



State of Utah

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June 2nd, 2025

DIVISION OF WATER QUALITY
UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
PUBLIC NOTICE TO ISSUE A SECTION 401 WATER QUALITY CERTIFICATION

PURPOSE OF PUBLIC NOTICE

The purpose of this public notice is to declare the State of Utah's intention to issue a Section 401 Water Quality Certification with Conditions under the authority of the Federal Clean Water Act (33 U.S.C. § 1341), and consistent with the Utah Water Quality Act, Title 19, Chapter 5, Utah Code and Utah Administrative Code R317-15.

PERMIT INFORMATION

PERMITTEE NAME: VTRE Development LLC

PROPOSED PROJECT: West Valley City Beagley Road Industrial Development

MAILING ADDRESS: 136 South Main Street Suite 400 Salt Lake City UT, 84101

PROJECT LOCATION: The project site is located in West Valley City at 5902 West Beagley Road in Salt Lake County, Utah. The approximate project location is at Latitude 40.714804 degrees, Longitude -112.031988 degrees.

DWQ CERTIFICATION NO.: DWQ-2024-12001

WATERCOURSES: This project will permanently impact 1.95 acres of saline wet meadow, 0.24 acres of playa and 0.74 acres of fringe wetlands. A total of 0.15 acres of pond, 657 linear feet of flood channel and 2,0035 linear feet of Riter Canal will also be permanently impacted.

BACKGROUND

VTRE Development LLC (Project Proponent) proposes constructing an industrial development consisting of four warehouses, access roads, parking, and utilities for the West Valley City Beagley Road Industrial Development (Proposed Project). This 41-acre site is located at 5902 West Beagley Road in West Valley City, Utah, adjacent to the Mountain View Corridor and Beagley Road. The Project Proponent asserts that the industrial development will foster job market growth and address the needs of West Valley City's development. Construction of the four industrial warehouses totaling 606,000 square feet, parking, docking, and vehicle access to the warehouses

to connect to all site access points from Beagley Road will permanently impact 4.05 acres of Waters of the United States (WOTUS) located on the property. The Proposed Project requires the realignment of Riter Canal, which bisects the property flowing from the east to the west. Approximately 2,035 linear feet (0.94 ac) of Riter Canal and 657 linear feet (0.12 ac) of flood channel on the north side of the property will be filled as a result of the Proposed Project. Additionally, the Proposed Project will involve filling approximately 1.95 acres of saline wet meadow, 0.24 acres of playa, 0.74 acres of phragmites fringe wetlands, and 0.15 acres of a pond on the site. The Project Proponent estimates that about 34,658 cubic yards of clean fill material will be used to fill the wetlands, ponds, and the realignment of Riter Canal.

The applicant asserts that all reasonable and practical measures will be taken to avoid and minimize impacts on aquatic resources. Compensatory mitigation will be required. The applicant has proposed purchasing credits from Machine Lake Mitigation Bank for the aquatic resource losses.

PUBLIC COMMENTS

Public comments are invited any time prior to the deadline of the close of business on **July 1st, 2025**. Written public comments can be submitted to: Linsey Shafer, General Permitting Section, Utah Division of Water Quality, PO Box 144870, Salt Lake City, Utah 84114-4870 or by email at: wqcomments@utah.gov. After considering public comments the Utah Division of Water Quality may execute the Certification issuance, revise it or abandon it. The Certification is available for public review under <https://deq.utah.gov/water-quality/water-quality-public-notice>. A copy may be obtained by contacting Linsey Shafer (385) 405-4158.