utility Provider or private party. This subsection B does not exempt the Utility Provider or private party who requests approval of, or constructs such infrastructure from the required fees

CHAPTER THREE — LAND USE REGULATIONS

This chapter establishes the permitted land uses, operational standards, and land use requirements applicable to development within the Project Area. Land use regulations are intended to ensure that energy generation facilities, data centers, manufacturing operations, supporting infrastructure, mixed use areas and agricultural areas are developed in a coordinated manner that supports safety, operational efficiency, and compatibility between uses.

Land use regulations in this chapter govern how land may be used and operated after approval of a MDP, Subdivision Plat, Site Plan, and Infrastructure Improvements under Chapter Two.

3.01 Purpose

The purpose of this Chapter is to establish land use regulations that support the development of a large-scale energy, data center, manufacturing, and technology campus and its associated mixed use and Agricultural Uses, while protecting public safety, infrastructure capacity, and operational efficiency.

These regulations are intended to:

- A. Facilitate development of energy generation, electrical infrastructure, and technology facilities.
- B. Support advanced manufacturing, research, and defense-related industries.
- C. Allow mixed-use workforce support areas within MU Zones within the Project Area.
- D. Allow Agricultural Uses within the Project Area.
- E. Ensure safe integration of major infrastructure systems including electrical transmission, gas pipelines, cooling systems, and transportation corridors.
- F. Maintain compatibility between heavy industrial areas and publicly accessible areas.

All land uses within the Project Area shall comply with the requirements of this Chapter and the approved MDP.

3.02 ET Zone Permitted, Conditional Uses, and Prohibited Uses

A. Permitted Uses

The following uses are permitted within ET Zones, subject to compliance with these Standards and approval of the applicable MDP, Subdivision Plat, Site Plan, and Infrastructure Improvements. Permitted uses may include, but are not limited to:

1. Energy Generation Facilities, including power plant buildings and associated structures
2. Small Modular Reactor (SMR) or other nuclear energy facilities where authorized by applicable federal and state regulatory agencies
3. Data Center Campuses and related computing buildings and infrastructure, including Hyperscale Data Centers

4. Mechanical and cooling plants
 5. Telecommunications infrastructure
 6. Energy storage facilities and systems, including battery storage or other energy storage technologies
 7. Fuel infrastructure supporting permitted uses
 8. Security infrastructure, including fencing
 9. Industrial support buildings
 10. Resource extraction operations
 11. Logistics infrastructure
 12. Environmental compliance facilities
 13. Electrical substations, switching yards, and electrical interconnection facilities, and electrical transmission and distribution infrastructure
 14. Advanced Manufacturing and industrial or manufacturing production facilities
 15. Aerospace, defense, and technology manufacturing
 16. Research and development laboratories and technology buildings and infrastructure
 17. Utility infrastructure including water, wastewater, stormwater, telecommunications, fiber systems, and water treatment and supply systems
 18. water infrastructure and thermal management systems
 19. Maintenance facilities and equipment service yards supporting permitted uses
 20. and logistics facilities supporting permitted uses
 21. Equipment yards
 22. Administrative, operational, and support offices associated with permitted uses
 23. and Strategic Mineral extraction facilities and uses.
 24. Gravel pit operations for material used within the Project Area, that comply with state law permitting requirements.
 25. All Agricultural Uses.
- B. Conditional Uses

The following uses may be permitted within the ET Zone subject to the issuance of a Conditional Use Permit as set forth in these Standards. Conditional Uses shall demonstrate compatibility with surrounding development, infrastructure capacity, operational safety standards, and the land use designations established in the approved MDP.

1. Hydrogen production, storage, or distribution facilities
2. capture, utilization, and storage (CCUS) facilities
3. Large-scale fuel storage facilities associated with Energy Generation Facilities
4. Hazardous material processing or storage facilities, subject to compliance with state and federal regulation
5. Large logistics or freight terminals serving energy or industrial operations
6. Temporary construction staging yards associated with major infrastructure or industrial projects
7. Specialized research or testing facilities involving industrial processes
8. Gravel pit operations for material used or transported outside the Project Area, that comply with state law permitting requirements.

C. Prohibited Uses

The following uses are prohibited within the ET Zone due to incompatibility with energy infrastructure, manufacturing operations, or the safety and operational requirements of the Zone:

1. Residential dwelling units not directly associated with operational or security functions
2. Schools, hospitals, or other sensitive land uses that may conflict with industrial safety zones
3. Landfills, solid waste disposal facilities, or waste transfer stations not directly supporting permitted industrial operations
4. Large regional retail centers or entertainment venues that attract significant public traffic unrelated to the operational purpose of the district
5. generating excessive nuisance conditions such as uncontrolled odors, smoke, dust, vibration, or noise that may interfere with industrial or energy operations
6. uses that are not directly supportive of the energy, data center, manufacturing, research, or workforce functions of the Zone may also be determined to be incompatible and prohibited by the DRC.
7. Adult oriented businesses

3.03 MU Zone Permitted and Conditional Uses

A. Permitted Uses.

The following uses are permitted within MU Zones, subject to compliance with these Standards and approval of the applicable MDP, Subdivision Plat, Site Plan, and Infrastructure Improvements.

1. Restaurants and cafés
2. Convenience retail and small service retail
3. Personal services supporting employees or campus operations
4. Training and education facilities
5. and meeting facilities
6. Lodging for employees
7. Vehicle fueling stations
8. Utility Infrastructure, including but not limited to water supply, sewer, and stormwater, telecommunications
9. Recreational vehicle parks
10. Residential dwellings.
11. All Agricultural Uses.

B. Conditional Uses

The following uses may be permitted within the MU Zone subject to the issuance of a Conditional Use Permit as set forth in these Standards. Conditional Uses shall demonstrate compatibility with surrounding development, infrastructure capacity, operational safety standards, and the land use designations established in the approved MDP.

1. Hotels or lodging facilities serving contractors or visitors
2. Larger commercial or mixed-use facilities intended to support workforce or Project Area activities

C. Prohibited Uses

The following uses are prohibited within the MU Zone due to incompatibility with commercial and residential uses.

1. Adult-oriented businesses
2. Uses generating excessive nuisance conditions such as uncontrolled odors, smoke, dust, vibration, or noise that may interfere with industrial or energy operations
3. Permitted and Conditional Uses allowed in the ET Zone, except for Utility Infrastructure

4. Commercial uses that are not directly supportive of the Project Area may also be determined to be incompatible and prohibited by the DRC.

3.04 Agricultural Uses – Permitted Uses

All Agricultural Uses within the Project Area that are currently permitted by the ordinances or rules of Box Elder County at the time of adoption of these Standards are permitted uses throughout the Project Area. Nothing in these Standards shall affect the greenbelt tax status of any agricultural property use, except for a change in use that would trigger a greenbelt status change under State law.

3.05 Use Exceptions

The DRC may allow minor use exceptions where such exceptions are determined to be consistent with the intent of the approved MDP and do not create operational conflicts with surrounding infrastructure or uses.

Use exceptions may include temporary operational uses, minor accessory uses supporting permitted uses, or specialized infrastructure necessary for energy or technology operations.

3.06 Variances

Applications: Applications for a variance shall be filed with the Executive Director. Variance Applications shall contain the following information:

- A. A description of the requested variance, together with a designation of that section of these Standards from which relief is being requested and a written description of the reason the variance is being requested;
- B. An accurate plan to scale and shown on a legal survey prepared by a licensed surveyor, if appropriate, indicating the manner in which the variance will be applied and its effect upon adjacent properties; and
- C. A filing fee as established by MIDA.
- D. Public Hearing: Upon receipt of a complete Application as determined by MIDA Staff, a public hearing shall be set with the DRC for the next available meeting date.
- E. Requirements for Granting Variance: The DRC may grant a variance, by majority vote, only if all of the following conditions are met:

1. Literal enforcement of the Standards would cause an unreasonable hardship for Applicant that is not necessary to carry out the general purpose of the Standards;
2. There are special circumstances attached to the property;
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the MIDA Project Area;
4. The variance will not substantially affect the MIDA Project Area and will not be contrary to the public interest; and
5. The spirit of the Standards is observed and substantial justice done.

F. Unreasonable Hardship:

In determining whether or not enforcement of the Standards would cause unreasonable hardship, the MIDA Board may not find an unreasonable hardship unless the alleged hardship:

1. Is located on or associated with the property for which the variance is sought; and
2. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

G. In determining whether or not enforcement of the MIDA Development Standards would cause unreasonable hardship, the MIDA Board may not find an unreasonable hardship if the hardship is self-imposed.

H. In determining whether there are special circumstances attached to the property, the MIDA Board may find that special circumstances exist only if the special circumstances:

1. Relate to the hardship complained of; and
2. Deprive the property of privileges granted to other properties in the Project Area.

I. Burden of Proof: The Applicant shall bear the burden of proving that the conditions justifying a variance have been met. The concurring vote of not less than a majority of the MIDA Board shall be required to grant a variance.

J. Variance Applicability: Variances run with the land.

K. Use Variance: The MIDA Board may not grant use variances.

L. Additional Requirements: In granting a variance, the MIDA Board may impose additional requirements on the Applicant that will:

1. Mitigate any harmful effects of the variance; or
2. Serve the purpose of the standard or requirement that is waived or modified.

3.07 Buildings

Buildings/Structures and Improvements

- A. Any building, structure or Infrastructure Improvement constructed or erected shall be designed by a licensed professional in their area of expertise, as required by state law and shall conform to all applicable codes.
- B. All buildings and signage shall follow the Design Standards found in Chapter 4, "Design Standards" of these Standards except as may be specifically excluded as set forth in other sections of these Standards.
- C. No building or structure shall be constructed, reconstructed, materially altered or moved, except after the issuance of a Building Permit pursuant to Section 2.07 of these Standards (unless said building or structure is otherwise exempted by Utah law).

3.08 Nuisance Factors and Hazards

- A. All uses and operations within the Project Area shall be conducted in a manner that minimizes adverse impacts on surrounding properties, infrastructure systems, and public safety. Development shall comply with applicable federal, state, and local regulations governing industrial operations, environmental protection, and occupational safety.

Operations shall be designed and managed to prevent the creation of nuisance conditions including, but not limited to:

- 1. Excessive noise or vibration beyond industry standards
 - 2. Uncontrolled emissions of smoke, dust, fumes, gases, or particulate matter
 - 3. Excessive heat, glare, or electromagnetic interference
 - 4. Hazardous materials releases or unsafe storage conditions
 - 5. Light spillover or glare affecting adjacent properties or transportation corridors
- B. Facilities involving industrial processes, energy generation, or manufacturing shall comply with recognized industry standards and regulatory frameworks including, where applicable:
 - 1. Occupational Safety and Health Administration (OSHA) standards
 - 2. National Fire Protection Association (NFPA) codes
 - 3. Environmental Protection Agency (EPA) regulations

4. Applicable state and federal environmental and air quality regulations

Where necessary to protect public safety and operational reliability, the DRC may require mitigation measures including screening, buffering, operational controls, or additional safety setbacks.

- C. MIDA may avail itself of all remedies available to abate any nuisance or public nuisance. Any act which constitutes a nuisance or a public nuisance under the Laws of the State of Utah may be addressed by MIDA. Activities that emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generate heavy truck traffic (other than approved uses) are not permitted. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.
- D. Activities conducted on the premises shall comply with all applicable MIDA, state and federal laws, regulations and permits.
- E. use shall not be permitted which creates objectionable odor in such quantity as to be readily detectable at the property boundary.

3.09 Enforcement

- A. These Land Use Regulations may be enforced by MIDA. Violation of any of the Land Use Regulations shall give MIDA the right to bring a criminal and/or civil action against the party or parties violating or attempting to violate any of the Land Use Regulations, to enjoin them from so doing, to cause any such violation to be remedied, or to recover damages resulting from such violation, including attorney's fees.
- B. Enforcement may include removing or fixing on-site changes or improvements which have been abandoned, or which constitute a hazard or eyesore.
 - 1. By applying for Site Plan approval, the landowner grants permission for MIDA or its contractor to enter onto the property to remedy the problem and place a lien on the property for MIDA to recover its costs.
 - 2. Prior to entering onto the property MIDA shall provide written notice to the landowner which shall provide the landowner with a reasonable time to remedy the problem.
- C. Conflicting Provisions: The provisions of these Land Use Regulations set forth in these Standards are in addition to all other MIDA ordinances, Rules, the Utah Construction Code and Utah Fire Code, the laws of the State of Utah, and the laws of the United States. These

Land Use Regulations shall not supersede any private land use regulations in recorded deeds or covenants. Whenever a conflict exists between these Land Use Regulations (or, more generally, the Standards) and state or federal laws or private land use regulations in deeds or covenants, the more restrictive provision shall apply to the extent allowed by law. The more specific provisions of these Land Use Regulations, dealing with specific zones, Subdivision types and types of uses, shall prevail over general provisions.

CHAPTER FOUR — GENERAL DESIGN STANDARDS

4.01 Purpose

The purpose of this Chapter is to establish site development standards governing the layout, placement, operational compatibility, and performance of buildings, infrastructure systems, and industrial facilities within the Project Area. These design standards apply to all development within the Project Area, unless less a specific section limits the standard to a specific Zone

These standards are intended to:

- A. Ensure safe and efficient development of energy infrastructure
- B. Support Hyperscale Data Center and Advanced Manufacturing Facilities
- C. Protect critical infrastructure operations
- D. Coordinate development with regional infrastructure systems
- E. provide a predictable development framework for large-scale industrial and technology campus development.

4.02 ET Zone Planning and Development Framework

Development within the ET Zone Project Area shall be organized as an Data Center Campus consisting of coordinated infrastructure systems supporting energy generation, data center operations, and advanced industrial uses.

The Energy Campus shall be planning to ensure:

- A. Coordinated infrastructure corridors
- B. Centralized utility systems

- C. Shared access infrastructure
- D. Operational separation between critical facilities
- E. Adequate security perimeters

4.03 Parcel Configuration and Lot Standards

A. Minimum Parcel Size in the ET Zone

Minimum parcel sizes for development shall be determined based upon infrastructure requirements and operational safety.

Typical minimum parcel sizes include:

USE	Typical Minimum Parcel Size
Energy Generation Facility	25–100 acres
Hyperscale Data Center	10–40 acres per building site
Advanced Manufacturing	10–50 acres
Substation	5–20 acres
Switching Yard	10–30 acres

The Executive Director may approve alternative parcel configurations when necessary to accommodate infrastructure systems.

B. Lot Configuration

Development parcels shall:

1. provide adequate access to roadway infrastructure
2. provide adequate frontage for utility service corridors
3. support emergency access and fire protection systems
4. maintain required separation distances from critical infrastructure

Irregular lot configurations may be permitted where necessary to accommodate transmission corridors, pipelines, or other infrastructure systems.

4.04 Setbacks/Yard Requirements

Setbacks and yard requirements are intended to ensure adequate space for safety, infrastructure corridors, maintenance access, and operational buffers associated with energy, industrial, and technology facilities.

A. General Setbacks

Unless otherwise approved through an MDP or Site Plan, the following minimum setbacks shall apply:

1. Front yard setback: 25 feet
2. Side yard setback: 15 feet
3. Rear yard setback: 15 feet

In the ET Zone, setbacks may be increased by the DRC where necessary to address safety, operational, or infrastructure requirements.

B. Energy and Industrial Facility Setbacks

Energy Generation Facilities, substations, switching yards, and similar infrastructure shall maintain adequate safety setbacks and security perimeters as determined through the Site Plan review process.

Where applicable, setbacks in the ET Zone shall accommodate:

1. Transmission safety corridors
2. Pipeline easements
3. Maintenance access routes
4. Security fencing and controlled access zones

C. Infrastructure Corridor Setbacks

Utility corridors for electrical transmission lines, gas pipelines, fiber infrastructure, or cooling water pipelines shall maintain clear access zones sufficient for maintenance and operational safety.

D. Flexibility for Data Center Campus in ET Zone

Because many energy and technology facilities operate as integrated campuses, internal setbacks between buildings may be modified where demonstrated to be safe and consistent with applicable building codes, fire codes, and operational requirements.

E. Buffer Areas

The DRC may require additional buffer areas between Data Center Campus facilities and adjacent roadways, mixed-use areas, Agricultural Uses, or public access areas where necessary to mitigate operational impacts on adjacent uses.

4.05 Screening

- A.** Screening may be required to reduce visual impacts of industrial equipment, storage areas, and service yards when located adjacent to roadways, mixed-use areas, or Agricultural Uses.
- B.** Screening methods may include fencing, walls, berms, landscaping, or architectural screening integrated into building design.

4.06 Access and Parking

- A.** Adequate vehicular access and parking shall be provided for all development.
- B.** ET Zones shall provide access routes capable of supporting heavy equipment transport including turbines, transformers, and other oversized infrastructure components.

Parking requirements shall be determined based on operational needs of each facility and may include employee parking, service vehicle parking, and staging areas for industrial equipment.

4.07 Pedestrian Walkways

- A.** Pedestrian circulation shall be provided where necessary to safely connect buildings, parking areas, and mixed-use areas within the Project Area.
- B.** Pedestrian walkways are not required within ET Zone areas where pedestrian access is limited for safety or security reasons.

4.08 Maximum Height of Structures in the ET Zone

Structures within the ET Zone shall be regulated as follows:.

A. General Building Height

Buildings intended for industrial, manufacturing, or data center uses shall not exceed one hundred twenty (120) feet in height, measured from the average final grade on four sides of the structure, unless otherwise approved by the DRC.

B. Energy Infrastructure Height Exceptions

The following structures may exceed the general height limit where necessary for operational or engineering requirements:

1. Cooling Towers
2. Exhaust stacks
3. Transmission structures
4. Electrical transmission towers
5. Substation equipment structures
6. Reactor containment or turbine buildings
7. Communication towers

C. Height Review Criteria

The DRC may approve structures exceeding the standard height limit where the Applicant demonstrates that the height is necessary for operational performance, safety, or infrastructure requirements. Review considerations may include:

1. Aviation safety
2. Structural safety
3. Visual impacts
4. Lighting and marking requirements
5. Federal and State Compliance

Structures that may affect navigable airspace shall comply with applicable Federal Aviation Administration notification and review requirements.

4.09 Landscaping Requirements

Landscaping within the Project Area shall be designed to enhance site appearance, control erosion, and provide buffering where appropriate while recognizing the operational needs of energy and industrial facilities.

Landscaping requirements may be reduced within Advanced Manufacturing areas, Energy Generation Facilities, heavy industrial area or infrastructure areas where vegetation could interfere with equipment, utilities, or maintenance operations.

Landscaping may be required along public roadways, mixed-use areas, and employee-accessible areas where determined to be appropriate by the DRC.

4.10 Infrastructure Corridors

Major infrastructure systems shall be located within designated Infrastructure Corridors established by the MDP.

Infrastructure corridors may include:

- A. High-voltage electrical transmission lines
- B. Natural gas pipelines
- C. Cooling water pipelines
- D. Telecommunications infrastructure
- E. Fiber optic networks
- F. Utility tunnels or conduits

Corridor Width

Typical infrastructure corridor widths shall be:

Infrastructure Type	Minimum Corridor Width
Transmission Corridor	150–400 feet
Utility Corridor	40–120 feet
Pipeline Corridor	50–150 feet

The Executive Director may modify corridor widths based on engineering analysis and recommendation of the MIDA Engineer.

4.11 Building Placement within the ET Zone

Buildings shall be located to ensure compatibility with surrounding infrastructure systems and operational safety.

A. Building placement shall consider:

1. Utility corridors
2. Transmission corridors
3. Security perimeters
4. Fire protection access
5. Equipment staging areas
6. Cooling infrastructure systems

B. Data center buildings shall be oriented to facilitate:

1. electrical interconnection infrastructure
2. cooling infrastructure systems
3. service vehicle circulation

4.12 Security Perimeters within the ET Zone

Critical infrastructure facilities shall maintain controlled security perimeters.

A. Security perimeters may include, but are not limited to:

1. Fencing systems
2. Vehicle barriers
3. Controlled access points
4. Surveillance systems
5. Buffer areas

B. Minimum security setbacks may be required for

1. Substations
2. Switching yards
3. Energy Generation Facilities
4. Energy storage facilities

5. Data Center Campuses
6. Hyperscale Data Centers

4.13 Buffers

Buffers may be required to separate ET Zone infrastructure from development in other Zones.

- A. Buffers may consist of:
 1. Landscaped berms
 2. Security fencing
 3. Open space corridors
 4. Utility corridors
- B. Minimum buffers may be required between:
 1. Energy Generation Facilities and other uses
 2. Substations and MU Zones or public access areas
 3. Energy storage systems and occupied structures

4.14 Equipment Yards and Industrial Facilities in ET Zones

Equipment yards associated with ET Zone facilities shall be designed to accommodate large equipment installation and maintenance.

- A. Equipment yard requirements may:
 1. Adequate crane access
 2. Heavy equipment transport access
 3. Adequate turning radii
 4. structural pavement design
- B. Equipment yards may accommodate:
 1. Turbines
 2. Generators
 3. Transformers
 4. Cooling Towers
 5. Electrical equipment

Outdoor equipment storage shall be screened when visible from public roadways unless operational safety requires otherwise.

4.15 Emergency Access

All development shall provide adequate emergency access.

- A. Emergency access routes shall:
 - 1. Provide access to all buildings and equipment areas
 - 2. Support fire apparatus access
 - 3. Support heavy equipment emergency response
 - 4. comply with fire code access requirements

Minimum roadway widths for emergency access shall comply with those set forth in these Standards.

4.16 Cooling Infrastructure within the ET Zone

Uses within the ET Zone may require large-scale cooling infrastructure.

- A. Cooling infrastructure may include:
 - 1. Cooling Towers
 - 2. Cooling water pipelines
 - 3. Cooling ponds
 - 4. heat rejection systems

Cooling infrastructure shall be designed to avoid conflicts with utility corridors and transportation infrastructure and shall comply with the requirements of these Standards.

4.17 Heavy Equipment Transport

Facilities requiring transport of oversized equipment shall provide access to designated Heavy Haul Routes.

- A. Heavy haul routes shall comply with Chapter 7 Roadway Standards and the following minimum standards

Requirement	Standard
-------------	----------

Lane width	14–18 ft
Turning radius	150–250 ft
Pavement thickness	heavy industrial
Bridge load rating	≥500k lbs

4.18 Outdoor Storage

Outdoor storage areas shall be located and screened to minimize visual impacts where feasible.

A. Outdoor storage may include:

1. Construction materials
2. Equipment staging areas
3. Fuel storage tanks
4. backup generator systems

All fuel storage shall comply with all applicable state fire and safety regulations.

4.19 Stormwater Management

Stormwater systems shall be designed to prevent flooding, protect infrastructure systems, and maintain water quality and shall comply with the standards established in Chapter 8 of these Standards

4.20 Future Expansion in ET Zone

Facilities shall be designed where feasible to accommodate future expansion.

A. Expansion planning shall consider:

1. Utility capacity
2. Infrastructure corridors
3. Equipment staging areas
4. Transportation access

4.21 Transmission Corridor Protection

Electrical Transmission Infrastructure serving Energy Generation Facilities, substations, or Data Center Campuses require adequate protection from encroachment by incompatible land uses.

A. Transmission Corridors.

High-voltage transmission lines shall be located within designated transmission corridors or utility corridors identified in the MDP.

B. Development Restrictions

Buildings and permanent structures shall not be located within designated transmission corridors unless approved by the applicable transmission operator and the Executive Director.

C. Safety Setbacks

The Executive Director may require additional setbacks from Transmission Infrastructure to ensure public safety, operational reliability, and maintenance access.

D. Coordination With Utilities

Development located near Transmission Infrastructure shall coordinate with the applicable electrical utility or transmission operator to ensure compliance with safety and operational requirements.

Transmission Corridor Setbacks:

Voltage	Corridor
138 kV	100–150 ft
230 kV	150–250 ft
345 kV	200–400 ft

4.22 Lighting Design Standards

A. Objective: The objective of these standards is to accommodate 24/7 operations while also reducing light pollution, glare, and lowering light levels that are generated from light sources within the Project Area. Consistent with the adopted MIDA Project Area Lighting Zone Map, these requirements are intended to protect the health and welfare of all persons within the Project Area, prevent inappropriate and poorly installed outdoor lighting, reduce lighting conflicts between property owners, prevent the increase of potentially harmful sky glow, and preserve the naturally dark sky for the benefit of residents, workers, wildlife, and the environment.

a. Key considerations in applying these Standards include:

- i. Outdoor uses of Artificial Light At Night ("ALAN") often include inappropriate and bright sources of light that cause an unsafe reduction in human visual performance.
- ii. Excessive, unnecessary, and misdirected ALAN contributes to Light Pollution and wastes energy resources that would, if corrected, generate tangible cost savings.
- iii. Increased use of ALAN contributes to an escalation of Light Pollution, thus increasing the brightness of the night sky by 10% annually and rendering the current night sky orders of magnitude (often hundreds of times) brighter than the natural and original sky background.
- iv. Light Pollution from ALAN is known to cause adverse effects on the health and well-being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health.
- v. The Five Principles for Responsible Outdoor Lighting:
 - i. Useful: Use light only if it is needed.
 - ii. Targeted: Direct light so it falls only where it is needed.
 - iii. Low Level: Light should be no brighter than necessary.
 - iv. Controlled: Use light only when it is needed.
 - v. Color: Use warmer color lights where possible.

B. Terms and Definitions

The following are terms and definitions used in this section:

ANSI – American National Standards Institute.

ANSI/IES Lighting Standards: Applicable outdoor lighting standards and metrics include but are not limited to:

- a. RP-2: outdoor retail spaces
- b. RP-6: outdoor sports and recreational areas
- c. RP-7: outdoor industrial areas
- d. RP-8: roadway and parking facilities
- e. RP-40: port terminals
- f. RP-43: outdoor pedestrian areas

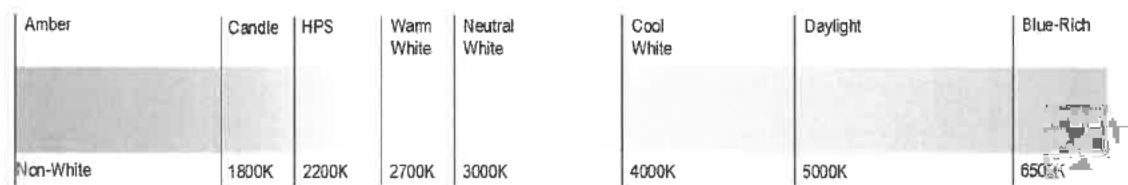
ALAN (artificial light at night): Light that is created from human technology, rather than a naturally occurring process. Also known as anthropogenic lighting.

Backlight: For an exterior Luminaire, Lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the Luminaire. For Luminaires with symmetric distribution, Backlight will be the same as front light.

BUG: A Luminaire classification system that classifies Backlight (B), Uplight (U), and Glare (G).

Candela (cd): The unit of measure for luminous intensity.

CCT (correlated color temperature): The measured color appearance of light emitted by a light source described using a nominal value stated in kelvins (K). Lower CCTs (1800 K to 2200 K) appear very warm or amber. Medium CCTs (2700 K to 3000 K) appear “warm white,” similar to standard incandescent bulbs. High CCTs (4000 K and higher) appear “cool white” or “blue.”



Curfew: A time defined by the authority when outdoor lighting is reduced or extinguished.

Footcandle: The unit of measure expressing the quantity of light received on a surface. One footcandle is the Illuminance produced by a candle on a surface one foot square from a distance of one foot.

Fully Shielded: A Luminaire designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running through the lowest light-emitting part of the Luminaire.

Glare: Lighting entering the eye directly from Luminaires or indirectly from reflective surfaces that causes visual discomfort or reduce visibility.

IDA: International Dark-Sky Association

IES (Illuminating Engineering Society): An ANSI-recognized Standards Development Organization.

Illuminance: Measured in LUX or Footcandles, the total Luminous Flux incident at a point on a surface.

LCS Zones: The zones described in the IES Luminaire Classification System.

LED: Light emitting diode.

Light Level: The maintained Luminance or Illuminance value.

Light Pollution: ALAN traveling into areas where it is not needed or wanted. This can be in the form of Light Trespass, Glare, or atmospheric Sky Glow.

Light Trespass: ALAN illuminating past property lines without permission. Unless specified otherwise, light trespass limits are measured at any location along a property line both horizontally at the ground plane facing upward and vertically at 1.5 meters (5ft) above grade with the meter aimed toward the light source in question.

Lighting Zones: A mapping system describing the luminous environment and related lighting conditions based on land uses and expected tasks. These range from natural and intrinsically dark zones to very bright zones. May be abbreviated as "LZ." The Lighting Zones are adopted from the Dark Sky International/Illuminating Engineering Society Model Lighting Ordinance dated June 15, 2011.

Lumen (lm): A unit of measure of the *Luminous Flux* of a light source.

Luminaire: A complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination. The plural is Luminaires.

Luminance: The intensity of light emitted from a surface per unit area in a given direction.

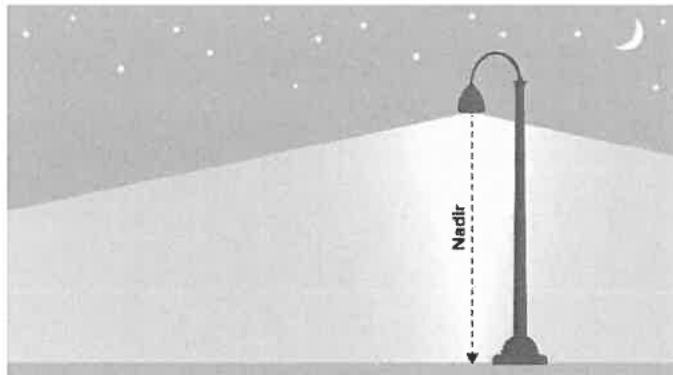
Luminous Flux: A measure of the power of visible light produced by a light source, measured in lumens.

Lux (lx): The SI (International System of Units) metric system unit of measure for *Illuminance*.

MIDA Project Area Lighting Zone Map: A map approved by the Project Area Director that outlines the boundaries of the Lighting Zones within the Project Area. Areas shall be categorized and added to the Map at the time the MDP for the property being developed is adopted.

Mounting Height: The height of the photometric center of a luminaire above grade level.

Nadir: A downward vertical vector directly beneath a luminaire, opposite to zenith.



Nighttime Hours: The time between 10:00 PM and sunrise, or 7:00 AM (whichever comes earlier).

Non-essential: Lighting that is not directly associated with the physical safety of motor vehicle and pedestrian threats, including but not limited to: landscape lighting, illuminated signage or advertising after business hours, façade lighting, vacant sports fields, and seasonal lighting.

Seasonal Lighting: Outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and traditions. This includes but is not limited to string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

Security Lighting: Illumination used specifically to protect people, property, and infrastructure from criminal threat.

Shielding: A Luminaire design, optical intervention, or physical accessory (such as a louver) preventing light emission from traveling into a particular area, angle, or region.

Sign Copy: The area of a sign occupied by letters, numbers, graphics, or other content intended to inform, direct, or otherwise transmit information.

Sky Glow: The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Uplight: For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.

Vertical Illuminance: Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

A. Applicability

1. This Standard applies to all sources of outdoor lighting installed or replaced within the MIDA Control Area. This includes, but is not limited to, permitted development and construction projects involving homes, dwellings, roadways, public right-of-way, signage, buildings, facilities, properties, landscape, parking lots, hardscape, non-habitable structures, and monuments.
2. Lighting plans and installations which have been submitted and approved via an approved Site Plan or Building Permit prior to the adoption of these Standards on (insert the adoption date of these lighting standards) and not meeting the requirements of these Standards shall be considered legal and repairable but non-conforming. All non-conforming luminaires may continue to be used and maintained until one of the following occurs:
 - a. When a new Site Plan is approved for the property, at which time all outdoor lighting on the property shall meet the requirements of these Standards before the new use commences.

- b. When a property is permitted for exterior remodeling work or permitted for tenant improvements which include changes or additions to the outdoor lighting or when exterior fixtures are replaced.

B. Exemptions From Lighting Standards

1. Lawful: Lighting requirements mandated by a legal jurisdiction with broader authority (e.g., federal or state) than MIDA, including but not limited to:
 - a. Navigational lighting systems regulated by the Federal Aviation Administration.
 - b. Any contradictory provision of the Utah State Construction Code, Utah Department of Transportation illumination requirements, or applicable health code.
 - c. Lighting for worker safety as mandated by the Occupational Safety and Health Administration.
2. Safety: Luminaires installed for the benefit of public safety, including but not limited to:
 - a. Security Lighting as determined by a government public safety agency with jurisdiction within the MIDA Project Area.
3. Permitted: Temporary lighting approved and permitted by MIDA for Special Events, festivals, and community benefit, provided the permitted lighting still meets light trespass requirements and does not add further disruption to ecological migration or habitat.
 - a. Traffic control signals and devices, including changeable copy message boards used for traffic control purposes.
 - b. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.
 - c. Temporary construction lighting, subject to the curfew set forth in Section 4.06(F)(5) of these Standards, except as otherwise explicitly permitted pursuant to the terms of the applicable construction permit.
 - d. The lighting of flags, including but not limited to Federal, State or military flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this section. Flags on poles over 20 feet above ground level shall be illumined only from above. This may be achieved by utilizing a luminaire attached to the top of the flagpole. The

luminaire shall comply with all provisions of these Standards and the total output from any luminaire mounted on top of a flagpole shall not exceed 800 lumens.

- e. Temporary construction, emergency, or MIDA-permitted special-event lighting (subject to curfew and trespass limits).
- f. ET ZONE 24/7 essential security and operational lighting (perimeter, access control) that has been approved as part of the Site Plan for the Property and meets all shielding, trespass, and lumen limits.

C. Prohibitions

- 1. ALAN must not interfere with the safe movement of motor vehicles. Any lighting that distracts or disables the vision of a motor vehicle operator (e.g., excessively bright or rapid blinking, flashing, and/or motion video) or contributes to traffic control confusion (e.g., sources resembling or imitating traffic or railroad signals) is prohibited.
- 2. Beacons and searchlights, except for emergency use by authorized first responders.
- 3. Uplighting of any type including but not limited to lighting which is used to illuminate building or other structures, except as may be otherwise authorized in these Standards.

D. Outdoor Lighting Requirements

All outdoor lighting proposed within the project area shall follow a consistent, transparent, and technically sound design process to ensure full compliance with these Standards

- 1. Legal: All outdoor Luminaires and Luminaire installations shall comply with federal and state law; and these Standards; applicable energy and building codes; product safety labeling; and shall be subject to the appropriate permit and inspection requirements thereof.
- 2. Light Level: Lighting installed for an outdoor use shall follow the MIDA Project Lighting Zones. See Section I for the MIDA Project Area Lighting Zone Map and Section J for applicable Lighting Zone Tables.
 - a. Dimmable modules are approved to meet light levels and still offer the ability to increase light levels in an emergency situation.
 - b. Lights that are clustered must meet the required light level and trespass guidelines outlined within this section.
- 3. Distribution: Unless otherwise specified in this section, Luminaires shall be Fully Shielded) and full cut-off (see Section N – Full Cut-Off Examples).

- a. Exceptions:
 - i. Directional Luminaires used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements, and ensure compliance with trespass limitations as outlined within these Standards.
- 4. Trespass: Unless otherwise specified in this section, Light Trespass shall meet the following:
 - a. Luminaire light sources shall not be visible from federal or state designated wilderness, or habitat and Light Trespass shall measure no greater than 0.1 Lux.
 - b. All outdoor light fixtures, including security lighting, and outdoor seasonal lights, shall be aimed and shielded so that illumination shall be confined to the property boundaries where the source is located.
 - c. Light Trespass onto commercial property from commercial property is allowed in LZ1 and LZ2 zones, but shall not measure greater than 1 Lux.
- E. Curfew: Non-essential outdoor lighting, including but not limited to landscape and decorative lighting elements, shall be extinguished during Nighttime Hours. Non-essential outdoor lighting that is intended to be illuminated during Nighttime Hours may be approved on a temporary basis as part of a Special Event permit or may be approved by the DRC as a Conditional Use.
- F. Controls: Luminaires activated by motion detection shall automatically turn off or return to their dimmed state no more than 5 minutes after activity is no longer detected.
- G. Spectrum: Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (CCT) for outdoor Luminaires is 3000 K.
 - a. Exception: CCT exemptions are allowed if a public safety need is documented.
- H. Residential Luminaire Criteria:
 - a. Output: Luminaire total light output shall not exceed 1,000 lumens.
 - b. Uplight: No more than 50 lumens are allowed between 90 and 180 degrees above Nadir (i.e., LCS zones UL and UH combined). The light source shall not be

visible from the horizontal plane that passes through the lowest light-emitting part of the Luminaire.

- c. CCT: The light source CCT shall not exceed nominal 3000 K.
- d. Dimming: The Luminaire shall be dimmable to 10% or less of its full light output rating.

I. Commercial Luminaire Criteria:

- a. Uplight: The following are maximum percentages of total Luminaire Lumens, or maximum Lumen amounts, allowed between 90 and 180 degrees above Nadir, inclusive (i.e., LCS zones UL and UH combined):
 - i. Luminaires emitting 1,000 lumens or less: A maximum of 5 Lumens total is allowed.
 - ii. Luminaires emitting more than 1,000 lumens: No more than 0.5% of the total Luminaire Lumen output is allowed, up to a maximum of 50 Lumens.
- b. High angle light: For Luminaires whose lowest light emitting surface is more than 4 feet above the ground the following maximum percentages of total Luminaire Lumens are allowed between 80 degrees and 90 degrees from Nadir (i.e., LCS zones FVH and BVH combined):
 - i. Luminaires with a Type V or Type VS light distribution: No more than 5% of the total Luminaire Lumen output is allowed.
 - ii. Luminaires with all other distribution types: No more than 3% of the Luminaire's total Lumen output is allowed.

J. Height of Luminaires:

- a. Pole mounted: The maximum mounting height of Luminaires shall be fourteen (14) feet from finished grade, unless the DRC or MIDA Board requires a lower height as part of the project approval.
- b. Right-of-Way: Luminaires shall be mounted at the lowest practical height that ensures roadway, pedestrian, and bicycle safety while maintaining compliance

with the requirements of these Standards. Heights shall be appropriate for the roadway classification, context, and designated Lighting Zone as shown on the Project Area Lighting Zone Map (Section 4.22(I) of these Standards). All Luminaires shall be fully shielded and mounted so that the optical center of the fixture does not exceed the height required for uniform illumination and dark sky performance.

- c. Parking Lot: The maximum mounting height of Luminaires shall be twenty (20) feet from finished grade, unless the DRC or MIDA Board requires a lower height as part of the project approval.
- d. Non-pole mounted: Outdoor Luminaires installed on commercial and residential development sites in the MU and A Zones shall be mounted at the lowest height necessary to meet functional, safety, and security needs while maintaining compliance with the requirements of these Standards. Heights shall correlate with the applicable Lighting Zone as shown on the Project Area Lighting Zone Map, with more restrictive limits applied in lower-intensity zones. All Luminaires shall be fully shielded and mounted so that the optical center of the fixture does not exceed the height required for uniform illumination and dark sky performance.

G. Parking Lot Lighting

All exterior lighting within parking areas shall comply with the requirements of this section 4.22 and be consistent with Lighting Zones of the MIDA Project Area Lighting Zone Map . All lighting must demonstrate full compliance with the applicable zone limitations on total Lumens, Uplight, Glare, and spectral output. Luminaires shall be full-cutoff (zero Uplight) and meet current IDA Luminaire recommendations, including applicable CCT limits, BUG ratings, and shielding criteria.

H. Sign Lighting

Signs may be unlighted, lighted externally, lighted internally or back-lit, but in any case must meet the requirements of this section and be consistent with the MIDA Project Area Zone Map . Internally illuminated signs shall use semi-opaque materials for sign copy such the the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy.