

January 3, 2007
CSFM Meeting Minutes

In Attendance: David May, Verdon Walker, David Colby, Kristen Thelen, Tom Hopkins, Liz Yeomans, Kane Loader, Ray Limb, Dave Allison, Tony Howes, Ben Magelsen, Don Armitconi

Sharon Steel Updates:

Welcome to Tony House – he will be supporting Erna Walker on the riparian zone.

- ◆ Tom Hopkins of IHI Environmental gave a Technical Review of the August 23, Site Inspection Report of Sharon Steel. It was just like Liz reported. The main thing that he noted, that Liz commented already to the group about, is that the vegetation on the cap was maintained last quarter. There are not a lot of weeds, and the interceptor trap has been cleaned. Development is not ongoing – there was a “no” check mark on that item, but this is not really a deficiency on the site. The other problem is erosion on the bank of the Jordan. This is probably more due to Spring runoff. He thinks the quarterly report is a positive, because they have made improvements.
- ◆ Tom Hopkins comments on the Ground water report: The results tend to be the same. Conclusions are that the cap is being effective at protecting the water. 7A continues to be above the action level, and if you look at it over time since they first sampled it, the average is still about 300, but each individual sample is going down. Maybe over time due to dilution, they aren't seeing any additional contamination. The remedy is performing as designed.

Question: Any updates on the spring? Answer: There is still a problem with it. Ben has been made aware of it, and it's his responsibility. Public works had better be aware of it, because there is a slope failure there, and there is no reason it couldn't happen again if he put something on top. The ground is pretty much muddy year round, when the rest of the ground is bone dry. It will need to be watched when they are deciding what they will build there. Liz thinks the cause is the proximity of the Jordan River. When Fran did monitoring, they found many seeping points from the Jordan River all along there. This could be another one of those.

- ◆ UDEQ Updates
 - November 21, 2006 Site Inspection Report -
The report shows that the liner is exposed where the drains are coming out. It can be viewed in Photo 5 of the Quarterly Site Inspection Report. This was caused by the rise in the river. This is the first time in 5 years that they have raised the water level that high. There is possibly a problem with the remedy. They didn't take into account what would

happen if the gates at Utah lake were raised and the levels rose each year. At Utah lake whenever their water level reaches a certain level, they can raise their gates, no matter how it effects those downstream. They don't know what will happen this year (if we are out of a drought or not). UDEQ will talk with EPA about a possible solution. Question: Is this a responsibility of the land owner? Answer: This is not the land owner's responsibility. Tom: It has to do with the snow pack. If it starts to interfere with private property [on Utah lake] they have to open the gates. Question: is this a funding issue as far as repairs go? Answer (from Liz):Doesn't know, it's another thing they have to discuss. If they raise the levels every year for 7 years, they need to figure out what to do. Comment: There may be a better riprap for controlling this. The riprap lines the river bank and the drains.

- If the vegetation would not have died out, Liz would have missed seeing the liner being exposed. You can't see it from the trail. November and Feb are the best time to see it due to the vegetation dying out. It's part of the liner that extends all the way up the cap. It's not good, but it's not too surprising with the amount of water that was let loose.
- ◆ Midvale City Updates
 - They don't get too involved with the development, but they understand that the alignment of the boulevard has been worked out. There was miscommunication before. The property owners discovered on their side that they can make the transition without undoing the engineering that they have already done. They still want to work on the aesthetics of it, but the technical parts will be the same. The road was only 150 feet off. Question: Will there still be a roundabout? Answer: That design was changed when they moved the road over. They are pretty close to a final design. CSFM would love to see the design. Ben will bring it over.
 - Question: Will the road be done in the Spring? Answer: They are working with UDOT, because they are using federal funds. The City assumed that because of the amount of environmental work that has been done on the site, that enough had been done. Federal highway has different requirements, and they are requiring a full blown environmental study and assessment. The assessment adds a year and a million and ½ more dollars to the project. They tried to get together with UDOT to explain the situation. UDOT is now not requiring the category exclusion. They don't have to do all of it. They just have to do an assessment of the right of way. They think they can streamline the work to 6 months. They have got funding to start the environmental assessment, and are picking an engineering firm to get going. They have a call into UDOT saying that the city is ready to move. They will get together with Ben to get the right of way ready so they can go on it. They can go to the engineering pool and pick a couple of engineers from there. The assessment puts them off a year for construction. Probably will start early next year. The longer time goes before the road is finished, the more costs rise. The city wants to get it done as soon as possible. There has been a project engineer and a number assigned.

The engineer has been very helpful in bringing the federal highway guys in for discussion. They will be moving ahead, but they will still have a few hoops to go through. Question: How will the road go from the cap to 700 west. Answer: They will have to put fill there to bring it down. It's not in the wetlands. The wetlands are not jurisdictional wetlands. They have to leave 9 acres of wetlands when they are done, but they have some flexibility on dealing with the wetlands.

- Ben Magelson updates. They are most of the way done with the pattern book for the site. They have had the engineering done on the site. The engineering is only about 2 weeks from being done. Should be seeing some things for the small scale master plan soon. Sometime in the next month they will be submitting things to the city. There are still some issues with the partnership, but they hope to have those issues worked out in the next 6 months.

In areas where there is clay beneath, the contaminates are pushed 4-8 inches into the clay. They are pushed 22-48 inches if there is no clay. Worst case scenario is that the contaminates could travel 48 inches below the tailings. Question: since there has already been an overburden placed in some areas, wouldn't it show up in the wells if there was a problem. Liz: The contaminate is slow moving. The level of arsenic is not going downwards. They've seen an increase in well 12A. 15A, which is the well next to it, is running next to the action level. She does not know what is causing this. She has brought it out in the report. They need to keep an eye on this. Ben – they feel that there are some solutions on dealing with the problem if it needs to be dealt with.

- Question: In designing your development, was it in preparation for the design loads of buildings on the site? What buildings were you planning for the site? Answer: Weight was based on weight per square foot. It allows for building bigger buildings than a residential building, and it could handle 4 story buildings easily, depending on the building. The buildings would be smaller in footprint. Small buildings have less differential settlement. They will spread the footings and stay above the cap for the most part. They still have the possibility to have piers that will penetrate the cap, but they are trying to stay away from that.

Midvale Slag Updates

- ◆ EPA Updates
- ◆ Tony – Erna is not here tonight. She had some problems getting out of the airport. About the riparian zone – they don't have a lot to report. They are starting to think about how they are going to do the riparian zone. They will be doing things in phases so as not to cause erosion. One of the issues they are talking about is the 7 year rise in the river levels. One of the first phases is removing the sheet piling dam and replacing it with something that will not change the dynamics of the river. They will be working with BOR (Bureau of Reclamation) to remove the sheet piling dam. Question: will there be a trail on the east side? Answer: yes, starting at the wetlands there will be a trail that connects to the other trail. There will also be a

trail on OU2. Some wetlands are there, so they don't know how they will do it, but they want it all to connect. They will have another trail in the middle that goes along the Bingham Junction Road. They plan to have a linear park with a trail for bikes and runners.

- ◆ Midvale City Updates
- ◆ OU1 updates – Ray Limb. Master plans are going on part of the housing. Nothing on the commercial has come through. Mercer is doing a market study for commercial. It's something the City has been talking with them about for a year, and they have finally started doing it. They need to get housing started before retail goes there. They have got their first housing developer, and second one is about to come to planning and zoning on OU1. The City meets every 2 weeks with the Riverwalk people about OU1. They have also started working with potential developers of OU2. They still haven't closed on the site. This probably won't happen for 6 months, but they appear to want in, and are putting a lot of money into the site. They are looking at putting in another roadway on the very west. It would be another major North/South road which would require another grade crossing at the railroad. They have had some meetings with UTA about it. Midvale City knows how hard that will be, but the meetings seem to go well. Once they close on the site, they will hit the ground running.
- ◆ OU1 – Question: When will they start building? Answer: They wanted to start at the end of this month, but it will probably be the end of February to the beginning of March. The City still needs to build the lift station for sewer. That takes a month to install. That needs to be done first. It is possible to see people moving in there as soon as August. They want to move fast and get people in the residential housing. There is a lot of stuff that has to be done on the development before they can get occupancy permits. Riverwalk is the whole OU1 site. That is what Mercer has chosen as the name of the site. Everything will be such-and-such development at Riverwalk. Giffard is in the middle of OU1. Castlewood is just to the east of Giffard. Riverwalk is 130 acres of OU1. Bingham Junction road may change its name.
- ◆ Ray Limb – where the medium and high density is, it's all been cleaned. A letter from EPA dated Sept 14th stated that they won't have to do all the testing. They won't have to use the unrestricted protocols, north of the Riverwalk road. This road is along Winchester Estates. They moved all the contaminated material onto the commercial part which will be capped. Most of the contaminated material will be under roadways or asphalt parking areas.
- ◆ The peat bog issue wasn't as bad as they thought. They only hit it in the test holes. It looks like it won't be significant. They will just deal with it where they hit it, but it shouldn't be a problem.
- ◆ Journal article – comment: The site progress should be more prominent in the Journal. Kane - Will pass that suggestion onto the mayor. Comment: By far this is the most significant thing happening in Midvale. It's as big or greater as when Ft. Union came into Midvale. It will more than double the size of old Midvale. Gardner will have some single family dwellings.

Comment: They should push more single family dwellings. Kane – the majority of the homes will be owner occupied. They are townhomes and are higher end. They would be too expensive to rent out, so most will be occupied by the owner. They will have some “affordable” housing, which will allow young families or low income families to afford the homes. Part of the RDA requires them to have some rental housing. If they don't build it, they call pull it out of the RDA and build it somewhere else. The market is for more of the mid-range rather than the lower income housing. The prices are \$180,000-\$250,00 per unit in things that are coming in at planning and zoning things. It's very important to the city. It could compete with Jordan Landing very well.

Other Updates

- ◆ The article written by CSFM was published in Midvale City Newsletter.

Next Meeting: March 7, 2007