

**Magna Planning Commission
Meeting – Request for Changes to
Ivory Development’s Proposed Plat
for Phases 5-8**

THE VALUE OF PERFORMANCE.

NORTHROP GRUMMAN

Northrop Grumman Input

March 12, 2026

NG's Bacchus Facility - Making Large Solid Rocket Motors since the 1960s

100% of propulsion for submarine-launched missiles



U.S. Navy's Trident II (D5), currently in 38th year of production, accounts for majority of nation's nuclear deterrent

Missile Defense Interceptors



Propulsion for missile interceptors and targets that validate missile defense

Boosters to help launch satellites



Support launches of U.S. Space Force national security, civil, and commercial satellites

Launch Abort Motor to protect astronauts



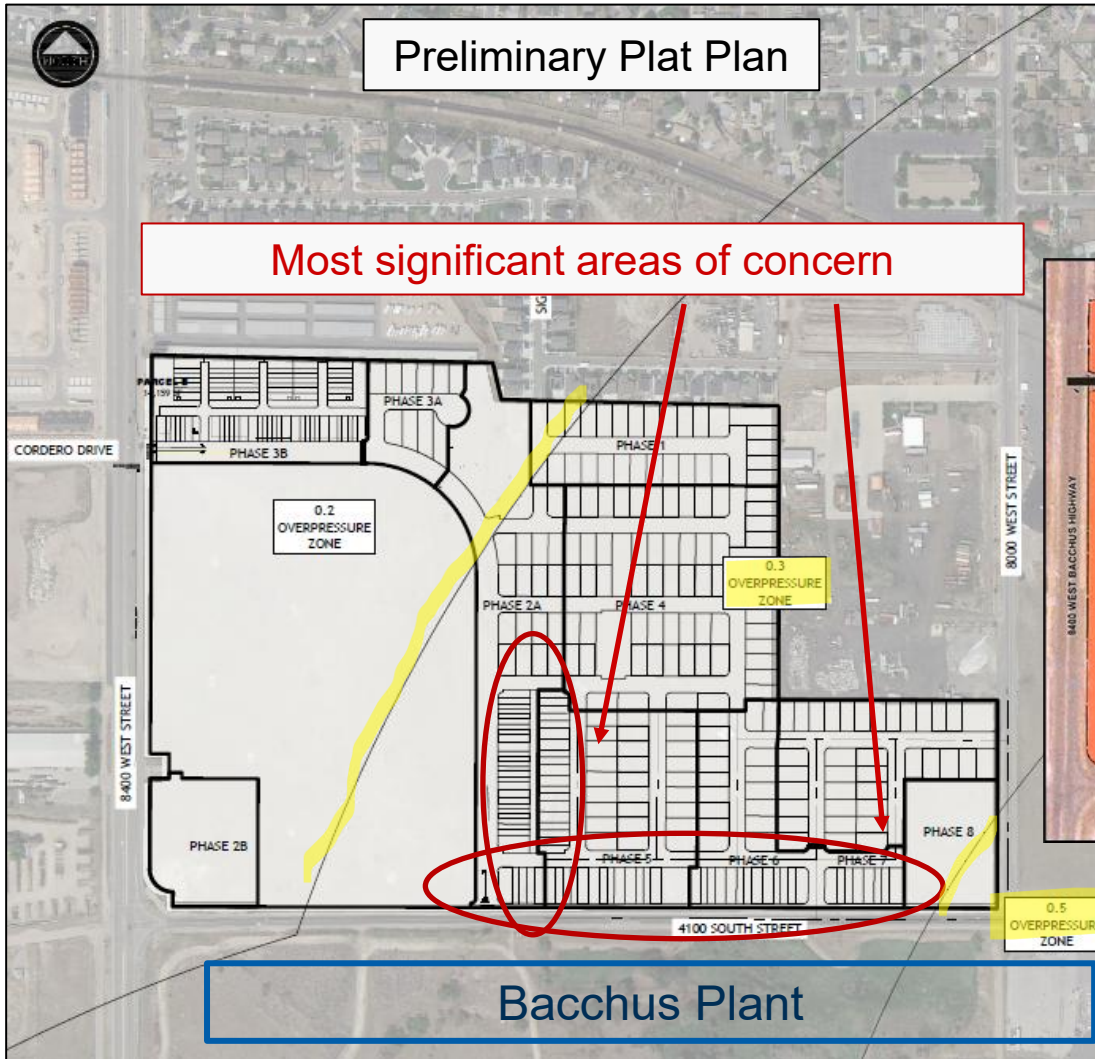
Our Launch Abort Motor will be used with NASA's Orion spacecraft and Artemis Launch Vehicle, which will carry humans farther into the solar system than we have ever been

Submission is Inconsistent with the Safety Precautions in place around Bacchus Plant

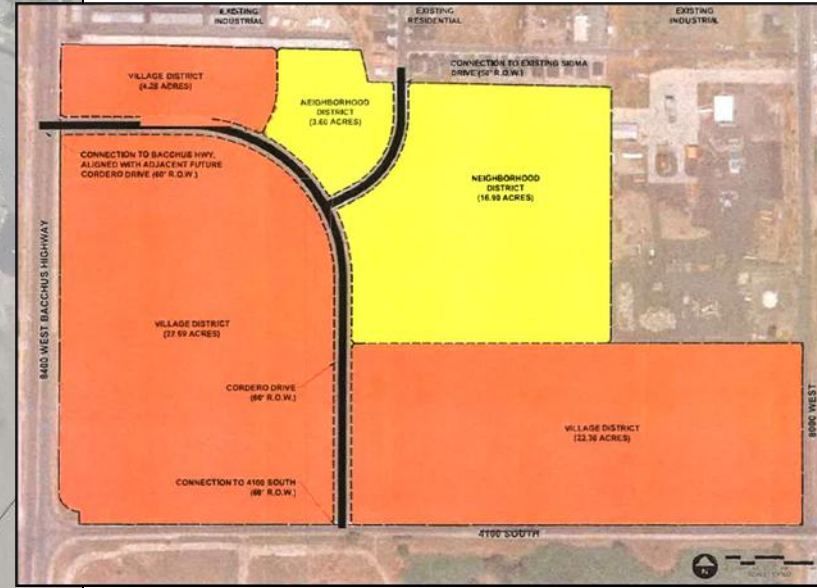
- The Mahogany Ridge Development Phases 5-8 are within the 0.3 psi (130 mph wind) and 0.5 psi (167 mph wind) overpressure zones
- Development restrictions were established 30 years ago and **updated 5 years ago by the Magna City Council to enhance public safety**
- The updated overpressure zone requirements establish the ground rules for safer development of the area around the Bacchus facility
- The approved Development Plan states it is to be read together with the Overpressure Ordinance rather than the Development Agreement over-riding the Ordinance
- The Developer has indicated in verbal and written statements that it intends to follow the overpressure zone requirements
- **We ask the Planning Commission to require the building plans for Phases 5-8 to comply with the updated overpressure zone ordinance**

Development restrictions are designed to decrease the risk of personal injury and property damage

Mahogany Ridge Development Plan, Preliminary Plat Plans (Phases 5-8), and Overpressure Areas

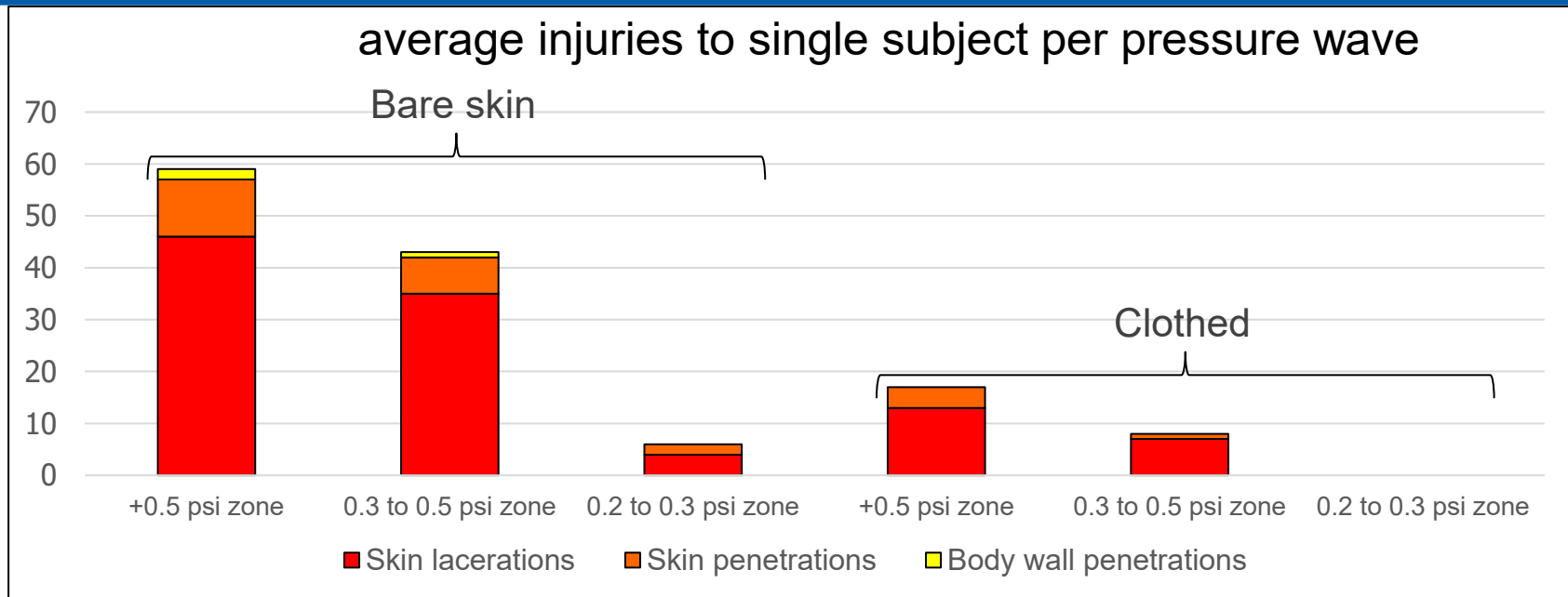


P-C Rezone & Development Agreement



Smaller Lot sizes and Townhouses were not identified specially to the 0.3 psi area in the Development Agreement or the P-C Re-zone

Estimated Effects by Overpressure Zone



Injuries to test subject (sheep) caused by exposure to shattering windowpane.

| | Structural damage (replacement cost) | Glass damage (probability of breakage) | Wind velocity equivalent | Average velocity of glass fragments |
|---------------------|---|---|------------------------------------|--|
| +0.5 psi zone | 23% (40% in dense placement) | 85% | 167 mph (Cat 5 hurricane) | + 50 mph |
| 0.3 to 0.5 psi zone | 3-12% (20% in dense placement) | 3.7-17.9% | 130-167 mph (Cat 4/5 hurricane) | 15-20 mph |
| 0.2 to 0.3 psi zone | 1-3% | 0.8-3.7% | 106-130 (Cat 2/3 hurricane) | 11-15 mph |

16.02.130 - Zoning in Overpressure Areas

- B. **0.5 psi Overpressure Area prohibits**
 - Residential, lodging, sleeping, daycare, preschool, church or educational use
 - More than 2 floors above grade
 - Height in excess of 30 feet above grade
- C. **0.3 psi Overpressure Area prohibits**
 - Residential other than single family residences less than 6 lots per acre with a min lot size of 7,500 sq. feet.
 - More than 3 floors above grade
 - Height greater than 45 feet

Inconsistency with these Requirements Increases the Risk of Personal Injury and Property Damage

16.02.220 – Subdivisions in Overpressure Areas

- “A. The side yard of lots within the 0.2 psi, 0.3 psi and 0.5 psi overpressure areas ...shall be designed, to the extent possible, to orient the side yards of the lots towards the center of the Overpressure Areas.”
- “C. The recorded subdivision plat for a new subdivision containing property in any Overpressure Area shall:
 1. identify the lots within each Overpressure Area including a designation of the zone (0.2, 0.3, or 0.5); and
 2. Specifically list those uses prohibited in the Overpressure Areas in which the lots lie under Section 16.02.130 ... and reference the specific sections of the ... Code which are applicable to the subdivision or lots...”

Inconsistency with (C)(2) Does Not Provide Required Notice to Potential Landowners

Mahogany Ridge Development Agreement

- The Planning Commission Summary and Recommendation, dated December 9, 2021, for the Development Agreement states: “Additionally, this project **is within the overpressure area and future submittals will need to be designed according to the requirements of the overpressure area zone.**”
- The Development Agreement itself in article 6.7 says: “Except as otherwise specifically and clearly stated herein, this Agreement, its exhibits, and additional documents or agreements that may be entered by or among the Parties which govern the development of the project (“Development Documents”) **are to be interpreted to be complementary to one another.**”

Exhibit D of the Development Agreement indicates the following:

- In the Council meeting on May 25, 2021, just prior to the Development Agreement approval, “Bryon Prince, Vice President, Ivory Development, LLC, stated, ... **For this project, Ivory Development has to comply with the Magna Metro Township's ordinances, the Overpressure Zone, and this development agreement.**
- In the Council Meeting on July 27, 2021, for the Revised Development Agreement, Bryon Prince, Vice President, Ivory Development LLC, stated “Mahogany Ridge development is a master plan that was rezoned for a planned community zone. He is requesting a **density change to allow the development agreement to align with P-C code and overpressure zones.** If the density is not changed, the plats will show areas that are below density and areas that are above.”

Development Agreement and Overpressure Ordinance are Complementary

Development Agreement and Overpressure Ordinance are not in Conflict (the plat plans conflict)

- 0.3 psi Overpressure Area
 - Higher Density than allowed
 - No Cluster homes or Town homes allowed
 - Only Single-Family Homes less than 6 lots per acre, with 7,500 sq. ft. minimum lot size are allowed in this Area
 - Building heights should be restricted to 40' above grade rather than 45'
- 0.2 psi Overpressure Area
 - Does not restrict any of the above
 - This Overpressure Area allow the higher density, higher height, and different housing uses listed in the Development Agreement “Residential Bulk and Intensity” table
- Village and Neighborhood Districts span both Overpressure Areas
 - Dev Plan density ranges from 4 to 8 (Neighborhood) 6 to 12 (Village)
 - Overpressure allow up to 6 in 0.3 psi and there is no limit in 0.2 psi

Complementary Reading Allows up to Dev Agreement limits in 0.2 psi Area and up to the Overpressure Area limits in the 0.3 psi Area