

March 7, 2007
CSFM Meeting Minutes

In Attendance: David May, Dennis Spackman, Verdon Walker, David Colby, Kristen Thelen, Tom Hopkins, Liz Yeomans, Erna Waterman, Kane Loader, Ray Limb, Rolf Larsen, Tony Howes, Ben Magelsen, David Susong

Midvale Slag Updates

- EPA Updates:
 - Erna – CDM's contract ended for work on the site. She is looking to see if CDM can do a small contract with EPA to modify or redo the sheet pile dam. Erna showed the group a picture of what was done at another location (Bluff Lake Nature Center). EPA would have CDM do the design work, and then have the Bureau of Reclamation do the work. Question: Is there enough shift on the bank of the river to do this? Erna - Yes, they think there is. When she talked to Jeff Salt (who is a river rafter), he said the sheet pile dam is a big hazard. The type of design they are looking at would maintain the water level on both sides, and look more natural. The dam is north of 7800 South a few yards. They would cut the old dam down just below the upper water level and then cover it with grouted boulders. As part of the design they would have to determine if the sheet pile dam could be cut off. Question: Any concern about the bureau rec? Answer: They had never done a design for this. CDM does high quality work. So even though she can't open up the contract for everything (riparian, etc), she went to management to see if CDM could do a small contract for this. The contract has not been awarded yet (from EPA funds). Comment: Midvale Community Council has talked with Jeff Salt about this, and this type of design is consistent with what the community council would like to see. Had slides from stakeholders meeting, and they liked a similar design. This area is a popular place for river runs.
 - On OU2 CDM is still under warranty for grass, etc. This continues until July.
 - David M.– A couple of weeks ago, there were more master plans on housing. Any idea when more master plans will be coming through? Ray – They have received a concept master plan on OU2 – but it hasn't gone any further than that. It was very general - not something that they voted on. On OU1 – he brought copies of phase I. Don't have any building permits issued on this. They will have to put in infrastructure (roads and such) before they can start. He has phase I and phase II. There are 60 units total. There are three townhome buildings with 3, 4, and 5 units on the buildings, making 12 units total. There are four buildings of 12-plexes, making 48 units. One of the requirements planning and zoning had was that the amenities (clubhouse) be part of the first phase. So far they haven't issued any building permits. Once they have submitted the permits, it could be as long as 2 weeks or as little as 2 days for the building official to go over them.
 - This phase is kind of in the middle – back towards Winchester.
 - They have done as much as the city will allow them to do without the building permit. The water and sewer is in. The lift station is not. The electricity will be underground.

- The units are intended to be owner occupied. This will be about 1/3 of what will be in the full development. Above will be phase II. Below, on the other side of the road (closer to 7200) will be more business. The residential is further back by winchester estates. Retail is closer to the roads. There is approx 50 acres of commercial/retail out of 130 acres total. Still looking out to sell out residential/commercial, but not sure about that. That will come after the residential. They look at the 5 mile radius for the number of occupants, to determine when to get the commercial in.
- Question for Liz: Has UDEQ started doing anything on there? Answer: The reigns have not changed on that. Erna – the ground water monitoring is still on hold. Dave Susan did an overview of the groundwater design to determine if it is it adequate or if they need more design. He thought the design was good. As far as the ground water wells that need to go in, Erna's opinion is to wait until after development has started so they know where to place them so they are in open areas, and so they can work in concert with the development. If the city could work with the state, they can start putting in wells if not this summer, than next summer.
- On OU1 the city has a good idea of where residential will build (80% firm). They are not sure about commercial yet. OU2 is wide open – no firm planning. - (They don't even know subsidiary streets.). On OU2 Bob Scholen still owns it – it is in due diligence. They think it's coming closer. Bob thought it would take at least a year to do from start to finish.
- Question: Is there any concern that the remedy might be inadequate? Answer: No. The contaminates move so slowly, another year will not matter in putting in wells. The state would like to put the wells in now. Question: is it adequate since they are 2 years old? Answer: Dave says that is is adequate. There has been recent monitoring in other wells. It's better to know where the development will be so you're not out money if you need to move them. Liz – It has been agreed that wells damaged by construction will be replaced. The state doesn't have concerns about that.
- The delay on the road will not delay OU2. The environment assessment to do the road will take 6 months. The developer has decided to pay for engineering for the road out of their own pocket so the engineering can be done at the same time as the environmental assessment. Horax signed a contract to do an environmental assessment. They want the road in during Spring of next year. There has been a 6 month delay to their project, but they think they can work around it. There is another major roadway west of Bingham Junction Blvd. that they have to put in. They are considering putting that in at the same time.
- Question: Other than that are there other roadblocks? Answer: No, the buyers asked the property owner to extend due diligence. Property owner wants to get the deal closed sooner than that. Want to close Aug/Sept. The buyers are putting a lot of money on the project, and it looks like they will move forward on it. Gardner has a builder that will take the whole project for building lots. They are trying to determine how much residential they want to put on this side, or if it's more conducive to a research park. There is a total cap on number of residential. They could sell the residential part easily. The hard part is determining how much commercial/office space they want to put

in. That site is #1 on the governor's list for a research park. Research center will not generate a lot of revenue, but will generate a lot of jobs. It doesn't hurt the city at all to get a lot of jobs.

- Question: Is the riparian on the radar to start moving on it? Answer: Nothing new to report. Sheet pile dam is first priority, riparian is down the road away.

Sharon Steel Updates

- Ben Magelsen brought a copy of the draft version of the pattern book for the site for members of the committee to look at. He also showed a picture of the Large Scale Mater plan.
- On the small scale master plan they are planning 500 multifamily rental units, 1200 multifamily units, and 600 detached single family units.
- Jordan village is the name for the whole project.
- They are planning alley loaded homes, which would keep the garages off of the street. It will slow traffic down, and creates a safer pedestrian environment.
- There will be a fair amount of parks. There will be a series of parks connected by a linear parks that runs throughout the site.
- In looking at other developments, the Stapelton project, by the old airport in Denver, was the closest to what they were thinking. They have roughly the same type of weather, and it is a good comparable project.
- They have done most of their design. They are hoping to finish up the same time as Gardner. They are hoping to start building Spring of 2008.
- They had an issue of the road between the sites not aligning. So they redesigned their part of the roadway to match. The new design is done, and they are just finalizing adjustments on the road. They will be formating designs to give to UDOT.
- They do have an issue – They finished the Geo-technical report in Jan. UDEQ didn't receive it until June. UDEQ brought up some additional questions about the geotechnical survey. It covered issues of settlement on the site. In Nov. 2005 the question was raised related to what happens to the groundwater when pilings compress. They did one response June 2006. An additional report was provided in September 2006. They are waiting for a response from UDEQ. They had to suspend bringing fill in until they get this settled. They still have some fill to bring in - 2.3 million yards are still needed.
- They have been monitoring the big piles for 3 years. There are now additional questions being raised about slope stability. There is not a standard model available to answer these questions. Their engineers had to create a 3D model. All the data had to be hand calculated. Their analysis came back stating that the slopes will be stable. Rather than guess about the results, they did hand calculations.
- Liz – UDEQ has a response. They couldn't do a response until they got everything they needed from Ben. They are drafting a letter back to Ben and are working with EPA on that.
- Kane - The citizens may want to be aware that there have been delays, and the system needs to find a more streamlined process – instead of 5-6 month turn around time on answering questions. The process isn't really working

ideally now. The city is getting pretty frustrated by whole process. They don't feel they are in the loop, and are concerned they they are moving backwards. They are frustrated about the possibility that it's not going to be developed. Site modification plan that everyone signed off on had that amount of fill on. That was approved. Now after 1 ½- 2 years they are trying to answer questions that should have been answered before. He understands that they are just trying to dot there I's. He is concerned about what happens if Ben walks from project and city is stuck with it. Development is the end of the process. Worried that if the process doesn't move forward, invasive plants may go through cap, etc.

- Ben - did have internal issues with partners. They have already spent 5 million dollars. They are concerned that although they thought they had done everything right they may have to move fill, etc.
- Ben - Liz has been great to work with, and they are hoping to resolve this issue soon.
- Liz - UDEQ doesn't feel that this process is the holdup. They are not prepared to divulge anything about their response tonight. A geotechnical study was never performed on the site. It's on the property owner to prove that it is safe for development. They did approve everything with caveats.
- Kane – They have deadlines with RDA, and would like full scale development. There are deadlines in August, and they don't have a solution. He suggests that everyone get in a room with consultants and beat out a solution. Process is too linear and taking to long right now.
- Questions – time table is always a question. If the RDA is lost, likelihood is that it could not be replaced.
- The fill is averaging 8 feet across site. 6 min 15/16 max standard across the site up to 29 feet deep. High above river now. Most of the deep areas are where the swells/dips are. Would have to angle up the hill to go up. Bringing fill in from other construction sites they were working on.
- There is a small parcel on other side. Gardner had contract to buy it, but backed out of contract. Now they are looking to see if they can buy it again.

Other Items

- Next time we meet we need to hold elections for corporate officers.

Next Meeting: May 2nd, 2007