

Park City Soils Repository Engage Page, v1 (May 3, 2021)

Storing contaminated soils generated from historic mining activities is a constant challenge for both the public and private sector in the Park City area. Environmental impacts, cost, aesthetics, site suitability, public perception, and concerns about externalizing impacts are some of the issues related to mitigating these soils.

For many years, Park City Municipal has evaluated possible locations for storing soils that come from within the boundaries of what is called the Soils Ordinance, which defines a geographic area in Park City within which all soils, no matter their content, must either be covered with 6 inches of appropriate cover material, or if disturbed (i.e. through excavation for construction) capped on-site or stored in a different location in compliance with local, state, and federal requirements. Most of these soils are also classified as Bevill-exempt by the EPA because they are byproducts of the hard rock mining process, which is particularly true for the soils in the Bonanza Park area.

Historically, the City has used the Richardson Flat repository for these soils, which is located just across the highway from the Park City Heights in the Quinn's Junction area. That repository is an unlined older facility from the mining era, and as of 2010 has not been available to the City for use. Since then, for projects like the bus barn, the City has transported them at significant expense to the Tooele County facility, which is over 100 miles away.

In anticipation of a number of future city-led construction projects, the City stepped up its efforts to identify a local solution for soils management. In 2019, the City contacted the Utah Department of Environmental Quality ("DEQ") to provide clarity about how to best mitigate these soils^[1]. DEQ responded that a Subtitle D facility would be acceptable and that the City would need to continue to characterize the soils prior to placing them in that facility^[2].

In 2020, Staff proposed developing a limited-use, relatively short-term soils management facility at what is known as the Gordo site at the intersection of Richardson Flat Road and SR 248.^[3] This facility would only be open for municipal use or by appointment for residents; it would not be available for private commercial development.

Staff arrived at a recommendation for the Gordo site because:

- The site is within city limits (Park City is taking responsibility for its soils and not "exporting" them to another jurisdiction);
- The site is not adjacent to residential or commercial areas;
- The site is not in an environmentally sensitive location in terms of habitat, water supply, wetlands, or other ecological considerations;
- The site is mostly shielded from view from SR248 due to natural topography and will be landscaped to match the surrounding area when closed;
- The proposed facility is allowed within the current zoning (Residential Development);

- The reduction in costs and risks associated with transporting soils to Gordo (2.5 miles from the SR224/SR248 intersection) compared to the Tooele facility (110 miles from that intersection) are significant;
- The site may be repurposed once it closes, including for recreational uses and/or municipal services/uses, to be determined at a future date.

The City is designing this to a Subtitle D- Class I facility standard, which includes a thick plastic non-permeable bottom liner and the same as a cap at closure. This is a higher standard than the recently-constructed repository that is part of the Park City Heights subdivision and is widely considered the best way to handle contaminated soils responsibly. It is anticipated to have the capacity to receive approximately 100,000 cubic yards of soil over a five-to-fifteen-year timeline, depending on how quickly that capacity is used up.

The City is concurrently considering other uses at the Gordo site as well, including trailhead facilities, public works storage, and a new home for community materials recycling. As these uses are further refined, the City will submit a site plan for review by the Planning Commission. A grading permit will be required more immediately for the first phase of the soils facility.

[\[1\]](#) July 12, 2019 letter from Jim Blankenau to Allen Moore.

[\[2\]](#) September 17, 2019 letter from Ty Howard to Jim Blakenau.

[\[3\]](#) June 18, 2020 staff report.