



# Castle Country

## A Utah Inland Port Project Area

### Project Area Plan & Budget Amendment #2

Original Approval Date: June 24, 2024  
Amendment #1 Approval Date: January 6, 2025  
Amendment #2 Approval Date: April 23, 2026



# DEFINITIONS

Term	Definitions
<b>Authority Infrastructure Bank</b>	“Authority Infrastructure Bank” or “AIB” means the UIPA infrastructure revolving loan fund, established in Utah Code 63A-3-402, with the purpose of providing funding, through infrastructure loans, for infrastructure projects undertaken by a borrower for use within a Project Area.
<b>Base Taxable Value</b>	The taxable value of property within any portion of a Project Area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which UIPA adopts a project area plan for that area.
<b>Development Project</b>	A project for the development of land within a Project Area
<b>Effective Date</b>	Date designated in the UIPA board resolution adopting the Project Area Plan on which the Project Area Plan becomes effective. It is also the beginning date UIPA will be paid Differential generated from a Project Area.
<b>Project Area</b>	As to land outside the authority jurisdictional land, whether consisting of a single contiguous area or multiple non-contiguous areas, real property described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place. The authority jurisdictional land (see Utah Code Ann. sections 11-58-102(2) and 11-58-501(1)) is a separate project area.
<b>Legislative Body</b>	For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality.
<b>Loan Approval Committee</b>	Committee consisting of the individuals who are the voting members of the UIPA board.
<b>Project Area Budget</b>	Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area.
<b>Project Area Plan</b>	Written plan that, after its effective date, guides and controls the development within a Project Area.
<b>Property Tax(es)</b>	Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
<b>Property Tax Differential</b>	The difference between the amount of property tax revenues generated each tax year by all Taxing Entities from a Project Area, using the current assessed value of the property and the amount of Property Tax revenues that would be generated from that same area using the Base Taxable Value of the property but excluding an assessing and collecting levy, a judgment levy, and a levy for a general obligation bond. This is commonly referred to as tax increment.
<b>Taxing Entity</b>	Public entity that levies a Property Tax on property within a Project Area, other than a public infrastructure district that UIPA creates.



# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>LOGISTICS INFRASTRUCTURE &amp; VALUE PROPOSITION .....</b>	<b>6</b>
Logistics Considerations .....	6
Carbon County .....	6
Emery County .....	6
<b>OVERVIEW .....</b>	<b>11</b>
Purposes and Intent .....	11
Area Boundaries .....	11
Legislative Body Consent.....	11
Landowner Exclusion.....	11
Project Area Budget.....	11
Environmental Review .....	11
Air Quality Permitting Requirements.....	12
Cultural Resource Strategy.....	13
Recruitment Strategy.....	13
Project Area Performance Indicators .....	15
Conclusion .....	15
Staff Recommendation .....	16
<b>REQUIREMENTS .....</b>	<b>17</b>
<b>BOARD FINDINGS &amp; DETERMINATION .....</b>	<b>19</b>
Public Purpose .....	19
Public Benefit.....	20
Economic Soundness and Feasibility.....	21
Promote Statutory Goals and Objectives .....	22
<b>APPENDICES .....</b>	<b>24</b>
Appendix A: Legal Description of Project Area .....	24
Amendment #1 Legal Description Updates .....	27
Amendment 2 Legal Description Updates .....	34
Appendix B: Maps & Imagery of the Project Area .....	37
Appendix C: Legislative Body Written Consent .....	39
Appendix D: Interlocal Agreement .....	47
Appendix E: Project Area Budget Summary.....	51
Appendix F: Environmental Review .....	52
Appendix G: Recording & Trigger Resolution Log.....	78



# AMENDMENT/REVISION TABLE

Revision / Amendment	Board Approval / Updated Date	Summary of Revisions	Acres (+/-)	Total Acres
#1	January 6, 2025	Addition to the Castle Country Project Area includes additional parcels in Emery County; Updated budget, maps/legal description, and environment review; Added Resolution 2024-5 was passed by Wellington City on Oct 23, 2024 (see Appendix C)	+10,754.31	12,938.66
Minor Revision	March 19, 2025	Minor corrections to maps on pages 36 & 54; Parcels and legal description remain unchanged from Amendment #1	n/a	12,938.66
#2	April 23, 2026	Amending boundaries to include additional parcels in Carbon County; Updated budget, maps/legal description, and environment review	+2,431.59	15,370.25



# EXECUTIVE SUMMARY

The Utah Inland Port Authority (UIPA) was established to facilitate appropriate development of the Inland Port's jurisdictional land and other Project Areas within the state of Utah to further the policies and objectives of the Inland Port outlined in Chapter 58, Title 11 Utah Code Annotated 1953, as amended (UIPA Act). One mechanism for achieving these purposes is the creation of a Project Area where a Development Project is proposed to take place (Project Area). A Project Area is created as explained below under the Requirements section.

In order for a Project Area to be established by UIPA, the legislative body of the county or municipality in which the Project Area is located must provide written consent. The following public entities passed formal resolutions requesting the establishment of a UIPA Project Area on the following dates:

- Carbon County passed a resolution on September 6, 2023
- Emery County passed resolutions on March 5, 2024 and April 15, 2025
- Green River City passed a resolution on April 9, 2024
- Wellington City passed a resolution on October 23, 2024

With multiple distinct zones, the Castle Country Inland Port will provide for a wider pool of resources that exist across Carbon and Emery Counties. Carbon County and Green River City possess significant rail and logistical assets that are presently underutilized. Through the collaborative efforts of these land use authorities and leveraging the resources available through UIPA, we have the opportunity to catalyze substantial economic growth and foster diversified development within the designated zones of the inland port project. Each zone will work independently as a piece of the larger project area but will be unified by the need for growth and facilitate the expansion of the anticipated economic development.

Our Statute requires the drafting of a Project Area Plan in conjunction with public process for adoption of the plan. This document, once adopted, would constitute the plan (Castle Country Inland Port Project Plan) as required by law.



# LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION

## Logistics Considerations

The Castle Country Project Area is a conglomerate of site ready development areas in Carbon and Emery Counties. Interstate 70, US 6, and Utah State Route 10 form the backbone of the project area with the arterials providing important connections to the Wasatch Front, the Colorado Front Range and points beyond. Rail infrastructure is abundant in both counties due in large part to mineral extraction and the role that has played over the last 150 years.

It is worth noting that due to the coal industry's overwhelming presence in both these counties for over 100 years, much of the infrastructure has been overbuilt relative to the current population. This is both a benefit in terms of the cost savings associated with not having to build significant infrastructure up front and a detriment to county coffers as infrastructure requires maintenance and too much infrastructure without a sizable tax base can cause significant problems for other county services.

With this in mind, the counties in coordination with the Utah Inland Port Authority are poised to grow the existing taxable base while taking advantage of existing infrastructure to provide the perfect environment for companies to thrive, provide high-paying jobs, and give back to communities that have given so much to help the State of Utah become what it is today.

## Carbon County

Carbon County is the 15th smallest county in the state, with a population of 20,412 residents according to the 2020 Census. Between 2010 and 2020, Carbon County declined by 991 residents, primarily driven by out-migration and the continued decline of the coal industry. Carbon County's population is projected to grow below the state average (and only marginally) from 20,412 on July 1, 2020, to 22,422 in 2060. This figure represents a modest 9% increase in the total population over 40 years.

Carbon County shares a strong economic link with Emery County. This two-county economic region functions largely as a single consumer market and labor market. Carbon County's employment is projected to increase from 10,889 in 2020 to 12,600 in 2060. Leading growth sectors include construction, professional, scientific and technical services, and arts, entertainment and recreation.<sup>1</sup>

## Emery County

Emery County is the ninth smallest county in the state with 9,825 residents as of April 1, 2020. Between 2010 and 2020, Emery County declined by 1,151 residents, driven in part by out-migration and the loss of mining employment. Emery County's population is projected to grow from 9,824 on July 1, 2020 to 10,731 in 2060 or 9% over the same period.

Carbon County shares a strong economic link with Emery County. This two-county economic region functions largely as a single consumer market and labor market. Emery County's employment is projected to decrease from 4,857 in 2020 to 4,595 in 2060 as mining and utilities employment



decreases. Leading growth sectors include construction, manufacturing, professional, scientific and technical services, and arts, entertainment and recreation.<sup>2</sup>

## SUPPLY AND DEMAND

Coal production has long been the economic driver of the Carbon-Emery Economic Region. That has been declining in recent years. As of 2023, Carbon County produced no coal and Emery County produced 650,486 short tons of coal, a 14.6% decrease from 2022 and 16.5% from 2021. Coal as an energy source has been declining since the 1980s. Coal alternatives such as carbon fiber and coke as well as export coal continue to provide purpose for area coal mines.

Natural gas production remains strong in the region with Carbon County ranking third among Utah counties and Emery County ranking fifth for overall production. In total, both counties produced 110,763,414 cubic feet of natural gas or roughly 29% of Utah's total output.

Intermountain Electronics announced in 2019 its intent to increase the manufacturing footprint in Carbon County by adding 289 jobs and \$12.5 million in capital investment over the next 15 years. Additionally, Merit3D, a 3D specialized printing business and Dustless, a commercial vacuum manufacturer, are expanding in Carbon County. Currently, there are plans to construct a new 70,000 sq ft. facility in Price.

The region currently has over 270,000 acres of development ready land with pockets along Ridge Road in Carbon County and the US 6 - I-70 interchange in Green River complete with shovel ready development sites. Utah State University - Eastern has a campus in Price that can be partnered with to develop workforce training and development programs depending on industry needs of the area.

## RAIL

The Carbon-Emery Economic Region is serviced by both Union Pacific Railroad and the Utah Railroad, a Class III short-line railroad linking Ogden, UT to Grand Junction, CO. The region has been rail-served for well over 100 years since the Denver & Rio Grande Western (DRGW), a Union Pacific predecessor, extended their mainline to Price to take advantage of rich resources of both fuel and coking coal. From there, the DRGW, the Utah Railroad, and others developed branch lines and additional infrastructure to service the growing demands of mining in the region. Coal continued to be the dominant commodity shipped by rail for much of the 20th Century until demand for coal began to wane in the 1980's.

Periods of economic growth are almost always followed by periods of economic decline. Declining demand for coal as the nation's primary source of energy has led to declining carloads. The Utah Railroad sustained their operations exclusively on the transport and delivery of coal from their loadouts in Carbon County to the Intermountain Power Project (IPP) Generating Station near Delta, UT until 2017, when the last unit train of coal was delivered to the Provo interchange point for final delivery to IPP.

Today, the Utah Railroad maintains a healthy manifest business, aided in part by an exclusive contract with Burlington Northern Santa Fe (BNSF) Railway to switch their Utah customers and deliver carloads to various interchange points with Union Pacific and other short-line railroads. BNSF has rights over the Union Pacific mainline through Carbon and Emery counties via the 1996 Union Pacific-Southern Pacific merger agreement

In addition to the railroads servicing the region, several rail-served terminals exist including:

- Wildcat [Utah Railroad]: Originally constructed in 1985 as a coal terminal, it has since been repurposed to transload Uinta Basin crude from truck to rail.
- Savage Energy Terminal [Union Pacific & Utah Railroad]: The Savage Energy Terminal is a coal blending and loading facility that receives deliveries from mines all over eastern Utah coal country. The facility includes a full loop track facility capable of handling large unit trains of coal.



- Railco Coal Terminal [Union Pacific & Utah Railroad]: Railco is a privately owned coal terminal with a full loop track capable of handling large unit trains of coal.
- Price River Terminal [Union Pacific & BNSF]: Currently the only terminal in the United States designed to transload paraffin wax. The terminal is unit train capable and one of the largest transloading terminals in Utah. It is serviced by both Union Pacific and BNSF. The terminal also transloads fly ash and crude oil.
- ECDC Waste Terminal [Union Pacific]: Opened in 1992, it is the United States' largest rail-served landfill facility. It has a capacity of 300 Million Cubic Yards of Non-RCRA wastes. Complete with a loop to handle unit trains, the facility has over 10,000 feet of track and is a major employer in East Carbon, UT.

In spite of declining coal traffic, the Carbon–Emery Economic Region continues to be an epicenter of rail traffic in the state of Utah. The Castle Country Project Area seeks to make use of existing mainline track and industrial leads to attract advanced manufacturing as well as coal alternatives such as carbon fiber and coke.

## TRUCK

US Route 6 plays a critical role in the transportation and economic landscape of both Carbon and Emery counties in Utah. The corridor connects Interstate 70 near Green River to the south with Interstate 15 near Spanish Fork to the north. US 6 facilitates the transportation of a variety of commodities, supporting both local and regional economies. Commodities include:

- Coal: The Carbon–Emery Economic Region has a rich history in coal mining, and coal remains one of the major commodities transported via US 6. The mined coal is used both in state and shipped to other states for use in power generation and manufacturing processes.
- Oil and Gas: US 6 and US 191 connect both the Uinta Basin and local producers to refineries along the Wasatch Front and terminals in Carbon County where both commodities are shipped nationwide.
- Agricultural Products: The agricultural sector in the Carbon–Emery Economic Region produces livestock, hay, and other crops.

Other important routes include:

- Utah State Route 10: Links the communities of the Castle Valley including Huntington, Castle Dale, Orangeville, Ferron, and Emery to Price, the economic center of the region, and Interstate 70. Additionally, the route connects important employment centers including PacifiCorp’s Huntington and Hunter power plants, several mines, and multiple recreation and tourist attractions in the Manti-La Sal National Forest and the San Rafael Swell.
- US Route 191: Links the Uinta Basin to the Carbon–Emery Economic Region and serves an important pass and primary route for commodities in the Basin to access the national rail network and interstate highway system.
- Nine Mile Canyon Road: Former State Route 53 connecting Wellington, UT to Myton, UT. The route remains an important alternative to US 191 connecting Carbon County to the Uinta Basin.
- Additional routes include SR 96, SR 31, SR 264, and SR 29. While not vitally important freight routes, they do provide some connectivity to neighboring Sanpete County as well as connect several industries to population centers.

US 6 is the only major arterial for much of the Castle Valley region. Price is located 67 miles from Interstate 15 and 60 miles from Interstate 70. Much of the route is two lanes with sections of passing lanes as well as some interchanges without four-lane cross sections constructed. In addition, the route poses challenges during the winter with steep grades and severe crosswinds that blow wind and snow



across the highway making travel nearly impossible during a storm. The highway does have a reputation as one of Utah's most dangerous routes. In spite of this, US 6 continues to be one of the best, most trafficked for freight between the Pacific Northwest, Northern California and Nevada, and the Wasatch Front to points eastward via Interstate 70.

## **INFRASTRUCTURE: CURRENT STATE**

The Utah Department of Transportation (UDOT) maintains 492 miles of roadway between the two counties. In addition to UDOT maintained routes, there are several miles of paved roads that in many cases, lead to nondescript canyons that seemingly dead-end with no path beyond the pavement. Many of these are routes that serviced former coal mines, providing access between communities and employment centers as well as a way to get product from mine to market. Much of this infrastructure remains in good repair and presents a potential for cost savings when marketing the area to new industry recruitments.

There are 235 miles of railroad track across both counties, the majority of which is owned and maintained by Union Pacific Railroad. The rest is owned and maintained by the Utah Railroad. There are two railyards, one owned by Union Pacific in Helper, UT and the other owned by the Utah Railroad, also in Helper, UT. Carbon County has three unit train rail loops owned and operated by Savage, Railco, and ECDC Environmental.

There is an existing network of high-speed fiber. This is unprecedented in a rural area like the Carbon-Emery Economic Region.

Utilities, including electricity, are abundant; however, PacifiCorp, the parent company of Rocky Mountain Power, announced in 2023 that they intend to retire both generating stations by 2032. The Utah Legislature passed two bills in the 2024 legislative session that instructs Rocky Mountain Power to follow the state's energy policy. In response, Rocky Mountain Power has indicated that they will reverse course from their previously ambitious goals and stick with their originally proposed retirement dates of 2036 and 2042. Presently, both generating stations account for the lion's share of power production in Utah totaling 2,281 MW between the two plants. A beneficial side effect of both power plants is an abundance of existing high voltage transmission lines that carry electricity to the Wasatch Front. As other areas struggle to get the electricity they need, this could become the region's greatest strength as alternative forms of generation tie into the existing grid.

## **INFRASTRUCTURE: SHORT TERM CONSIDERATIONS (3 - 5 YEARS)**

With the retirements of the Hunter and Huntington Power Stations inside the next 20 years, rPlus Energies - a subsidiary of the Gardner Development Group - is set to spend \$750 million on the "Green River Energy Center". The project will include a 400-megawatt solar farm and associated 200-megawatt battery storage facility on just over 3,200 acres of private property in Emery County. PacifiCorp has signed an agreement to purchase the power, further reducing dependence on the coal fired generating stations.

UDOT is undertaking a number of small projects over the next several years to enhance the efficiency of area highways including adjusting signal timing, adding passing lanes in strategic locations, and enhancing highway operations for smoother, safer travels.

Utah State University-Eastern sees a regular enrollment of approximately 1,500 students. One of the identified weaknesses from an assessment that Carbon County conducted in 2018 concluded that not enough was being done for workforce development and training programs applicable to area industries. As the Castle Country Project Area recruits new businesses to the area, it will be important to work



collaboratively with the University to ensure that programs are being offered with training that is applicable to those industries.

As companies are recruited to the project area, there will be considerations around additional rail, road, utility, and fiber infrastructure. It is recommended given the scarcity of water in the region that water-wise planning and construction methods be used wherever possible.

### **INFRASTRUCTURE: LONG TERM CONSIDERATIONS (5+ YEARS)**

UDOT has programmed several upgrades in their long-range rural transportation plan for the Carbon-Emery Economic Region. Most of the projects are focused around US 6 as it is a vitally important freight corridor and one of the most dangerous in Utah. Some of these programmed projects include:

- Widening US 6 from two to four travel lanes where only two exist today.
- Adding a four-lane cross section on US 6 through Price.
- Upgrading existing interchanges from super twos to a full four-lane cross section with ramps.
- Adding additional passing lanes on steep mountain grades to provide trucks with a safer driving environment.



# OVERVIEW

## Purposes and Intent

By adopting this Project Area Plan and creating the Castle Country Project Area, UIPA will be maximizing long-term economic benefits to the Project Area, the region, and the State; maximize the creation of high-quality jobs, and other purposes, policies, and objectives described herein and as outlined in the Port Authority Act.

## Area Boundaries

A legal description of the proposed area boundaries and maps and imagery of the project area can be found in [Appendices A](#) and [B](#).

## Legislative Body Consent

Written consent from the public entities requesting the establishment of a UIPA Port Project Area can be found in [Appendix C](#).

The governance of the Project Area is set forth via interlocal agreement between the Utah Inland Port Authority and Carbon County. This can be found in [Appendix D](#).

## Landowner Exclusion

Pursuant to UCA 11-58-501, "an owner of land proposed to be included within a project area may request that the owner's land be excluded from the project area." A project area exclusion request must be submitted by the respective landowner in writing to the UIPA board no more than 45 days after their public meeting under Subsection 11-58-502(1), which states, "the board shall hold at least one public meeting to consider and discuss a draft project area plan." Landowners may submit notarized written requests either in person or via certified mail to Attn: Larry Shepherd, 60 E. South Temple, Suite 600, Salt Lake City, UT 84111.

## Project Area Budget

UIPA will prepare a yearly budget for each year prior to expending tax differential revenues. A preliminary summary budget for the project area can be found in [Appendix E](#).

## Environmental Review

For the UIPA Board to adopt a Project Area Plan, an environmental review for the project area must be completed. To ensure that any required environmental studies, documentation, or action is conducted according to federal, state, and local regulatory standards, the project area's environmental



considerations are reviewed to provide recommendations for next steps and/or approval before work, which could pose environmental impacts, may commence.

The environmental review consists of a desktop review of publicly available environmental data that considers the following elements as applicable: Environmental Justice, NEPA Reporting Requirements, Past and Present Land Uses, Geotechnical Resources, Historical and Cultural Resources including Tribal Lands, Natural Resources, Water Resources, Environmental Quality, and Air Quality.

A brief summary of environmental considerations for the Castle County Project Area is included below. The full environmental review report can be found in [Appendix F](#).

## SUMMARY OF CASTLE COUNTRY ENVIRONMENTAL CONSIDERATIONS

- An extensive amount of cultural and archaeological resources have been listed on the National Register of Historic Places ([NRHP](#)) in both Carbon and Emery Counties
- The following species have been designated as either threatened (T), endangered (E), proposed threatened (PT) species, or proposed endangered (PE) and may exist within the project area. Critical habitats for each of these species are as follows:
  - **Yellow-billed Cuckoo** (T): final critical habitat published in the [Federal Register](#)
  - **Mexican Spotted Owl** (T): final critical habitat published in the [Federal Register](#)
  - **Bonytail** (E): final critical habitat published in the [Federal Register](#)
  - **Colorado Pikeminnow** (E): final critical habitat published in the [Federal Register](#)
  - **Razorback Sucker** (E): final critical habitat published in the [Federal Register](#)
  - **Humpback Chub** (T): final critical habitat published in the [Federal Register](#)
  - **Monarch Butterfly** (C): no critical habitat has been designated
  - **Suckley's Cuckoo Bumble Bee (PE)**: no critical habitat has been designated
  - **Ute Ladies'-tresses** (T): no critical habitat has been designated
  - **Jones Cycladenia** (T): no critical habitat has been designated
  - **San Rafael Cactus** (E): no critical habitat has been designated
    - Designated critical habitats for Colorado Pikeminnow and Razorback Sucker may be within or overlap with the project area
- 13 migratory birds on [US Fish and Wildlife Service \(USFWS\) Birds of Conservation Concern \(BCC\)](#)
  - breeding seasons ranging between December 1 and August 31
- Gordon Creek Wildlife Management Area and Lower San Rafael River Wildlife Management Area are located in the approximate vicinity of the project area
- Price River and tributaries were designated as impaired with total maximum daily loads ([TMDLs](#)) [for selenium, boron, ammonia, and total dissolved solids](#)
- Portions of the zones in Carbon County experience a 1% annual chance flood hazard
- Both Carbon and Emery Counties are currently in attainment for all criteria pollutants

## Air Quality Permitting Requirements

While both Carbon and Emery Counties are currently in attainment for all criteria pollutants, the Inland Port is sensitive to concerns regarding volatile organic compound (VOC) pollution associated with the production and transportation of fossil fuels, particularly of crude oils.

As stated in the [Air Quality](#) section of the Environmental Review ([Appendix F](#)), "Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit to the Executive Secretary of the [Utah Air Quality Board](#) a notice of intent (NOI) to construct for an air quality approval order (AO)."



In the event that a landowner requires a new source review AO or any modification to an existing source AO in the Castle Country Project Area, the Port will only provide tax differential and other Port financial tools, such as Authority Infrastructure Bank (AIB) loans, to landowners that have coordinated with both the Environmental Protection Agency (EPA) and the Utah Division of Air Quality (UDAQ) to determine the Best Available Control Technologies (BACT) for limiting VOC emissions from their operations, and that have committed in a developer agreement with the Port to use those BACTs.

## Cultural Resource Strategy

The purpose of this natural and cultural resource strategy is to provide a framework for obligatory processes meant to protect the cultural and archaeological resources in the Castle Country Project Area. The Port will not support development or construction that would result in the destruction of cultural and archaeological resources. The Port will coordinate with landowners in the project area to ensure they are completing required due diligence. The Port does not have regulatory authority over the land use of this project area but can decide how to direct its funds and will not direct funds in a manner that promotes or finances the destruction of cultural and archaeological resources. The Port wants to ensure that development never takes precedent over the sacred sites and artifacts in this area.

The Port will coordinate with landowners in the project area to ensure that a Phase I Environmental Site Assessment (ESA) is conducted along with an updated cultural resource survey that is completed by a qualified archaeologist. In cases where cultural or archaeological artifact(s) or site(s) are present on a property, the Port will only work with landowners that have worked with the Utah State Historic Preservation Office (SHPO) to catalogue the associated resources and define an appropriate buffer between the cultural resources and their development, to ensure that these resources are protected and will not be made available for development. No UIPA resources will be made available to develop lands until an updated cultural resource survey, conducted within the past 5 years, has been completed in addition to a Phase I ESA. Until appropriate buffer zones around these resources within the project area have been defined, tax differential and other Port financial tools, such as Authority Infrastructure Bank (AIB) loans, will not be provided by the Port to landowners and tenants occupying land with these resources present.

## Recruitment Strategy

UIPA will coordinate with Carbon County and Green River City on the recruitment sourcing strategy and may work in conjunction with the Governor's Office of Economic Opportunity (GOEO), Economic Development Corporation of Utah (EDC Utah) and other State and regional agencies on recruitment opportunities.

Incentives, if awarded, will be offered as post-performance rebates on generated property tax differential, based on capital investment dollars spent. UIPA will not be tracking wages of jobs created but rather will target industries that create high-wage jobs.

UIPA may utilize tax differential on any given parcel in the Project Area. Generally, incentive amounts will not exceed 30% of the revenue generated by any business for more than 25 years. All incentives must be approved by the UIPA Board in a public meeting, following agreement with Carbon and Emery Counties, Green River City and land owners in the Project Area.

No businesses are guaranteed an incentive and the UIPA Board may decline an application at any time for any reason.



## CARBON COUNTY

For many years, energy production throughout Carbon County has been a primary focus and an economic driver for the area. However, in recent years energy depletion trends and government policies have resulted in jobs being lost with coal mine and power plant closures. There is a need for investment in energy opportunities throughout this critical coal- and energy-producing region.

Incentives will generally favor industries such as those listed below:

- Hydrogen and other alternative energy sources
- Carbon fiber
- Battery
- Magnetic
- Electronics

## GREEN RIVER CITY

Green River City is surrounded by natural beauty: three National Parks and the San Rafael Swell Recreation Area are all within 80 miles of Green River. The City has many attributes attractive to industry and distribution including access to the Union Pacific mainline and Interstate 70, inexpensive land, plentiful water, and a low cost of living. The Inland Port's warehousing and industrial businesses will bring tax dollars and good-paying jobs to a city where 39% of children live in poverty.

With warehousing provided at Green River, freight movement from and to Denver will be greatly enhanced along (1) the Utah portion of I-70 towards I-15 southbound to St. George and (2) from I-70 via US-6 to I-15 northbound at Spanish Fork, Utah, improving long-term efficiency in distribution of goods.

In addition to good-paying jobs, light to moderate industries located in the Project Area will bring tax dollars, including taxes from those businesses to be served by adding a manifest rail yard along UPRR's mainline. The roads and utilities envisioned in the Project Plan will foster many developments that will activate unused property that is not amenable to agriculture, making it productive for the first time ever.

Bringing businesses to the Project Area will promote robust job creation by supporting good-paying jobs directly related to the project and to the attendant developments. The Inland Port Project is necessary to promote long-term economic growth and to bring high-paying jobs.

Incentives will generally favor industries such as those listed below:

- Warehousing and Distribution
- Light to moderate manufacturing
- Hydrogen
- Electric Vehicle Charging
- Heavy Manufacturing

## TAX INCENTIVE GUIDELINES

General guidelines for incentives are for businesses that are creating new growth as follows:

New Capital Investment	% of Tax Differential
Up to \$ 25M	10%



Up to \$ 50M	20%
Up to \$ 100M	30%

Variables that could impact the percent of tax differential awarded include the following:

- Targeted industry businesses
- Logistics volume created
- Limited water use
- Platform and capabilities of the business
- Any further details will be determined in conjunction with Carbon and Emery Counties and participating municipalities

Additionally, incentive applications may favor industries that provide considerations for workforce development, including internships, targeting students in the local community, both for degree and non-degree seeking students, and/or for a certain percentage of ongoing hires and retention from the local population. Incentives may additionally be evaluated by performance indicators listed below on a 5-year cycle. The trigger for this review will occur on the fifth, tenth, fifteenth, twentieth, and twenty-fifth annual reviews, completed by the land use authority.

## Project Area Performance Indicators

UIPA will monitor and record the economic benefit of this Project Area and report this information biannually to the UIPA Board and the municipalities of Green River City and Carbon and Emery Counties. UIPA will work with the county and the municipalities to determine the right key performance indicators. The following represent likely performance indicators that UIPA will report on:

1. Number of high paying jobs as defined by state statute (average county wage or higher)
2. Change in county poverty rate
3. Total jobs created
4. Total attrition values
5. Commodity flow by type and value
6. Improvements to road and rail
7. Infrastructure improvements including power, water, sewage, fiber, etc.
8. Improvements to total power output generated inside the project area
9. Capital investment into the project area
10. Targeted recruiting of industries inside the project area

## Conclusion

Carbon and Emery Counties have abundant natural beauty that draws visitors to the area but relies heavily on the declining coal industry. Adding additional logistics and economic support is critical to the future economic well being of Carbon and Emery Counties. The Castle Country Project Area will play a critical role in the State’s economic and logistics strategy. The region has benefited from its location along Interstate 70 and Highway 6 but also features major rail lines coming through the area. Carbon and Emery Counties have the potential to accommodate significant economic growth. For these reasons,



having the right regional logistics opportunities is critical to catalyzing sustainable growth and economic opportunities.

Sustainable growth in the Castle Country Project Area will require investments in multi-modal options for both public transportation and the movement of goods. The logistics improvements made on various parcels included in the Project Area will allow regional businesses to better utilize existing rail options. An optimized regional logistics system will help to strengthen the local economy by providing shippers with enhanced shipping options. This project will also help to ensure less pollutants that stem from dependency on the roadways for truck transit. As the area continues to grow, Green River City will play a critical role in supporting the regional economy. This Project Area will allow Carbon and Emery Counties to be more competitive in attracting high-wage manufacturing to the region, while also providing better logistics opportunities for existing businesses in the area. By synergizing local tax-differential and available state resources together with private capital, Carbon County, Green River City, Emery County, and the Inland Port are collaborating to create a more sustainable regional logistics system while also targeting economic growth that will be a foundation for future generations.

## **Staff Recommendation**

The Staff of the Utah Inland Port Authority recommends the Port Authority Board approve the request to amend the Castle Country Inland Port Project Area.



# REQUIREMENTS

The UIPA Act outlines certain steps that must be followed before the Castle Country Project Area Plan is adopted. The requirements are as follows:

## **Statutory Requirement**

A draft of the Project Area Plan must be prepared.

A Project Area Plan shall contain:

- (a) Legal description of the boundary of the project area;
- (b) The Authority's purposes and intent with respect to the project area; and
- (c) The board's findings and determination that:
  - (i) there is a need to effectuate a public purpose;
  - (ii) there is a public benefit to the proposed development project;
  - (iii) it is economically sound and feasible to adopt and carry out the project area plan; and
  - (iv) carrying out the project area plan will promote the goals and objectives stated in Subsection 11-58-203(1).

Adoption of the Project Area Plan is contingent on the UIPA Board receiving written consent to the land's inclusion in the project areas from:

- Legislative Body (See Exhibit C)

Source: UCA 11-58-501 Preparation of project area plan -- Required contents of project area plan.

The UIPA Board shall hold at least one public meeting to consider the draft Project Area Plan.

At least 10 days before holding the public meeting, the board shall give notice of the public meeting:

- (a) to each Taxing Entity;
- (b) to a municipality where the proposed project area is located or any municipality that is located within one-half mile of the proposed area; and,
- (c) on the Utah Public Notice Website.

After public input is received and evaluated and at least one public meeting is held, the UIPA Board may adopt this Project Area Plan, with such modifications as it considers necessary or appropriate.

Source: UCA 11-58-502 Public meeting to consider and discuss draft project area plan - Notice - Adoption of plan

In addition, after the Project Area Plan is adopted, its adoption must be properly advertised and notice given to certain governmental entities, along with an accurate map or plat, all as provided in the UIPA Act.



Source: UCA 11-58-503 Notice of project area plan adoption – Effective date of plan – Time for challenging a project area plan or project area



# BOARD FINDINGS & DETERMINATION

Pursuant to UIPA Act, the Board makes the following findings and determination:

## Public Purpose

**“There is a need to effectuate a public purpose.”**

Taken from the Utah Inland Port Authority website, “The Utah Inland Port Authority was created to pioneer and implement strategic and sustainable logistics-backed economic solutions that enhance the lives of Utahns and establish Utah as a global industry connector.” This is important when considering a relationship between the Utah Inland Port Authority and the public entities who have requested to be a part of the Castle Country Inland Port Project Area. .

Historically, these counties and cities have relied heavily on the coal and agriculture sectors, resulting in a cyclical pattern of boom and bust. The recent decline in coal production has exacerbated this trend, leading to prolonged economic downturns. However, through collaboration with the Utah Inland Port Authority, we have the opportunity to foster economic diversification and capitalize on the existing assets of the region. This partnership will facilitate the emergence of new industries, offering stable, high-paying jobs and generating additional tax revenue. Ultimately, this initiative aims to improve the overall quality of life for all residents of the region.

As a diverse region, there have been established zones for the project area, each with a specific purpose to better serve the diverse needs of the county, and to answer to the growing needs of industry.

### CARBON COUNTY

Various companies have expressed interest in locating at the Ridge Road area in Carbon County. This is a prime location due to the ease of access to both US Highway 6 and State Highway 10, as well as direct access to the national Class 1 freight rail system. What this area is lacking are the necessary utilities to help these companies get off the ground. For example: One company developed a commercial facility in this area. They finished 2 of 10 projected units and are at a stand still because they need high pressure gas to continue. Two other companies are serious about locating here, one of them would need upgraded power and gas, and the other would need Co2 sequestration.

The goal is to increase the capacity of those utilities and routing them to a more centralized location on Ridge Road to serve the foundational components of the area. We need more job opportunities. We also need additional business tax revenue to decrease the tax burden on homeowners.

### GREEN RIVER CITY

On a daily basis, an average of 1,592 semi-trucks traverse a 4.5-mile stretch along Green River's Main Street between I-70 exits 160 and 164. Approximately 60% of these commercial trucks diverge from I-70 and navigate through the town. Over the period from 2018 to 2021, Green River experienced 53 fatalities involving large trucks, marking an exceptionally high incidence rate for a municipality of its size. The planned development of the inland port offers a solution to this issue. Situated less than a mile from Exit 160, the inland port will serve as a centralized hub for truck traffic, eliminating the need for trucks to pass through the town entirely. This strategic relocation of trucking activity will mitigate the risk of serious accidents and fatalities, enhancing overall safety for residents and travelers alike.



## EMERY COUNTY

The decline of the coal industry has had a profound impact on Emery County, Utah, where coal mining and power generation have long been economic mainstays. As demand for coal has decreased due to shifts toward cleaner energy sources and regulatory pressures, the county has faced significant job losses in mining and related sectors, leading to higher unemployment and economic instability. The closure of coal mines and the planned shutdown of two major coal-fired power plants have also resulted in a sharp decline in tax revenues, which are vital for funding local services such as schools, public safety, and infrastructure maintenance. This economic downturn has created challenges in attracting new businesses and diversifying the local economy, leaving Emery County at a crossroads as it seeks to navigate the transition away from coal and find new paths for sustainable growth.

The aim of this development is to create high-paying jobs, diversify the economy, and boost tax revenue for Emery County. The San Rafael Energy Research Center is a valuable asset to the region, and the momentum in energy research and ongoing technological advancements should be leveraged. Establishing an industrial park adjacent to the research center would benefit not only Emery County and its residents but also the entire state of Utah. This initiative would reinforce Utah's reputation as a leader in reliable, clean energy and as a thriving economic hub that is open and welcoming to businesses.

## Public Benefit

**“There is a public benefit to the proposed Project Area.”**

The region's priority is the movement from the historical boom and bust economic models of its past to a sustained continual growth model for the generations to come. In the more recent past, the region has faced the challenge of forced reduction in use of the coal industry and other stressful economic downturns. Residents have felt the rise and fall of industries whose models were reliant on external factors for growth and likewise, were subject to fall. Fortunately, the region has sustained their way of life through a long history of this kind of economic turmoil. By sustainably working to support greater economic resiliency in this area, the region will have the opportunity to move forward in ways that will sustain its residents for generations to come.

## CARBON COUNTY

The success of hydrogen, carbon fiber, battery, magnetic, electronics, and other industries depends on development of technology and use of available natural resources to enhance the economy and enable national self-reliance and security. Carbon County currently experiences a poverty rate of 16.3% among its population. Through strategic efforts to enhance economic diversity and resilience within the county, we aim to substantially decrease this figure to below the national average of 12.6%. By addressing the existing poverty levels, we anticipate a significant and sustainable economic impact that extends beyond the immediate population, effectively disrupting the cycle of intergenerational poverty prevalent in the region.

## GREEN RIVER CITY

Over the past ten years, an average of 27 percent of Green River residents have lived in poverty. This will change as more well-paying jobs are brought to Green River. The increase in both property and sales taxes will facilitate investment in active transportation infrastructure throughout the city, adding sidewalks, crosswalks, and bike lanes, which do not exist today. Economic growth will allow the City to renovate the riverbanks, upgrade Main Street, clean up brownfields, and otherwise considerably



contribute to a healthier, more vibrant, and more inclusive City, enhancing the overall quality of life for old and new residents.

## EMERY COUNTY

The development of an industrial park in Emery County, adjacent to the San Rafael Energy Research Center, will put this land to productive use, benefiting local residents and helping to alleviate their tax burden. With the decline of the coal industry and the upcoming closures of the county's two power plants, there will be a significant reduction in tax revenue. To compensate for this loss, the county will need to either increase taxes on current residents or attract more businesses to the area. Establishing the industrial park and drawing new businesses to Emery County will help ease this financial pressure, ultimately boosting tax revenue, expanding amenities, and enhancing the quality of life for residents, allowing these rural communities to prosper.

## Economic Soundness and Feasibility

**“It is economically sound and feasible to adopt and carry out the Project Area plan.”**

UIPA determines and finds that the development of the Castle Country Inland Port Project Area, as reviewed by UIPA, property owners, and the local governments, will be economically sound and feasible. A Project Area budget summary based on current estimates is included in [Appendix E](#). Through the investment of Property Tax Differential, the Project Area will grow faster and in a more coordinated manner than it would otherwise. This will result in long-term financial returns for the Taxing Entities that are greater than would be achieved if the Project Area is not undertaken. The base revenues shown for 2023 will continue to be sent to taxing entities, along with 25% of new growth. At the end of the project, all taxes will revert to taxing entities.

The Project Area has infrastructure needs that need to be addressed in order to optimize the project area and fully utilize rail in the area, and the Project Area will enable the use of property tax incentives to recruit companies that will provide jobs and make substantial economic investments in the area. The Project Area will allow for the reinvestment of Differential in the area.

The property tax differential collected from the Castle Country Project Area is 75% of the difference between the property tax revenues and the property tax revenue that would be generated from the base taxable value, with the remaining 25% flowing through to the taxing entities. Differential collected shall begin on the date specified by board resolution and continue for 25 years and may be extended for an additional 15 years by the board if it is determined that doing so produces a significant benefit. The expected initial trigger date for the tax differential is 2026. UIPA will trigger individual parcels each year as development occurs.

In addition to the differential and with a positive recommendation from the applicable land use authority, UIPA may sponsor a Public Infrastructure District (PID) in the Project Area. A PID is a separate taxing entity that may levy taxes and issue bonds. A PID is formed following consent of property owners and is governed by a separate board. UIPA will not manage or control the PID, and no liability of the PID will constitute a liability against UIPA. PIDs also require the creation of governing documents, which define the membership and tax rate of the PID. The purpose of PID-assessed taxes and bonds is to pay for public infrastructure needs in the district, especially those with a large benefit across the project area. Bonds issued by the district may be guaranteed and paid back by tax differential revenues. An Authority Infrastructure Bank (AIB) loan for rail infrastructure needs could also be granted via separate approval by the UIPA board, and such loans would be repayable from tax differential proceeds.



Projected tax differential received by UIPA for the 25-year term of the Project Area are approximately \$72.9 million. UIPA will prepare and adopt a formal budget prior to expending tax differential funds, and current projections are preliminary and expected to change. UIPA may apply the funds collected to encourage the Project Area as deemed appropriate by UIPA and the participating entities as contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within or benefitting the Project Area. UIPA will contract with qualified developers and other parties to spend tax differential on public infrastructure that benefits the community. Allowable uses of tax differential include:

- Administrative expenses
- Infrastructure bank loan repayment
- Repayment of PID bonds used for public infrastructure
- Rail infrastructure and rail crossings
- Other logistics infrastructure
- Affordable housing
- Roads
- Utilities
- Associated costs of public utilities
- Business recruitment incentives

UIPA will establish auditing rights with developers to ensure provided funding is used only for allowable uses and report findings to participating entities. Following the initial planned development and agreements, UIPA staff will coordinate with participating entities to determine if any unencumbered differential should be used for additional development or on other public infrastructure. Not less than every five years, UIPA will review with major taxing entities the differential being remitted to UIPA and determine if any adjustments to the amount passed through to taxing entities or the administration percentage should be adjusted.

## Promote Statutory Goals and Objectives

**“Carrying out the Project Area Plan will promote UIPA goals and objectives.”**

The Castle Country Project Area promotes the following goals and objectives (U.C.A. 11-58-203) to be considered a UIPA Project Area:

- (a) maximize long-term economic benefits to the area, the region, and the state;
- (b) maximize the creation of high-quality jobs;
- (c) respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land and land in other authority project areas;
- (d) improve air quality and minimize resource use;
- (e) respect existing land use and other agreements and arrangements between property owners within the authority jurisdictional land and within other authority project areas and applicable governmental authorities;
- (f) promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land or land in other authority project areas;
- (g) take advantage of the authority jurisdictional land's strategic location and other features, including the proximity to transportation and other infrastructure and facilities, that make the authority jurisdictional land attractive to:
  - (i) businesses that engage in regional, national, or international trade; and
  - (ii) businesses that complement businesses engaged in regional, national, or international trade;
- (h) facilitate the transportation of goods;



- (i) coordinate trade-related opportunities to export Utah products nationally and internationally;
- (j) support and promote land uses on the authority jurisdictional land and land in other authority project areas that generate economic development, including rural economic development;
- (k) establish a project of regional significance;
- (l) facilitate an intermodal facility;
- (m) support uses of the authority jurisdictional land for inland port uses, including warehousing, light manufacturing, and distribution facilities;
- (n) facilitate an increase in trade in the region and in global commerce;
- (o) promote the development of facilities that help connect local businesses to potential foreign markets for exporting or that increase foreign direct investment;
- (q) encourage the development and use of cost-efficient renewable energy in project areas
- (r) aggressively pursue world-class businesses that employ cutting-edge technologies to locate within a project area; and,
- (s) pursue land remediation and development opportunities for publicly owned land to add value to a project area



# APPENDICES

## Appendix A: Legal Description of Project Area

### EMERY COUNTY (ADOPTED INTO THE PROJECT AREA)

**All Parcels:** 01-0145-0001, 01-0145-0002, 01-0145-0005, 01-0145-0006, 01-0145-0007, 01-0145-0008, 01-145A-0001, 01-145A-0002, 01-145A-0003, 01-145A-0005, 01-0146-0001, 01-0146-0004, 01-149B-0004, 01-0150-0010, 01-0150-0011, 01-0150-0016, 01-0150-0017, 01-0150-0018, 01-0146-0003, 01-146A-0001

**Green River West:** 01-0145-0008, 01-0145A-0005, 01-0146-0004, 01-0146-0003, 01-146A-0001, 01-0145-0001, 01-0145-0002, 01-0145-0005, 01-0145-0006, 01-0145-0007, 01-145A-0001, 01-145A-0002, 01-145A-0003, 01-0146-0001

A PART OF SECTIONS 9, 10, 11, 12, TOWNSHIP 21 SOUTH, RANGE 15 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 15 EAST OR POINT OF BEGINNING, AND RUNNING THENCE NORTH 89° 23' 32" EAST, A DISTANCE OF 2646.54 FEET; THENCE NORTH 89° 23' 32" EAST, A DISTANCE OF 1323.27 FEET; THENCE NORTH 89° 23' 32" EAST, A DISTANCE OF 1323.27 FEET; THENCE SOUTH 0° 30' 47" EAST, A DISTANCE OF 1322.52 FEET; THENCE NORTH 89° 25' 15" EAST, A DISTANCE OF 1322.63 FEET; THENCE NORTH 89° 25' 16" EAST, A DISTANCE OF 1322.63 FEET; THENCE NORTH 89° 25' 16" EAST, A DISTANCE OF 1322.63 FEET; THENCE NORTH 0° 34' 12" WEST, A DISTANCE OF 1322.39 FEET; THENCE NORTH 89° 25' 23" EAST, A DISTANCE OF 1322.19 FEET; THENCE SOUTH 0° 35' 21" EAST, A DISTANCE OF 1322.35 FEET; THENCE SOUTH 0° 35' 21" EAST, A DISTANCE OF 1322.35 FEET; THENCE NORTH 89° 26' 35" EAST, A DISTANCE OF 1322.36 FEET; THENCE NORTH 89° 26' 35" EAST, A DISTANCE OF 1322.36 FEET; THENCE NORTH 0° 38' 41" WEST, A DISTANCE OF 1323.34 FEET; THENCE NORTH 89° 25' 20" EAST, A DISTANCE OF 2643.43 FEET; THENCE NORTH 89° 33' 22" EAST, A DISTANCE OF 2719.09 FEET; THENCE SOUTH 0° 31' 5" EAST, A DISTANCE OF 1332.53 FEET; THENCE SOUTH 0° 31' 5" EAST, A DISTANCE OF 1316.97 FEET; THENCE NORTH 89° 34' 34" EAST, A DISTANCE OF 1354.07 FEET; THENCE SOUTH 0° 28' 52" EAST, A DISTANCE OF 1313.32 FEET; THENCE SOUTH 89° 25' 17" WEST, A DISTANCE OF 1353.22 FEET; THENCE SOUTH 89° 25' 17" WEST, A DISTANCE OF 1353.22 FEET; THENCE SOUTH 89° 25' 17" WEST, A DISTANCE OF 1353.22 FEET; THENCE SOUTH 89° 29' 6" WEST, A DISTANCE OF 2647.29 FEET OR POINT OF BEGINNING.

CONTAINS: 1534.779 ACRES

**Green River East:** 01-0150-0018, 01-0150-0016, 01-0150-0011, 01-0150-0017, 01-149B-0004

A PART OF SECTIONS 7, 8, TOWNSHIP 21 SOUTH, RANGE 16 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 16 EAST OR POINT OF BEGINNING, AND RUNNING THENCE SOUTH 89° 46' 31" WEST, A DISTANCE OF 1339.01 FEET; THENCE NORTH 0° 21' 50" WEST, A DISTANCE OF 1325.36 FEET; THENCE NORTH 89° 40' 10" EAST, A DISTANCE OF 1339.42 FEET; THENCE NORTH 0° 20' 46" WEST, A



DISTANCE OF 1327.83 FEET; THENCE NORTH 89° 41' 24" EAST, A DISTANCE OF 1340.52 FEET; THENCE NORTH 0° 20' 58" WEST, A DISTANCE OF 1330.40 FEET; THENCE NORTH 89° 35' 12" EAST, A DISTANCE OF 1340.50 FEET; THENCE NORTH 89° 41' 16" EAST, A DISTANCE OF 1333.64 FEET; THENCE SOUTH 0° 27' 0" EAST, A DISTANCE OF 666.41 FEET; THENCE SOUTH 0° 26' 59" EAST, A DISTANCE OF 652.88 FEET; THENCE SOUTH 0° 26' 59" EAST, A DISTANCE OF 1345.29 FEET; THENCE SOUTH 0° 26' 57" EAST, A DISTANCE OF 743.99 FEET; THENCE SOUTH 16° 39' 18" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 89° 47' 58" WEST, A DISTANCE OF 669.17 FEET; THENCE NORTH 0° 20' 53" WEST, A DISTANCE OF 2.60 FEET; THENCE SOUTH 89° 47' 58" WEST, A DISTANCE OF 666.83 FEET; THENCE NORTH 0° 21' 1" WEST, A DISTANCE OF 1106.17 FEET; THENCE SOUTH 89° 43' 31" WEST, A DISTANCE OF 1337.41 FEET OR POINT OF BEGINNING.

CONTAINS: 282.443 ACRES

## CARBON COUNTY

**Parcels:** 02-1808-0000, 02-1808-0001, 02-2210-0002, 02-2215-0002, 1B-0292-0000, 2A-1656-0000

**Savage Parcel:** 02-1808-0000

A PART OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

THE WEST ONE HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER.

CONTAINS: 281.831 ACRES

**Savage Parcel:** 02-2210-0002

A PART OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 100.00 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE EAST 66.00 FEET; THENCE NORTH 1228.09 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE WEST 66.00 FEET TO THE WEST LINE THEREOF; THENCE SOUTH 1228.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.63 ACRES

**Wellington Microtech Parcel:** 02-2215-0002

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00'37'50" WEST 1333.32 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 54'48'19" EAST 250.89 FEET; THENCE SOUTH 38°30'02" EAST 374.27 FEET; THENCE SOUTH 87°32'15" EAST 693.05 FEET; THENCE SOUTH 01°35'18" EAST 367.95 FEET; THENCE SOUTH 89°30'42" EAST 1197.97 FEET TO THE WEST BOUNDARY OF A TRACT OF LAND DESCRIBED IN THAT CERTAIN CORRECTED WARRANTY DEED RECORDED MAY 4, 1979, AS ENTRY NO. 149293, IN BOOK 187, AT PAGE 817, RECORDS OF THE CARBON COUNTY RECORDER; THENCE SOUTH 00'38'53" EAST 459.87 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND TO THE SOUTH LINE OF SAID SECTION 11;



THENCE SOUTH 89°18'32" WEST 2329.25 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 38.285 ACRES.

RESERVING THEREFROM A 40 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH LIES 1372.48 FEET NORTH 89°18'32" EAST FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 09°33'35" WEST 486.94 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED HEREIN, AND TERMINATING. THE SIDELINES OF THIS EASEMENT SHALL LENGTHEN OR SHORTEN TO TERMINATE AT THE BOUNDARIES OF THE SUBJECT PROPERTY.

**Wellington Microtech Parcel:** A Part of 1B-0292-0000

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°18'32" EAST 108.19 FEET ALONG SECTION LINE; THENCE SOUTH 1315.85 FEET PARTIALLY ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 30, 1996, AS ENTRY NO. 56786, IN BOOK 378, AT PAGE 484, RECORDS OF THE CARBON COUNTY RECORDER, TO THE NORTHERLY RIGHT-OF-WAY OF RIDGE ROAD; THENCE WEST 98.68 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00°24'52" WEST 1314.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.123 ACRES.

**Wellington Microtech Parcel:** A Part of 1B-0292-0000

BEGINNING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN. AND RUNNING THENCE SOUTH 00°22'32" EAST 310.21 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 3, 2007, AS ENTRY NO. 124322, IN BOOK 649, AT PAGE 569, RECORDS OF THE CARBON COUNTY RECORDER; THENCE SOUTH 88°13'37" WEST 379.93 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 30, 1996, AS ENTRY NO. 56786, IN BOOK 378, AT PAGE 484, RECORDS OF THE CARBON COUNTY RECORDER; THENCE NORTH 22.35 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST 845.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE NORTH 284.86 FEET TO THE NORTH LINE OF SAID SECTION 14: THENCE NORTH 89°18'32" EAST 1222.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.353 ACRES.

**Longhorn Station Parcel:** 2A-1656-0000

BEGINNING AT A POINT ON THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; AND RUNNING THENCE, NORTH 89° 35' 55" EAST, A DISTANCE OF 14.38 FEET, THENCE SOUTH 1° 43' 36" WEST, A DISTANCE OF 6.51 FEET TO A POINT ON A LINE OF THE SUBJECT PROPERTY OR POINT OF BEGINNING, THENCE NORTH 1° 43' 36" EAST, A DISTANCE OF 6.51 FEET, THENCE NORTH 1° 43' 40" EAST, A DISTANCE OF 71.63 FEET, THENCE NORTH 89° 59' 11" EAST, A DISTANCE OF 1347.95 FEET, THENCE SOUTH 1° 15' 7" EAST, A



DISTANCE OF 946.14 FEET, THENCE SOUTH 79° 29' 51" WEST, A DISTANCE OF 314.98 FEET, THENCE SOUTH 75° 7' 9" WEST, A DISTANCE OF 476.33 FEET, THENCE SOUTH 76° 59' 50" WEST, A DISTANCE OF 585.34 FEET, THENCE NORTH 0° 59' 50" WEST, A DISTANCE OF 1179.13 FEET, THENCE SOUTH 89° 49' 23" WEST, A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING.

CONTAINS: 33.907 ACRES

## Amendment #1 Legal Description Updates

### EMERY COUNTY

**All Parcels:** 01-0143-0001, 01-0144-0001, 01-144A-0001, 01-144A-0002, 01-0145-0004, 01-0145-0009, 01-145A-0004, 01-0146-0002, 01-0146-0005, 01-146A-0002, 01-0147-0001, 01-0147-0002, 01-0147-0003, 01-0148-0001, 01-0148-0002, 01-0148-0003, 01-0148-0004, 01-0149-0001, 01-0149-0003, 01-0149-0004, 01-0149-0005, 01-149B-0001, 01-149B-0002, 01-149B-0003, 01-149B-0004, 01-149B-0005, 01-149B-0006, 01-149B-0007, 01-0150-0004, 01-0150-0015, 01-0150-0016, 01-0150-0017, 01-0150-0019, 01-0151-0016, 01-0151-0017, 01-0151-0018, 0-0151-0019, 01-0151-0021, 01-0151-0024, 01-0151-0025, 01-145A-0004, 01-0150-0004, 01-0150-0021, 01-0150-0003, 01-0153-0001, 01-0153-0002, 01-0153-0003, 01-0153-0004, 01-0153-0005, 01-0153-0006, 01-0153-0007, 01-0153-0008, 01-0153-0009, 01-0153-0010, 01-0153-0011, 01-0153-0012, 01-0153-0013, 01-0153-0014, 01-0153-0015, 01-0153-0016, 01-0156-0001, 01-0156-0002, 01-0156-0003, 01-0156-0004, 01-0156-0005, 01-0156-0006, 01-0156-0007, 01-0156-0008, 01-0156-0009, 01-0157-0001, 01-0157-0002, 01-0157-0003, 01-0157-0004, 01-0157-0005, 01-0157-0006, 01-0157-0007, 01-0157-0008, 01-0157-0010, 01-0157-0011, 01-0157-0012, 01-0157-0013, 01-0157-0014, 01-0157-0015, 01-0157-0016, 01-0157-0017, 01-0157-0018, 01-0157-0019, 01-0157-0020, 01-0157-0021, 01-0157-0022, 01-0157-0023, 01-0157-0025, 01-0157-0026, 01-0157-0027, 01-0157-0028, 01-0157-0029, 01-0157-0030, 01-0157-0031, 01-0157-0032, 01-0157-0033, 01-0157-0034, 01-0157-0035, 01-153A-0001, 01-153A-0002, 01-153A-0003, 01-153B-0001, 01-153B-0002, 01-153B-0003, 01-153B-0004, 01-153B-0005, 01-153B-0006, 01-153B-0007, 01-153B-0008, 01-153B-0009, 01-153B-0010, 01-153C-0001, 01-153C-0002, 01-153C-0003, 01-153C-0004, 01-153C-0006, 01-153C-0011, 01-153C-0012, 01-156A-0027, 01-156A-0028, 01-156A-0029, 01-156A-0030, 01-156A-0031, 01-156A-0032, 01-156A-0033, 01-156B-0021, 01-156B-0022, 01-156B-0023, 01-156B-0024, 01-156B-0025, 01-156B-0026, 01-156B-0027, 01-156B-0028, 01-156B-0029, 01-156B-0030, 01-156B-0033, 01-156B-0034, 01-156B-0035, 01-156B-0038, 01-156B-0039, 01-156B-0040, 01-156B-0041, 01-156B-0043, 01-156B-0044, 01-156B-0045, 01-156B-0046, 01-156B-0047, U5-0037-0005, U5-0037-0002, U5-0034-0008, U5-0033-0008, U5-0033-0004, U5-0033-0005, U5-0033-0006, U5-0033-0007, 04-0019-0030, 03-0011-0025, 03-0011-0027, L3-0011-0003, L3-0011-0002

**Green River Part 1:** 01-0143-0001, 01-0144-0001, 01-144A-0001, 01-144A-0002, 01-0145-0004, 01-0145-0009, 01-145A-0004, 01-0146-0002, 01-0146-0005, 01-146A-0002, 01-0147-0001, 01-0147-0002, 01-0147-0003, 01-0148-0001, 01-0148-0002, 01-0148-0003, 01-0148-0004, 01-0149-0001, 01-0149-0003, 01-0149-0004, 01-0149-0005, 01-149B-0001, 01-149B-0002, 01-149B-0003, 01-149B-0004, 01-149B-0005, 01-149B-0006, 01-149B-0007, 01-0150-0004, 01-0150-0015, 01-0150-0016, 01-0150-0017, 01-0150-0019, 01-0151-0016, 01-0151-0017, 01-0151-0018, 0-0151-0019, 01-0151-0021, 01-0151-0024, 01-0151-0025

Contains parts of Section 36, Township 20 South, Range 14 East, Section 31, Township 20 South, Range 15 East, Sections 2, 5, 8-15, Township 21 South, Range 15 East, and Sections 7-9, Township 21 South, Range 16 East, Salt Lake Base & Meridian, U.S. Survey:



Beginning at a point, said point being North  $0^{\circ}46'02''$  West, a distance of 21.80 feet and South  $90^{\circ}22'57''$  West, a distance of 23.08 feet from the Northwest Corner of Section 36, Township 20 South, Range 14 East or POINT OF BEGINNING; and running thence South  $0^{\circ}46'11''$  East a distance of 5,284.48 feet; thence North  $89^{\circ}16'30''$  East a distance of 1,514.57 feet; thence South  $1^{\circ}03'06''$  East a distance of 8,648.11 feet; thence South  $1^{\circ}03'06''$  East a distance of 0.02 feet; thence South  $1^{\circ}03'06''$  East a distance of 510.62 feet; thence South  $1^{\circ}03'06''$  East a distance of 379.07 feet; thence South  $1^{\circ}03'06''$  East a distance of 1,753.07 feet; thence South  $0^{\circ}43'15''$  East a distance of 2,642.07 feet; thence North  $88^{\circ}53'44''$  East a distance of 2,641.19 feet; thence North  $89^{\circ}22'44''$  East a distance of 2,651.39 feet; thence North  $89^{\circ}06'30''$  East a distance of 2,649.26 feet; thence North  $89^{\circ}03'15''$  East a distance of 2,653.58 feet; thence South  $0^{\circ}44'55''$  East a distance of 1,323.65 feet; thence South  $0^{\circ}44'55''$  East a distance of 1,323.65 feet; thence South  $0^{\circ}44'55''$  East a distance of 2,647.31 feet; thence North  $89^{\circ}09'03''$  East a distance of 1,324.30 feet; thence North  $89^{\circ}09'03''$  East a distance of 1,324.29 feet; thence North  $89^{\circ}09'03''$  East a distance of 2,648.60 feet; thence North  $89^{\circ}12'33''$  East a distance of 5,297.39 feet; thence North  $89^{\circ}04'13''$  East a distance of 1,344.57 feet; thence North  $89^{\circ}04'13''$  East a distance of 1,344.56 feet; thence North  $89^{\circ}04'13''$  East a distance of 2,688.82 feet; thence North  $0^{\circ}21'55''$  West a distance of 126.80 feet; thence North  $0^{\circ}21'21''$  West a distance of 1,650.47 feet; thence North  $0^{\circ}21'59''$  West a distance of 874.18 feet; thence North  $0^{\circ}21'10''$  West a distance of 137.44 feet; thence North  $0^{\circ}21'10''$  West a distance of 1,188.62 feet; thence North  $0^{\circ}21'10''$  West a distance of 0.02 feet; thence North  $0^{\circ}21'10''$  West a distance of 141.86 feet; thence North  $0^{\circ}21'10''$  West a distance of 1,184.22 feet; thence North  $0^{\circ}46'23''$  West a distance of 74.95 feet; thence North  $0^{\circ}22'07''$  West a distance of 71.32 feet; thence North  $89^{\circ}27'43''$  East a distance of 2,571.75 feet; thence North  $89^{\circ}26'45''$  East a distance of 669.73 feet; thence North  $89^{\circ}26'45''$  East a distance of 334.87 feet; thence North  $89^{\circ}26'45''$  East a distance of 334.86 feet; thence North  $0^{\circ}41'36''$  West a distance of 1,325.79 feet; thence North  $89^{\circ}20'24''$  East a distance of 1,339.88 feet; thence North  $0^{\circ}40'32''$  West a distance of 1,328.29 feet; thence North  $89^{\circ}21'38''$  East a distance of 1,340.98 feet; thence North  $0^{\circ}40'44''$  West a distance of 1,330.86 feet; thence North  $89^{\circ}15'26''$  East a distance of 1,340.95 feet; thence North  $89^{\circ}21'30''$  East a distance of 1,334.09 feet; thence South  $0^{\circ}46'47''$  East a distance of 666.64 feet; thence South  $0^{\circ}46'47''$  East a distance of 0.03 feet; thence South  $0^{\circ}46'47''$  East a distance of 653.05 feet; thence North  $89^{\circ}21'35''$  East a distance of 14.50 feet; thence South  $0^{\circ}48'43''$  East a distance of 0.16 feet; thence South  $0^{\circ}48'43''$  East a distance of 0.16 feet; thence North  $89^{\circ}21'22''$  East a distance of 656.70 feet; thence North  $89^{\circ}21'22''$  East a distance of 607.47 feet; thence North  $89^{\circ}21'22''$  East a distance of 49.22 feet; thence South  $0^{\circ}52'40''$  East a distance of 148.60 feet; thence South  $0^{\circ}52'40''$  East a distance of 16.54 feet; thence North  $88^{\circ}17'45''$  East a distance of 8.44 feet; thence North  $88^{\circ}17'45''$  East a distance of 0.06 feet; thence North  $88^{\circ}17'45''$  East a distance of 84.50 feet; thence North  $0^{\circ}54'00''$  West a distance of 0.54 feet; thence North  $88^{\circ}25'14''$  East a distance of 84.50 feet; thence South  $0^{\circ}54'00''$  East a distance of 0.54 feet; thence North  $88^{\circ}25'14''$  East a distance of 84.50 feet; thence North  $88^{\circ}25'14''$  East a distance of 84.50 feet; thence North  $0^{\circ}51'52''$  West a distance of 0.54 feet; thence North  $88^{\circ}25'09''$  East a distance of 77.57 feet; thence North  $88^{\circ}25'09''$  East a distance of 7.73 feet; thence South  $0^{\circ}52'44''$  East a distance of 75.00 feet; thence South  $0^{\circ}52'44''$  East a distance of 0.02 feet; thence North  $87^{\circ}24'15''$  East a distance of 56.23 feet; thence South  $0^{\circ}52'44''$  East a distance of 28.74 feet; thence North  $88^{\circ}25'14''$  East a distance of 90.86 feet; thence North  $88^{\circ}25'14''$  East a distance of 507.14 feet; thence North  $87^{\circ}34'57''$  East a distance of 67.28 feet; thence North  $88^{\circ}25'14''$  East a distance of 598.00 feet; thence North  $1^{\circ}04'44''$  West a distance of 364.20 feet; thence North  $88^{\circ}24'51''$  East a distance of 1.27 feet; thence North  $1^{\circ}04'43''$  West a distance of 361.82 feet; thence North  $88^{\circ}25'19''$  East a distance of 1.29 feet; thence North  $1^{\circ}04'43''$  West a distance of 362.95 feet; thence North  $88^{\circ}32'33''$  East a distance of 1.28 feet; thence North  $1^{\circ}04'43''$  West a distance of 247.97 feet; thence North  $88^{\circ}55'17''$  East a distance of 76.12 feet; thence North  $88^{\circ}32'23''$  East a distance of 25.40 feet; thence North  $88^{\circ}32'23''$  East a distance of 585.60 feet; thence North  $31^{\circ}41'53''$  West a distance of 19.05 feet; thence North  $31^{\circ}41'53''$  West a distance of



618.51 feet; thence North 14°46'05" West a distance of 560.99 feet; thence North 3°05'13" West a distance of 445.65 feet; thence South 88°39'34" West a distance of 109.00 feet; thence South 88°39'34" West a distance of 0.01 feet; thence South 88°39'34" West a distance of 100.00 feet; thence North 1°01'23" West a distance of 0.02 feet; thence South 88°39'35" West a distance of 598.00 feet; thence South 2°02'43" East a distance of 0.02 feet; thence South 88°40'19" West a distance of 68.44 feet; thence North 1°00'18" West a distance of 0.02 feet; thence South 88°39'35" West a distance of 598.00 feet; thence South 88°14'59" West a distance of 56.52 feet; thence North 1°01'23" West a distance of 0.02 feet; thence South 88°39'35" West a distance of 413.50 feet; thence South 81°31'48" West a distance of 7.09 feet; thence North 0°52'42" West a distance of 33.00 feet; thence South 89°21'20" West a distance of 260.63 feet; thence South 89°21'20" West a distance of 1,071.15 feet; thence South 89°21'20" West a distance of 1,331.77 feet; thence South 89°09'14" West a distance of 2,649.17 feet; thence South 89°14'59" West a distance of 32.70 feet; thence South 89°14'59" West a distance of 0.06 feet; thence South 47°29'22" East a distance of 0.07 feet; thence South 89°13'52" West a distance of 1,312.36 feet; thence South 89°13'52" West a distance of 0.01 feet; thence South 89°13'52" West a distance of 1,312.38 feet; thence South 89°13'52" West a distance of 0.01 feet; thence South 89°13'52" West a distance of 1,312.17 feet; thence South 0°35'25" East a distance of 0.57 feet; thence South 0°35'25" East a distance of 0.20 feet; thence South 0°35'25" East a distance of 0.20 feet; thence South 89°13'56" West a distance of 28.75 feet; thence South 89°13'56" West a distance of 1,229.17 feet; thence South 89°13'56" West a distance of 54.40 feet; thence South 0°25'49" East a distance of 135.84 feet; thence South 89°03'12" West a distance of 2,724.24 feet; thence South 89°03'12" West a distance of 1,756.31 feet; thence South 89°03'12" West a distance of 967.93 feet; thence North 0°56'47" West a distance of 8,530.92 feet; thence South 89°30'56" West a distance of 5,280.18 feet; thence South 0°54'20" East a distance of 8,571.78 feet; thence South 0°54'20" East a distance of 0.02 feet; thence South 0°54'20" East a distance of 1,322.81 feet; thence South 0°54'20" East a distance of 1,322.81 feet; thence North 89°06'51" East a distance of 1,322.82 feet; thence North 89°06'51" East a distance of 1,322.82 feet; thence North 0°58'24" West a distance of 1,323.80 feet; thence North 89°05'36" East a distance of 2,644.35 feet; thence North 89°13'37" East a distance of 2,720.02 feet; thence South 0°50'49" East a distance of 1,333.00 feet; thence South 0°50'49" East a distance of 1,317.42 feet; thence North 89°14'49" East a distance of 1,354.54 feet; thence South 0°48'36" East a distance of 1,313.77 feet; thence South 89°05'32" West a distance of 1,353.69 feet; thence South 89°05'32" West a distance of 1,353.69 feet; thence South 89°05'32" West a distance of 1,353.69 feet; thence South 89°09'22" West a distance of 2,648.22 feet; thence South 1°01'23" West a distance of 0.02 feet; thence South 89°09'22" West a distance of 1,324.11 feet; thence South 89°09'22" West a distance of 662.05 feet; thence South 89°09'22" West a distance of 1.41 feet; thence South 89°09'22" West a distance of 660.64 feet; thence South 89°09'22" West a distance of 0.01 feet; thence South 89°09'22" West a distance of 1,324.42 feet; thence South 89°09'22" West a distance of 1,027.35 feet; thence South 89°09'22" West a distance of 0.35 feet; thence South 89°09'22" West a distance of 296.72 feet; thence South 89°09'22" West a distance of 1,324.42 feet; thence North 0°51'38" West a distance of 1,322.94 feet; thence South 89°05'19" West a distance of 1,323.98 feet; thence South 89°04'37" West a distance of 1,325.22 feet; thence South 89°04'37" West a distance of 1,325.22 feet; thence North 0°47'55" West a distance of 1,322.78 feet; thence South 89°04'21" West a distance of 1,324.72 feet; thence North 0°46'38" West a distance of 1,322.68 feet; thence South 89°04'06" West a distance of 1,324.23 feet; thence North 0°45'21" West a distance of 1,322.58 feet; thence North 88°55'40" East a distance of 11.45 feet; thence North 0°59'20" West a distance of 659.96 feet; thence North 0°59'20" West a distance of 329.98 feet; thence North 0°59'20" West a distance of 329.98 feet; thence North 0°59'20" West a distance of 0.02 feet; thence North 0°59'20" West a distance of 7,311.67 feet; thence South 89°12'25" West a distance of 1,556.78 feet; thence North 4°05'08" East a distance of 0.02 feet; thence North 4°05'08" East a distance of 800.02 feet; thence North 4°05'08" East



a distance of 4,474.49 feet; thence South 89°22'58" West a distance of 5,292.31 feet to the Point of Beginning.

Contains 7,226.94 acres more or less.

**Green River Part 2:** 01-145A-0004

A part of Sections 3 and 10, Township 21 South, Range 15 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 55' 15" West a distance of 11.49 feet and South 89° 03' 22" West a distance of 0.20 feet from the Northwest Corner of Section 10, Township 21 South, Range 15 East, Salt Lake Base & Meridian or POINT OF BEGINNING; and running thence North 89° 05' 39" East for a distance of 3,967.96 feet; thence North 89° 05' 39" East, a distance of 3,967.96 feet; thence South 0° 53' 56" East, a distance of 1,322.85 feet; thence South 89° 05' 33" West, a distance of 1,323.09 feet; thence South 89° 05' 33" West, a distance of 1,323.09 feet; thence South 89° 05' 33" West, a distance of 1,323.09 feet; thence North 0° 50' 29" West, a distance of 1,322.98 feet to the POINT OF BEGINNING.

Contains 120.53 acres more or less.

**Green River Part 3:** 01-0150-0004

A part of Section 8, Township 21 South, Range 16 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 0° 40' 29" East a distance of 996.18 feet from the Northwest Corner of the Southwest Corner of the Southwest Quarter Corner of Section 8, Township 21 South, Range 16 East, Salt Lake Base & Meridian or POINT OF BEGINNING; and running thence North 89° 32' 26" East for a distance of 871.01 feet; thence North 89° 32' 26" East, a distance of 871.01 feet; thence South 0° 40' 39" East, a distance of 330.89 feet; thence South 89° 27' 18" West, a distance of 1.59 feet; thence South 0° 35' 42" East, a distance of 1.86 feet; thence South 89° 26' 17" West, a distance of 869.44 feet; thence South 89° 26' 17" West, a distance of 6.00 feet; thence North 0° 30' 09" East, a distance of 2.21 feet; thence North 89° 26' 48" East, a distance of 5.97 feet; thence North 0° 40' 32" West, a distance of 270.50 feet; thence North 0° 40' 32" West, a distance of 61.60 feet to the POINT OF BEGINNING.

Contains 6.67 acres more or less.

**Green River Part 4:** 01-0150-0021, 01-0150-0003

A part of Section 8, Township 21 South, Range 16 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 02' 59" West a distance of 0.02 feet and South 1° 32' 00" East a distance of 0.00 feet from the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 8, Township 21 South, Range 16 East and running thence North 0° 10' 7" West, a distance of 354.09 feet; thence North 89° 58' 53" East, a distance of 1337.96 feet; thence South 0° 40' 49" East, a distance of 1104.61 feet; thence South 76° 4' 24" West, a distance of 831.96 feet; thence North 23° 57' 54" West, a distance of 499.73 feet; thence South 89° 21' 14" West, a distance of 333.68 feet; thence South 0° 39' 8" East, a distance of 676.39 feet; thence South 89° 28' 15" West, a distance of 259.77 feet; thence North 0° 40' 40" West, a distance of 1173.35 feet; thence North 89° 22' 25" East, a distance of 260.06 feet to the POINT OF BEGINNING.

Contains 40.78 acres more or less.

**Green River Part 5:** 01-0153-0001, 01-0153-0002, 01-0153-0003, 01-0153-0004, 01-0153-0005, 01-0153-0006, 01-0153-0007, 01-0153-0008, 01-0153-0009, 01-0153-0010, 01-0153-0011, 01-0153-0012, 01-0153-0013, 01-0153-0014, 01-0153-0015, 01-0153-0016, 01-0156-0001, 01-0156-0002, 01-0156-0003, 01-0156-0004, 01-0156-0005, 01-0156-0006, 01-0156-0007, 01-0156-0008, 01-0156-0009,



01-0157-0001, 01-0157-0002, 01-0157-0003, 01-0157-0004, 01-0157-0005, 01-0157-0006, 01-0157-0007, 01-0157-0008, 01-0157-0010, 01-0157-0011, 01-0157-0012, 01-0157-0013, 01-0157-0014, 01-0157-0015, 01-0157-0016, 01-0157-0017, 01-0157-0018, 01-0157-0019, 01-0157-0020, 01-0157-0021, 01-0157-0022, 01-0157-0023, 01-0157-0025, 01-0157-0026, 01-0157-0027, 01-0157-0028, 01-0157-0029, 01-0157-0030, 01-0157-0031, 01-0157-0032, 01-0157-0033, 01-0157-0034, 01-0157-0035, 01-153A-0001, 01-153A-0002, 01-153A-0003, 01-153B-0001, 01-153B-0002, 01-153B-0003, 01-153B-0004, 01-153B-0005, 01-153B-0006, 01-153B-0007, 01-153B-0008, 01-153B-0009, 01-153B-0010, 01-153C-0001, 01-153C-0002, 01-153C-0003, 01-153C-0004, 01-153C-0006, 01-153C-0011, 01-153C-0012, 01-156A-0027, 01-156A-0028, 01-156A-0029, 01-156A-0030, 01-156A-0031, 01-156A-0032, 01-156A-0033, 01-156B-0021, 01-156B-0022, 01-156B-0023, 01-156B-0024, 01-156B-0025, 01-156B-0026, 01-156B-0027, 01-156B-0028, 01-156B-0029, 01-156B-0030, 01-156B-0033, 01-156B-0034, 01-156B-0035, 01-156B-0038, 01-156B-0039, 01-156B-0040, 01-156B-0041, 01-156B-0043, 01-156B-0044, 01-156B-0045, 01-156B-0046, 01-156B-0047

Contains parts of Sections 11-15, Township 21 South, Range 16 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 56' 41" West, a distance of 0.01 feet from the Southeast Corner of Section 13, Township 21 South, Range 16 East or POINT OF BEGINNING; and running thence South 89° 59' 1" West for a distance of 8.06 feet; thence South 89° 59' 1" West, a distance of 2,653.17 feet; thence North 1° 2' 28" West, a distance of 1,317.90 feet; thence South 89° 34' 41" West, a distance of 2,648.83 feet; thence South 89° 29' 46" West, a distance of 1,349.00 feet; thence South 0° 0' 0" West, a distance of 0.02 feet; thence South 0° 0' 0" West, a distance of 1,297.76 feet; thence South 89° 50' 19" West, a distance of 1,337.78 feet; thence South 86° 32' 4" West, a distance of 1,373.20 feet; thence South 86° 32' 4" West, a distance of 1,356.19 feet; thence South 20° 50' 3" West, a distance of 84.76 feet; thence North 48° 20' 2" West, a distance of 282.28 feet; thence North 82° 32' 39" West, a distance of 41.37 feet; thence South 48° 20' 2" East, a distance of 172.90 feet; thence South 89° 59' 20" West, a distance of 752.93 feet; thence South 50° 20' 54" West, a distance of 37.16 feet; thence South 89° 30' 18" West, a distance of 1,345.00 feet; thence North 54° 50' 5" West, a distance of 26.29 feet; thence South 89° 37' 25" West, a distance of 5.24 feet; thence South 89° 37' 25" West, a distance of 8.22 feet; thence North 2° 2' 43" East, a distance of 0.02 feet; thence South 89° 37' 27" West, a distance of 318.92 feet; thence North 0° 32' 24" West, a distance of 15.46 feet; thence South 90° 0' 0" West, a distance of 65.40 feet; thence North 13° 4' 10" East, a distance of 0.02 feet; thence North 90° 0' 0" West, a distance of 256.00 feet; thence North 90° 0' 0" West, a distance of 0.14 feet; thence North 90° 0' 0" West, a distance of 243.86 feet; thence North 90° 0' 0" West, a distance of 100.00 feet; thence North 90° 0' 0" West, a distance of 200.00 feet; thence North 0° 0' 47" East, a distance of 4.35 feet; thence South 89° 40' 34" West, a distance of 2.90 feet; thence South 90° 0' 0" West, a distance of 415.20 feet; thence North 7° 35' 13" West, a distance of 221.62 feet; thence South 90° 0' 0" West, a distance of 0.02 feet; thence North 5° 26' 52" West, a distance of 202.72 feet; thence North 16° 23' 25" West, a distance of 160.84 feet; thence North 8° 41' 45" West, a distance of 390.25 feet; thence North 19° 59' 3" West, a distance of 53.12 feet; thence North 30° 15' 25" West, a distance of 126.10 feet; thence North 19° 1' 33" West, a distance of 139.22 feet; thence North 10° 0' 29" West, a distance of 78.34 feet; thence North 28° 30' 54" West, a distance of 67.41 feet; thence North 12° 43' 35" East, a distance of 3.82 feet; thence North 77° 16' 35" West, a distance of 58.06 feet; thence North 0° 0' 0" East, a distance of 330.00 feet; thence South 77° 16' 26" East, a distance of 205.02 feet; thence South 77° 16' 26" East, a distance of 0.02 feet; thence South 77° 16' 26" East, a distance of 102.50 feet; thence South 9° 27' 44" East, a distance of 0.02 feet; thence South 77° 16' 33" East, a distance of 50.64 feet; thence North 0° 0' 3" East, a distance of 264.66 feet; thence North 0° 0' 3" East, a distance of 125.00 feet; thence North 90° 0' 0" East, a distance of 0.34 feet; thence North 0° 0' 0" East, a distance of 75.00 feet; thence North 0° 0' 0" East, a



distance of 75.00 feet; thence North 0° 0' 0" East, a distance of 24.98 feet; thence North 0° 0' 0" East, a distance of 0.02 feet; thence North 0° 0' 0" East, a distance of 47.70 feet; thence South 90° 0' 0" West, a distance of 3.86 feet; thence North 0° 0' 0" East, a distance of 75.00 feet; thence North 0° 0' 0" East, a distance of 75.00 feet; thence North 0° 0' 0" East, a distance of 50.00 feet; thence North 0° 0' 0" East, a distance of 100.00 feet; thence North 89° 59' 52" East, a distance of 8.78 feet; thence North 0° 36' 12" West, a distance of 98.69 feet; thence North 0° 14' 21" West, a distance of 299.98 feet; thence North 0° 14' 21" West, a distance of 0.02 feet; thence North 0° 14' 21" West, a distance of 79.79 feet.

Contains 2,178.96 acres more or less.

### **Emery County – Hunter Part 1: U5-0037-0005**

A part of Section 21, Township 19 South, Range 8 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 26° 27' 3" East for a distance of 24.67 feet from the Southwest Corner of Section 21, Township 19 South, Range 8 East or POINT OF BEGINNING; thence North 0° 0' 0" East, a distance of 1,256.95 feet; thence North 0° 0' 15" West, a distance of 61.48 feet; thence North 89° 37' 59" East, a distance of 1,353.62 feet; thence North 89° 37' 56" East, a distance of 1,353.63 feet; thence South 1° 30' 45" West, a distance of 668.13 feet; thence South 1° 30' 45" West, a distance of 668.13 feet; thence South 90° 0' 0" West, a distance of 1,277.53 feet; thence North 89° 59' 59" West, a distance of 58.43 feet; thence South 90° 0' 0" West, a distance of 1,202.60 feet; thence North 89° 59' 59" West, a distance of 16.50 feet; thence North 90° 0' 0" West, a distance of 116.86 feet to the POINT OF BEGINNING.

Contains 81.94 acres more or less.

### **Emery County – Hunter Part 2: U5-0037-0002**

A part of Sections 20-21, Township 19 South, Range 8 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 81° 57' 30" West for a distance of 0.02 feet from the Northwest Corner of Section 21, Township 19 South, Range 8 East or POINT OF BEGINNING; thence South 88° 55' 22" East, a distance of 1,399.02 feet; thence South 0° 53' 6" West, a distance of 1,309.69 feet; thence North 89° 48' 53" West, a distance of 1,385.01 feet; thence North 0° 16' 40" East, a distance of 1,331.37 feet to the POINT OF BEGINNING.

Contains 42.20 acres more or less.

### **Emery County – Hunter Part 3: U5-0034-0008, U5-0033-0008, U5-0033-0004, U5-0033-0005, U5-0033-0006, U5-0033-0007**

A part of Sections 17-18, Township 19 South, Range 8 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being North 0° 30' 51" West for a distance of 157.02 feet from the West Quarter Corner of Section 17, Township 19 South, Range 8 East or POINT OF BEGINNING; thence North 51° 2' 1" East, a distance of 2,505.62 feet; thence North 51° 3' 9" East, a distance of 235.15 feet; thence North 66° 45' 0" East, a distance of 715.07 feet; thence South 83° 28' 17" East, a distance of 129.52 feet; thence South 46° 52' 28" East, a distance of 498.95 feet; thence South 43° 35' 6" East, a distance of 102.37 feet; thence South 33° 34' 53" East, a distance of 119.34 feet; thence South 88° 58' 56" East, a distance of 115.01 feet; thence North 86° 11' 58" East, a distance of 103.89 feet; thence South 88° 48' 2" East, a distance of 174.31 feet; thence South 82° 32' 44" East, a distance of 43.80 feet; thence South 81° 0' 17" East, a distance of 176.32 feet; thence South 76° 17' 28" East, a distance of 261.47 feet; thence South 67° 37' 51" East, a distance of 191.52 feet; thence South 63° 58' 15" East, a distance of 344.92 feet; thence South 0° 34' 7" East, a distance of 164.50 feet; thence North 89° 25' 53" East, a distance of 637.94



feet; thence South 0° 34' 33" East, a distance of 1,102.65 feet; thence South 0° 34' 4" East, a distance of 626.80 feet; thence South 0° 33' 33" East, a distance of 494.24 feet; thence South 0° 33' 33" East, a distance of 0.44 feet; thence South 7° 20' 52" West, a distance of 196.14 feet; thence South 4° 59' 22" West, a distance of 0.41 feet; thence South 4° 59' 22" West, a distance of 0.39 feet; thence South 89° 8' 42" West, a distance of 2,750.60 feet; thence South 89° 8' 42" West, a distance of 0.82 feet; thence North 0° 25' 51" East, a distance of 1,337.49 feet; thence South 89° 16' 5" West, a distance of 458.19 feet; thence South 89° 14' 44" West, a distance of 873.05 feet; thence South 89° 14' 44" West, a distance of 1.02 feet; thence South 0° 1' 31" East, a distance of 1,336.23 feet; thence South 89° 16' 18" West, a distance of 1,308.83 feet; thence South 89° 16' 18" West, a distance of 11.22 feet; thence South 45° 0' 0" West, a distance of 0.01 feet; thence South 88° 48' 45" West, a distance of 797.68 feet; thence South 88° 48' 45" West, a distance of 0.43 feet; thence South 88° 48' 45" West, a distance of 934.89 feet; thence South 88° 48' 45" West, a distance of 195.09 feet; thence North 51° 7' 44" East, a distance of 2,459.16 feet; thence South 0° 29' 53" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 328.07 acres more or less.

### **San Rafael Energy Research Center: 04-0019-0030**

A part of Section 24, Township 18 South, Range 7 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 32' 37" West for a distance of 1,333.38 feet from the East Quarter Corner of Section 24, Township 18 South, Range 7 East or POINT OF BEGINNING; thence North 0° 33' 37" West, a distance of 1,344.03 feet; thence South 89° 24' 22" West, a distance of 509.41 feet; thence North 88° 43' 21" West, a distance of 35.73 feet; thence North 79° 22' 52" West, a distance of 42.74 feet; thence North 66° 38' 39" West, a distance of 125.82 feet; thence North 75° 57' 50" West, a distance of 54.12 feet; thence South 90° 0' 0" West, a distance of 55.13 feet; thence South 77° 0' 21" West, a distance of 70.05 feet; thence South 74° 3' 15" West, a distance of 76.45 feet; thence South 88° 27' 6" West, a distance of 97.17 feet; thence North 87° 57' 17" West, a distance of 73.56 feet; thence North 80° 32' 14" West, a distance of 95.82 feet; thence North 79° 55' 11" West, a distance of 119.99 feet; thence North 89° 59' 59" West, a distance of 81.39 feet; thence North 81° 23' 4" West, a distance of 87.62 feet; thence North 81° 15' 13" West, a distance of 103.59 feet; thence North 87° 8' 14" West, a distance of 105.14 feet; thence South 89° 59' 59" West, a distance of 52.51 feet; thence South 77° 16' 32" West, a distance of 83.43 feet; thence South 63° 26' 5" West, a distance of 58.70 feet; thence South 51° 0' 32" West, a distance of 70.93 feet; thence South 52° 15' 12" West, a distance of 102.93 feet; thence South 54° 43' 40" West, a distance of 131.84 feet; thence South 61° 23' 21" West, a distance of 98.69 feet; thence South 74° 3' 16" West, a distance of 95.56 feet; thence South 77° 39' 38" West, a distance of 86.00 feet; thence South 85° 36' 4" West, a distance of 68.46 feet; thence North 81° 28' 6" West, a distance of 53.09 feet; thence North 62° 21' 14" West, a distance of 62.24 feet; thence North 47° 51' 45" West, a distance of 74.35 feet; thence North 46° 38' 10" West, a distance of 65.00 feet; thence North 54° 9' 44" West, a distance of 58.29 feet; thence North 66° 30' 5" West, a distance of 65.84 feet; thence North 75° 57' 49" West, a distance of 64.95 feet; thence North 74° 3' 20" West, a distance of 57.34 feet; thence North 78° 41' 20" West, a distance of 53.55 feet; thence South 85° 54' 49" West, a distance of 36.85 feet; thence South 75° 57' 49" West, a distance of 43.30 feet; thence South 74° 3' 19" West, a distance of 57.33 feet; thence South 74° 3' 19" West, a distance of 0.01 feet; thence South 28° 54' 15" East, a distance of 1,934.44 feet; thence North 89° 38' 3" East, a distance of 718.77 feet; thence North 89° 38' 3" East, a distance of 105.70 feet; thence North 89° 38' 3" East, a distance of 697.47 feet; thence South 0° 22' 5" East, a distance of 281.71 feet; thence South 0° 22' 5" East, a distance of 0.02 feet; thence North 89° 37' 55" East, a distance of 292.75 feet; thence South 0° 25' 11" East, a distance of 704.62 feet; thence North 89° 38' 29" East, a distance of 363.93 feet; thence North 0° 33' 35" West, a distance of 1,342.25 feet to the POINT OF BEGINNING.



Contains 112.70 acres more or less.

**Fossil Rock Area:** 03-0011-0025, 03-0011-0027, L3-0011-0003, L3-0011-0002

Contains parts of Sections 23-26, 35-36, Township 17 South, Range 6 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point, said point being South 89° 12' 52" West for a distance of 8.28 feet from the East Quarter Corner of Section 25, Township 17 South, Range 6 East or POINT OF BEGINNING; thence North 0° 13' 13" West, a distance of 1,032.55 feet; thence North 0° 13' 13" West, a distance of 1,233.01 feet; thence North 86° 37' 3" West, a distance of 2,618.56 feet; thence North 86° 37' 3" West, a distance of 2,618.56 feet; thence South 1° 1' 23" West, a distance of 0.02 feet; thence South 1° 1' 23" West, a distance of 2,642.50 feet; thence South 1° 1' 23" West, a distance of 2,642.52 feet; thence North 89° 31' 18" East, a distance of 2,634.59 feet; thence North 89° 31' 18" East, a distance of 2,634.59 feet; thence North 0° 13' 15" West, a distance of 1,232.93 feet; thence South 89° 31' 38" East, a distance of 0.20 feet; thence North 67° 36' 54" West, a distance of 0.22 feet; thence North 0° 13' 16" West, a distance of 1,433.55 feet to the POINT OF BEGINNING.

Contains 615.52 acres more or less.

## Amendment 2 Legal Description Updates

### CARBON COUNTY

#### Castle Gate Zone

Containing a portion of section 35 and 36 Township 12 South Range 9 East, and section 1, Township 13 South Range 9 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located N89°40'24"W 2,589.83 feet from the southeast corner of section 36, Township 12 South Range 9 East or POINT OF BEGINNING; running thence S0°07'19"W 28.96 feet; thence S0°20'45"E 1,321.94 feet; thence N89°13'40"W 208.07 feet; thence N35°52'24"W 28.04 feet; thence N35°52'24"W 55.28 feet; thence N52°52'22"W 186.13 feet; thence N60°26'47"W 102.42 feet; thence N40°46'15"W 46.78 feet; thence N47°16'33"W 60.8 feet; thence S52°53'47"W 89.05 feet; thence S31°35'36"E 200.09 feet; thence N61°56'04"W 311.99 feet; thence S7°19'09"E 33.92 feet; thence S1°28'37"E 189.56 feet; thence N89°34'25"W 500.79 feet; thence S89°50'58"W 212.97 feet; thence N30°27'35"W 373.69 feet; thence N38°09'43"W 26.75 feet; thence N26°58'08"W 73.56 feet; thence N35°36'29"W 125.52 feet; thence N37°12'32"W 522.6 feet; thence N8°39'18"W 406.79 feet; thence S89°58'45"W 1,712.52 feet; thence N1°09'06"W 3,608.43 feet; thence S46°06'50"E 143.44 feet; thence S46°06'50"E 80.24 feet; thence S50°06'40"E 88.82 feet; thence S46°49'35"E 166.37 feet; thence S45°04'44"E 103.93 feet; thence S48°52'42"E 89.09 feet; thence S55°25'50"E 46.62 feet; thence S48°06'29"E 189.06 feet; thence S40°18'46"E 119.93 feet; thence S30°59'35"E 57.59 feet; thence S24°03'58"E 67.52 feet; thence S14°12'51"E 68.61 feet; thence S2°35'52"E 71.13 feet; thence S4°00'43"W 101.89 feet; thence S7°39'17"W 83.5 feet; thence S23°16'44"W 96.17 feet; thence S15°53'22"W 111.51 feet; thence S25°08'23"W 18.07 feet; thence S8°03'53"W 150.61 feet; thence S16°05'25"E 124.8 feet; thence S28°17'25"E 71.92 feet; thence S32°14'29"E 268.52 feet; thence S36°12'39"E 582.68 feet; thence S37°52'46"E 193.37 feet; thence S32°12'48"E 399.21 feet; thence S36°58'59"E 823.64 feet; thence N33°02'16"W 1,300.33 feet; thence N31°38'38"W 676.18 feet; thence N5°10'17"W 598.6 feet; thence S89°26'09"E 400.84 feet; thence N0°23'12"W 291.67 feet; thence S89°39'10"E 2,605.61 feet; thence S0°05'20"E 2,597.67 feet to the POINT OF BEGINNING.



Containing 294.43 acres more or less.

Parcels:

02-0006-0005, 02-0007-0001, 02-0007-0002, 02-0007-0003, 02-0015-000

### Wildcat Canyon Zone

Containing a portion of section 27, 28, 34, and 35, Township 13 South Range 9 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point located at the southeast corner of section 35, Township 13 South Range 9 East or POINT OF BEGINNING; running thence S89°50'37"W 1,325.61 feet; thence S89°50'37"W 1,325.61 feet; thence S89°59'49"W 1,325.26 feet; thence S89°59'59"W 1,325.26 feet; thence N89°57'53"W 1,347.4 feet; thence N89°57'35"W 1,319.73 feet; thence N89°58'15"W 1,320.24 feet; thence N1°22'30"E 1,293.97 feet; thence S89°40'29"W 1,321.35 feet; thence N1°14'34"E 1,349.35 feet; thence N1°22'58"E 2,596.05 feet; thence N89°42'45"W 1,303.76 feet; thence N89°37'15"W 1,374.01 feet; thence N1°42'47"W 2,691.98 feet; thence S88°58'59"E 2,631.24 feet; thence N89°04'15"E 3,987.92 feet; thence N1°01'21"W 2,747.94 feet; thence N87°38'36"E 1,304.43 feet; thence S1°29'45"E 5,468.82 feet; thence S89°50'40"E 2,600.77 feet; thence S89°50'32"E 2,631.81 feet; thence S0°00'33"E 1,307.03 feet; thence S0°02'57"W 1,321.78 feet; thence S48°19'19"W 6.12 feet; thence S0°25'58"E 1,872.56 feet; thence S0°00'00"W 655.37 feet; thence S0°12'59"E 109.08 feet; thence N88°07'06"W 11.23 feet to the POINT OF BEGINNING.

Containing 1814.83 acres more or less.

Parcels:

2A-1031-028S, 2A-1031-035S, 2A-1031-027S, 2A-1031-034S, 02-0357-0000, 02-0377-000

### Castle Valley

#### Track 2

Containing a portion of section 11, 13, and 14, Township 15 South Range 10 East, Salt Lake Base and Meridian, U.S. Survey:

LESS AND EXCEPT parcel 02-2215-0001 described as follows: Commencing at a point located S0°08'42"E 18.71 feet from the northeast corner of section 11, Township 15 South Range 10 East or POINT OF BEGINNING; running thence S89°54'51"E 4.25 feet; thence S0°23'16"E 1,327.56 feet; thence S0°23'16"E 1,334.14 feet; thence S0°01'08"E 1,178.17 feet; thence S2°40'27"E 149.53 feet; thence S89°07'05"W 337.3 feet; thence S0°07'11"E 834.25 feet; thence S89°40'45"E 24.24 feet; thence S1°06'27"E 455.47 feet; thence S1°06'28"E 38.76 feet; thence S89°57'09"E 315.71 feet; thence S0°03'21"E 315.29 feet; thence S88°24'57"W 382.45 feet; thence S88°24'55"W 6.86 feet; thence N1°14'37"W 39.94 feet; thence N89°57'52"W 857.09 feet; thence S0°05'53"E 1,027.53 feet; thence S89°44'33"W 90.58 feet; thence N0°06'55"E 1,254.68 feet; thence N0°07'35"E 50.38 feet; thence N0°07'34"E 28.79 feet; thence S89°20'59"W 1,331.82 feet; thence N0°55'53"W 436.85 feet; thence N0°46'14"W 901.93 feet; thence N0°07'56"W 3,985.21 feet; thence S89°49'46"E 1,318.99 feet; thence N89°47'59"E 7.6 feet; thence S89°54'51"E 1,322.89 feet to the POINT OF BEGINNING.



Containing 322.33 acres more or less.

Parcels:

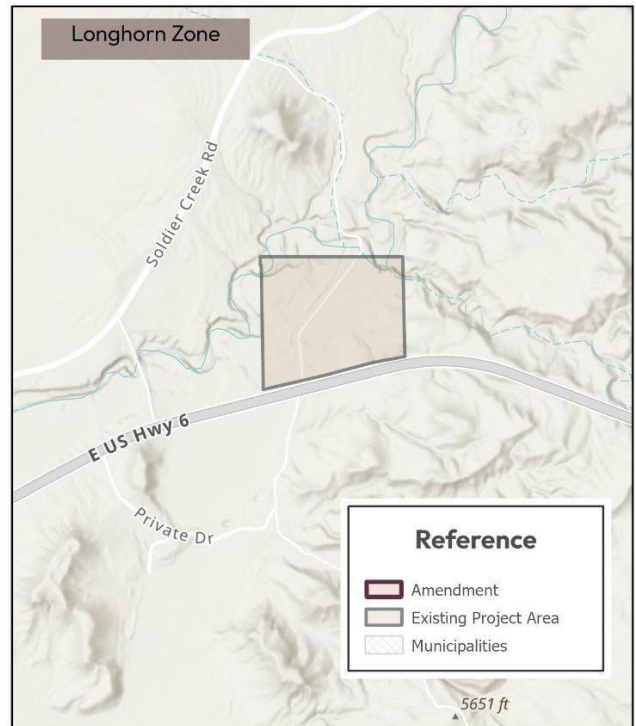
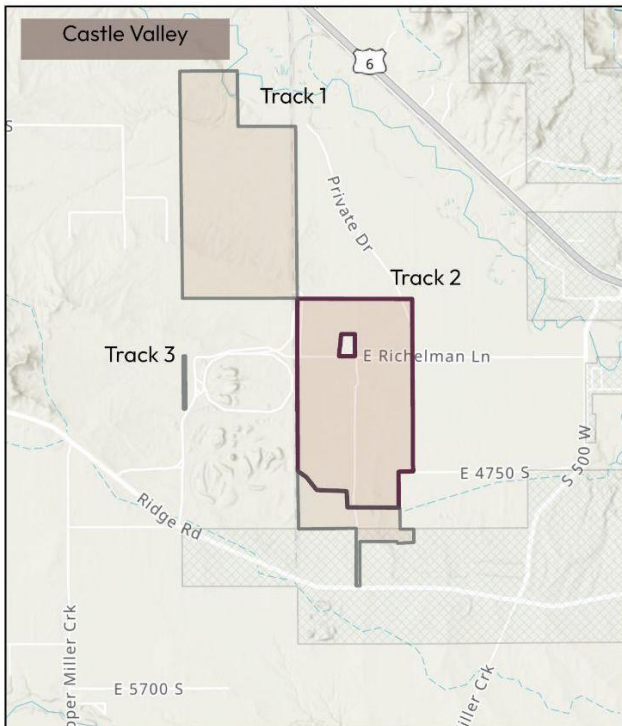
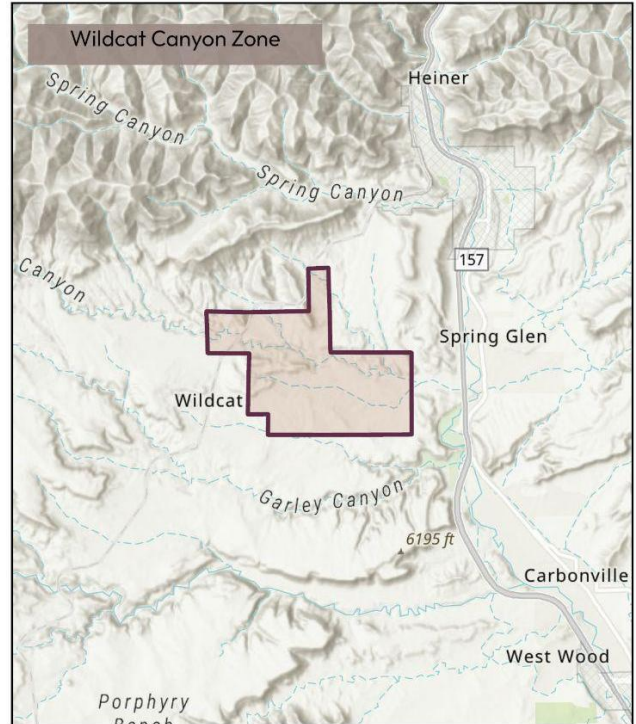
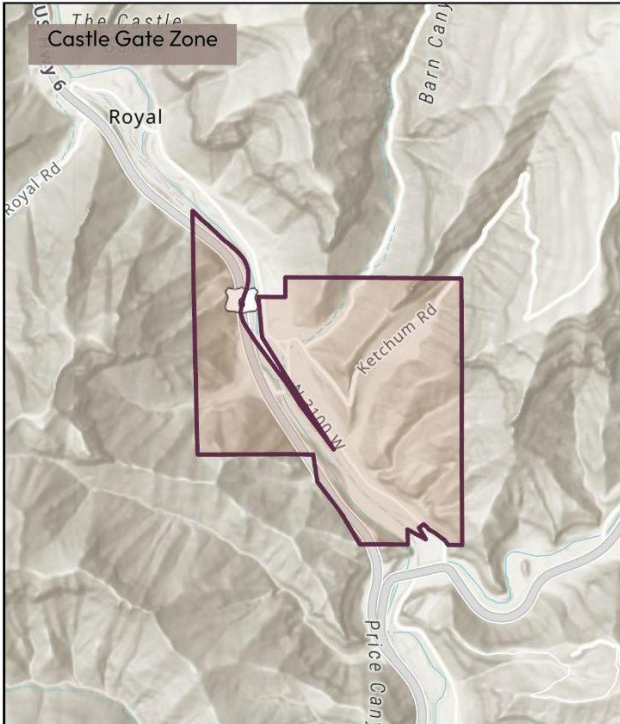
1B-0292-0000, 02-2215-0002, 02-2215-0000, 02-2212-0000



# Appendix B: Maps & Imagery of the Project Area



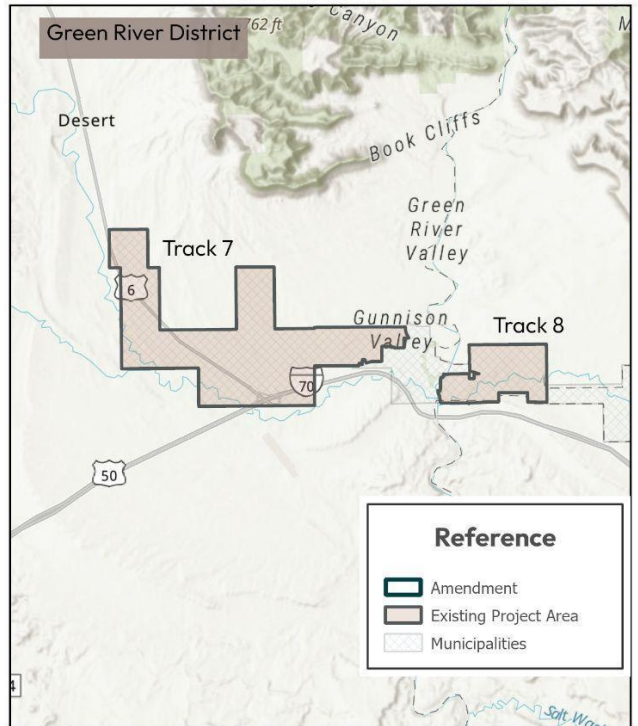
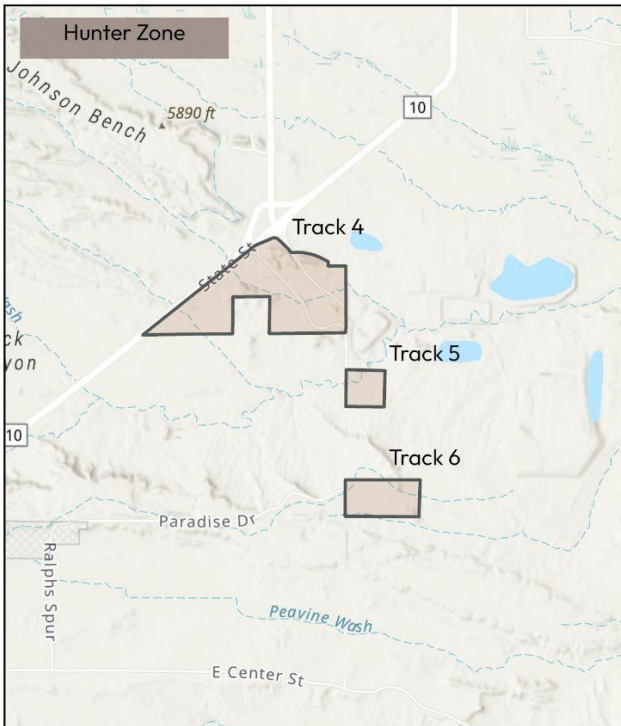
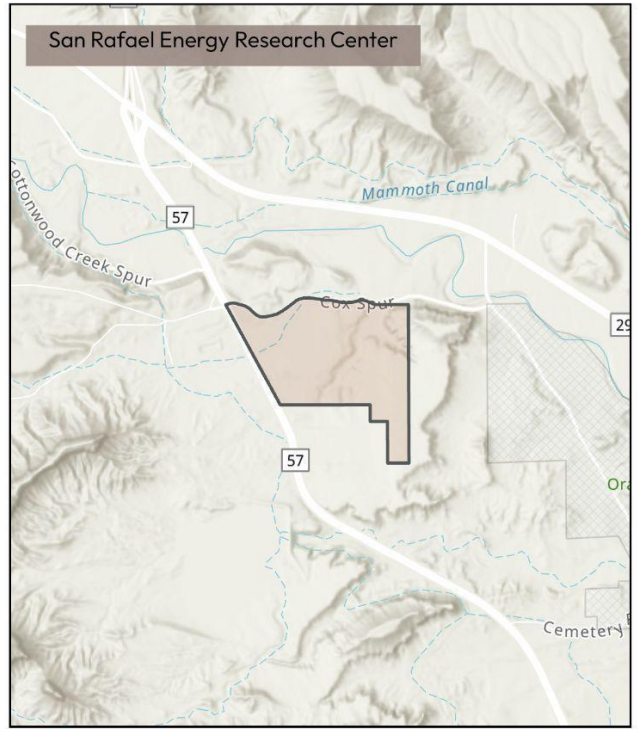
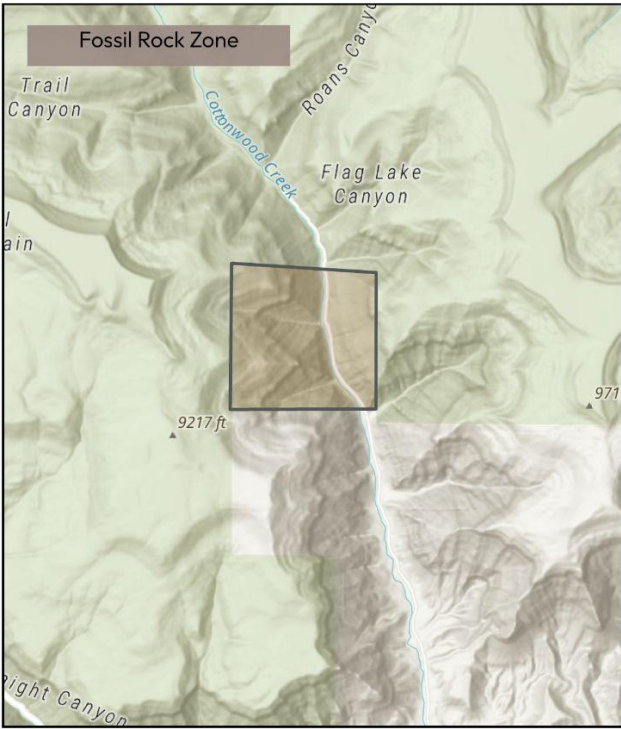
## Castle Country Carbon County





# Castle Country

Emery County



# Appendix C: Legislative Body Written Consent

## CARBON COUNTY RESOLUTION 2023-04

### A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT AUTHORITY PROJECT AREA IN CARBON COUNTY

**Whereas** Carbon County (the "**County**") is a political subdivision of the State of Utah, and the Board of Carbon County Commissioners (the "**Board**") is a public entity with authority to make resolutions with respect to the County; and

**Whereas** The County desires the Utah Inland Port Authority (the "**Port Authority**") Board to create a Project Area ("**Project Area**") to help fund the development of a regional economic development opportunity; and

**Whereas** The Project Area fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the County and it will provide railroad access to local and regional companies that are currently not able to access the rail. Additionally, this project will fit the County's general plan and the zoning for this area; and

**Whereas** After several years of planning, it is evident that the Port Authority's Project Area is the tool needed to optimize development. The Project Area will enable the Site to better serve the rest of the County and the surrounding region. Companies located from throughout Carbon County would gain access to rail service, helping these businesses succeed in the southeast area of Utah; and

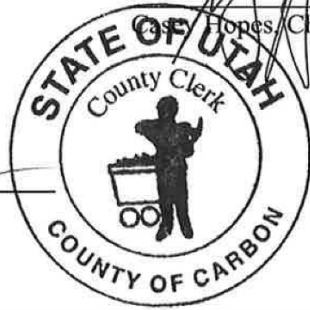
**Whereas** The general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities; through expanded rail service opportunities; through improved movement of materials in and out of southeastern Utah; and by better utilizing our community's railroad infrastructure, eliminating some of the truck traffic and maximizing our transportation resources regionally.

**NOW THEREFORE, BE IT RESOLVED** by the board of Carbon County Commissioners as follows that the Board hereby: (1) consents to the creation of a Utah Inland Port Authority Project Area in Carbon County in accordance with Utah Code Annotated§ 11-58-501 *et. Seq.*



**RESOLVED AND ADOPTED** this 6 day of September, 2023.

BOARD OF COUNTY COMMISSIONERS



*[Signature]*  
Chair

ATTEST:

*[Signature]*  
Seth Marsing, Clerk



RESOLUTION 3-5-24**A RESOLUTION OF THE BOARD OF EMERY COUNTY COMMISSIONERS INVITING  
THE UTAH INLAND PORT AUTHORITY BOARD TO NEGOTIATE PROJECT AREAS  
WITHIN EMERY COUNTY**

**WHEREAS**, Emery County ("County") is located in the eastern central region of Utah and the Emery County Board of Commissioners is actively seeking regional economic development opportunities; and

**WHEREAS**, the County desires the Utah Inland Port Authority Board ("Inland Port Authority") to work with the Emery County Board of Commissioners to negotiate and consider potential Inland Port Authority Projects within in Emery County in order to help fund the development of a regional economic development opportunity; and

**WHEREAS**, The Creation of an Inland Port Project fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for residents of the County and surrounding areas; and

**WHEREAS**, the Board of Emery County Commissioners shall work together with the Inland Port Authority to determine appropriate Project locations within Emery County; and

**WHEREAS**, the County shall require that all approved project areas have an individual, project specific resolution, containing land descriptions and maps as attached exhibits and approved by majority of vote of the Board of Emery County Commissioners; and

**WHEREAS**, the Board of Emery County Commissioners believes that the general public will benefit from the creation of these Project Areas by creating employment opportunities and will help to improve public infrastructure and economic diversity in the area.

**THEREFORE BE IT HEREBY RESOLVED** that the Emery County Commissioners hereby invite the Utah Inland Port Authority Board to negotiate project areas within Emery County.



This Resolution takes effect upon its adoption.

**APPROVED AND ADOPTED** on the 5 day of March 2024.

(SEAL)

EMERY COUNTY



Keven Jensen, Chairman

BOARD MEMBERS

Keven Jensen

Aye

Nay

Lynn Sitterud

Aye

Nay

Absent

Jordan Leonard

Aye

Nay

**Attest:**



Brenda Tuttle, Clerk/Auditor



RESOLUTION NO. 4-15-25<sup>B</sup>  
**TRIGGER RESOLUTION FOR CASTLE COUNTRY INDUSTRIAL PARK PROJECT AREA**

WHEREAS, Utah Code Chapter 58, Part 6, authorizes the Utah Inland Port Authority to utilize money from property tax differential;

WHEREAS, on January 6, 2025, the Utah Inland Port Authority Board amended the Castle Country Project Area and adopted the Castle Country Project Area Plan;

WHEREAS, the Castle Country Project Area Plan authorizes the UIPA board to designate a trigger date for the collection of the general tax differential by resolution;


WHEREAS, Utah Code Chapter 58 permits UIPA to adopt multiple trigger dates for different properties with unique parcel numbers within the Project Area; and

WHEREAS, UIPA desires to establish 2025 as the trigger date for parcels indicated in Attachment A within the Project Area;

NOW THEREFORE BE IT RESOLVED BY THE EMERY COUNTY COMMISSION:

1. Tax year 2025 is established as Year One for Castle Country Project parcels indicated in Attachment A.
2. The UIPA staff is directed to notify Emery County officials of this action and triggering the collection of the tax differential for the aforementioned parcels.
3. The Emery County Assessor, Emery County Auditor, and the Emery County Treasurer are requested to begin the calculation, collection, and disbursement of the Tax Differential in accordance with the Project Area Plan and Budget and applicable state law.
4. This resolution is effective immediately.

APPROVED AND ADOPTED THIS 15 day of April 2025.

EMERY COUNTY COMMISSION,  
UTAH  
By:  \_\_\_\_\_  
Keven Jensen  
Emery County Commission Chairman

ATTEST:  
By:  \_\_\_\_\_  
Brenda Tuttle  
Emery County Clerk/Auditor



Attachment A

T. 17 S., R. 6 E., SLBM

Sec 25: SW4NE4, NW4SE4

Sec 36: E2E2

T. 19 S., R. 8 E., SLBM

Sec 17: NW4SW4, S2NW4, NE4NW4, NW4NE4, S2NE4, N2SE4

Sec 18: NE4SE4

Sec 21: NW4NW4, S2SW4

Parcels: 09-0300-0481, 03-0011-0027, 09-0300-0491, 09-0300-0480, U5-0034-0008,  
U5-0033-0008, U5-0033-0005, U5-0033-0007, U5-0037-0002, U5-0037-0005

T. 17 S., R. 6 E., SLBM

Sections: 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29

T. 17 S., R. 71 E., SLBM

Sec 31: Lots 2, 3, 4

T. 18 S., R. 7 E., SLBM

Sec 6: W2E2

Sec 7: N2NE4



*City of Green River*

RESOLUTION NO. R07-2024

A RESOLUTION SUPPORTING THE CREATION OF A UTAH INLAND PORT  
AUTHORITY PROJECT AREA IN THE CITY OF GREEN RIVER

**WHEREAS**, the City of Green River wishes for the Utah Inland Port Authority (the “**Port Authority**”) Board to create a Project Area to help fund the development of a regional economic development opportunity; and

**WHEREAS**, the Project Area encourages the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City; and

**WHEREAS**, the Port Authority’s Project Area is a tool to optimize development. The Project Area will enable the Site to better serve the City and the surrounding region; and

**WHEREAS**, the general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities;

**NOW THEREFORE**, be it resolved by the City Council of the City of Green River:

The City Council consents to the creation of a Utah Inland Port Authority Project Area in the City of Green River in accordance with Utah Code Annotated 11-58-501 *et. Seq.*

Effective Date:


This resolution shall take effect upon passage.

Approved by the City Council of the City of Green River on the 9<sup>th</sup> day of April 2024.



Mayor, Ren Hatt

ATTEST:

  
City Recorder, Julie Spadafora

RESOLUTION NO. 2024-5

A RESOLUTION SUPPORTING THE CREATION OF A UTAH  
INLAND PORT AUTHORITY PROJECT AREA IN  
THE CITY OF WELLINGTON

**WHEREAS**, the City of Wellington wishes for the Utah Inland Port Authority (the Port Authority") Board to create a Project Area to help fund the development of a regional economic development opportunity; and


**WHEREAS**, the Project Area encourages the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents. This project will bring new primary employment opportunities to the City; and

**WHEREAS**, the Port Authority's Project Area is a tool to optimize development. The Project Area will enable the Site to better serve the City and the surrounding region; and


**WHEREAS**, the general public will benefit from the creation of this Project Area through the creation of new primary employment opportunities;

**NOW THEREFORE**, be it resolved by the City Council of the City of Wellington: The City Council consents to the creation of a Utah Inland Port Authority Project Area in the City of Wellington in accordance with Utah Code Annotated 11-58-501 et. Seq.

**SIGNED AND ADOPTED THIS** 23 **DAY OF** October **, 2024.**

  
\_\_\_\_\_  
Jack Clark  
Wellington City Mayor

ATTEST:

  
\_\_\_\_\_  
Rebecca Evans  
Wellington City Recorder



# Appendix D: Interlocal Agreement

**INTERLOCAL COOPERATION AGREEMENT**  
**Between**  
**UTAH INLAND PORT AUTHORITY**  
**And**  
**CARBON COUNTY**

**THIS INTERLOCAL COOPERATION AGREEMENT (“Agreement”)** is made and entered into as of \_\_\_ day of June 2024 (“**Effective Date**”), by and between the Utah Inland Port Authority (“**UIPA**”), a political subdivision of the State of Utah and a Utah public entity Carbon County, a political subdivision of the State of Utah (“**County**”), UIPA and the County are sometimes referred to individually as “**Party**” and collectively as the “**Parties.**”

**RECITALS**

- A. UIPA is governed by the Utah Inland Port Authority Act, Utah Code §§ 11-58-101, *et seq.* (hereinafter “**Act**”) which allows UIPA to create a project area to fulfill its statewide public purpose to maximize the long-term economic and other benefits for the state.
- B. Pursuant to the Inland Port Act, Carbon County passed resolution 2023-04 supporting the creation of an Inland Port Project area and UIPA created the Castle Country Inland Port Project Area within the boundaries of County (“**Project Area**”). Project Area includes land, if any, that is later added to the boundaries of the Project Area, as provided in the Act.
- C. The Act provides that the difference between the property tax revenue generated within the Project Area and base taxable value (“**General Differential**”) may be allocated for any purpose authorized under the Act. Pursuant to the Act, UIPA will receive 75% of the General Differential (“**75% Differential**”) for 25 years (“**Collection Period**”), beginning after the trigger date designated by the UIPA Board per a resolution (“**Trigger Date Resolution**”). For the parcels denoted the Wellington Microtech parcels within the Project Area, UIPA will return one-third of the differential received to the taxing entities (“**Wellington Differential**”). The County and the other taxing entities will receive 25% of the General Differential in addition to the base taxable revenues. UIPA may use the 75% Differential to: (i) support the development of the Project Area as provided in the Act; (ii) for administrative, overhead, legal, consulting, and other operation expenses” for UIPA (“**Administrative Expenses**”); and (iii) to share it with “a taxing entity that levies a property tax on land within the project area from which the general differential is generated”.
- D. The County’s expectation and understanding in consenting to the creation of the Project Area is that all taxing entities, including but not limited to the County (“**County**”), Carbon School District (“**School District**”), Water Conservancy District, and Price River Water Improvement District (“**PRWID**”) would receive a total of 25% of the General Differential for 25 years for all parcels other than Wellington Microtech, and thereafter receive all of the General Differential generated from their tax levies, unless the UIPA board extends the Collection Period for an additional 15 years as provided in the Act.



- E. After the distribution of the Wellington Differential to the taxing entities, and payment of the 5% for Administrative Expenses, the remainder of the 75% Differential shall be used to develop the Project Area (“**Development Fund**”). The Parties also agree that the County should help guide how the Development Fund is used.

## A G R E E M E N T

For good and valuable consideration, the Parties agree as follows:

1. **Term.** This agreement shall begin on the Effective Date and shall continue for 50 years or until the Development Fund is exhausted, whichever is sooner.
2. **Development Fund.** UIPA shall create the Development Fund that will be used to assist in the development of the Project Area. The Development Fund consists of the 75% Differential received by UIPA, less the Wellington Differential and 5% Administrative Expenses. UIPA recognizes that the County has an essential role in guiding the timing and use of the Development Fund, and, therefore, agrees that the resources of the Development Fund shall only be spent in coordination with the County. Consequently, the Parties agree to work together in good faith to identify the phasing and nature of the development. As part of UIPA’s annual budget process it shall consider the County’s priorities for use of the Development Fund.
3. **Public Infrastructure Districts and Financing.** Notwithstanding the provisions of Utah Code Ann. §§ 11-58-202 and 17D-4-201 to the contrary, UIPA agrees not to establish within the Project Area a public infrastructure district (“PID”), assessment area, issue bonds, undertake any debt obligation, or establish any other political subdivision or entity which has the power to tax or expend tax revenues without first receiving written consent from the County.
4. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Interlocal Cooperation Act, and in connection with this Agreement, the Parties agree as follows:
  - (a) This Agreement shall be approved by each Party pursuant to Utah Code §11-13-202.5 of the Interlocal Cooperation Act, including by the UIPA board and the Board of Carbon County Commissioners.
  - (b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Utah Code §11-13-202.5 of the Interlocal Cooperation Act.
  - (c) A duly executed original counterpart of this Agreement shall be filed with keeper of records of each Party, pursuant to Utah Code §11-13-209 of the Interlocal Cooperation Act.
  - (d) Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.



- (e) Any Party may withdraw from the joint or cooperative undertaking described in this Agreement only upon the termination of this Agreement.
- (f) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.
- (g) No joint board or entity is created through this Agreement.
- (h) The functions to be performed by the joint or cooperative undertaking are those described in this Agreement.

5. **Governmental Immunity, Liability and Indemnity.** Both Parties acknowledge they are governmental entities under the Governmental Immunity Act of Utah. Subject to the provisions of the this act, the Parties agree to indemnify and hold harmless the other Party, its elected officials, officers, directors, managers, employees, agents, representatives, volunteers, heirs and assigns from any and all claims, demands, liabilities, damages, costs, expenses, rights, attorney's fees, lawsuits and actions, of whatever kind or nature ("**Liability**"), resulting from the performance of this Agreement, except to the extent of the negligence, willful acts or omissions of the other Party, either cause or contribute to the Liability. Nothing in this Agreement shall be construed so as to waive any immunity, as it relates to third parties, enjoyed or bestowed upon either the County or UIPA.
6. **Amendments.** This Agreement may be amended, changed, modified, or altered only by an instrument in writing and signed by both Parties.
7. **Assignment.** Neither Party may assign this Agreement without the written consent of the other Party.
8. **Disputes.** Any disagreement, dispute or claim arising out of or relating to this Agreement which cannot be settled by the Parties shall first be attempted to be settled through mediation before any Party may file an action in court.
9. **Counterparts.** This Agreement may be executed in counterparts by the County and UIPA.
10. **No Third Party Beneficiaries.** Nothing in this Agreement shall create or be read or interpreted to create any rights in or obligations in favor of any person or entity not a party to this Agreement, except solely to the obligation to pay the taxing entities, as provided in Recital C.
11. **Governing Law.** The Agreement will be governed by and construed in accordance with the laws of the State of Utah.
13. **Entire Agreement.** The Recitals set forth above are hereby incorporated by reference as part of this Agreement. This Agreement, including the Recitals, contains the entire

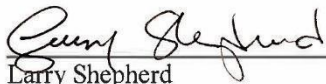


agreement between the Parties, with respect to the subject matter, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid.

14. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

IN WITNESS WHEREOF, the Parties are executing this Agreement to be effective as of the Effective Date. **Utah Inland Port Authority**, a Utah public entity

  
\_\_\_\_\_  
Ben Hart  
Executive Director

Attest  
  
\_\_\_\_\_  
Larry Shepherd

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Brook McCarrick

**Board of Carbon County Commissioners**

  
\_\_\_\_\_  
LARRY JENSEN, Chair

Attest:

  
\_\_\_\_\_  
SETH MARSING, Clerk



## Appendix E: Project Area Budget Summary

<b>Model Summary</b>	
<b>Differential Tax Revenue Allocation</b>	
Project Area Share	75%
Other Taxing Entities Share	25%
Duration (Years)	25
<b>Differential Tax Revenue \$ Allocation (Full Amount, Not Discounted)</b>	
	<b>Full Value</b>
Base Year Taxable Revenues	\$ 106,265
<b>Tax Differential to Project Area</b>	<b>\$ 72,900,000</b>
Tax Differential to Other Taxing Entities	\$ 24,300,000
Total Tax Differential	\$ 97,200,000
Less: Admin Expenses	\$ 3,600,000
<b>Total Remaining Differential for Projects</b>	<b>\$ 69,300,000</b>
<b>Taxing Entities</b>	
<b>Tax Area 008- Carbon County</b>	<b>0.011755</b>
Carbon County	0.002371
Multicounty Assessing & Collecting Levy	0.000015
County Assessing & Collecting Levy	0.000386
Carbon County School District	0.006523
Carbon Water Conservancy District	0.000114
Price River Water Improvement District	0.000514
Municipal Services Fund	0.001832
<b>Tax Area 006- Emery County</b>	<b>0.016416</b>
Emery County	0.004267
Multicounty Assessing & Collecting Levy	0.000015
County Assessing & Collecting Levy	0.000459
Emery County School District	0.008550
Green River City	0.003125



# Appendix F: Environmental Review

## INTRODUCTION

For the Utah Inland Port Authority (UIPA) Board to adopt a Project Area Plan, an environmental review for the Project Area must be completed. This report provides an overview of environmental considerations to ensure compliance with all federal, state, and local requirements related to future opportunities associated with the development and optimization of the project area. The Utah Inland Port Authority, in conjunction with development parties and government stakeholders, will review these environmental considerations before work, which could pose adverse impacts, may commence in the project area.

## SUMMARY OF ENVIRONMENTAL CONSIDERATIONS

An extensive amount of cultural and archaeological resources have been previously designated as worthy of preservation and recorded on the National Register of Historic Places ([NRHP](#)), in both Carbon and Emery Counties. It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

While there are no land-areas of federally recognized tribes located in the project area, The Uintah and Ouray Reservation is located northeast of the project area. The [Uintah and Ouray Agency](#) is located at 988 South 7500 East Ft. Duchesne, UT 84026.

The following list of species have been designated as either threatened (T), endangered (E), proposed threatened (PT) species, or proposed endangered (PE) and may exist within the project area. Critical habitats for each of these species are as follows:

- **Yellow-billed Cuckoo** (T): final critical habitat published in the [Federal Register](#)
- **Mexican Spotted Owl** (T): final critical habitat published in the [Federal Register](#)
- **Bonytail** (E): final critical habitat published in the [Federal Register](#)
- **Colorado Pikeminnow** (E): final critical habitat published in the [Federal Register](#)
- **Razorback Sucker** (E): final critical habitat published in the [Federal Register](#)
- **Humpback Chub** (T): final critical habitat published in the [Federal Register](#)
- **Monarch Butterfly** (PT): no critical habitat has been designated
- **Suckley's Cuckoo Bumble Bee** (PE): no critical habitat has been designated
- **Ute Ladies'-tresses** (T): no critical habitat has been designated
- **Jones Cycladenia** (T): no critical habitat has been designated
- **San Rafael Cactus** (E): no critical habitat has been designated

Designated critical habitats for Colorado Pikeminnow and Razorback Sucker may be within or overlap with the project area.

There are 13 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1st and August 31st.

The Gordon Creek Wildlife Management Area and Lower San Rafael River Wildlife Management Area are located in the approximate vicinity of the project area.

Price River and tributaries, excluding Gordon Creek and Pinnacle Wash, from Coal Creek confluence to Carbon Canal Diversion were designated as impaired and listed in Section 303(d) of the Clean Water Act.



Small portions of project area zones in Carbon County experience a 1% annual chance of flood hazard, according to [FEMA's National Flood Hazard Layer \(NFHL\) Viewer](#).

UDEQ currently maintains several water quality monitoring wells in both Wellington and Green River, Utah, near the vicinity of the project area. Information regarding these water quality monitoring locations can be accessed via UDEQ's [Environmental Interactive Map](#).

Currently, there is one air quality monitoring station maintained by UDEQ located near the vicinity of the project area, just west of Price Utah, located at 351 S 2500 E.

Both Carbon and Emery Counties are currently in attainment for all criteria pollutants.

## PAST AND PRESENT LAND USES

Public land records—including historical city directories, fire insurance maps, topographic maps, and aerial imagery—can be accessed online and reviewed to help determine previous ownership and identify any structures on properties/adjacent properties in the project area, or indications of environmental contamination.

A visual site inspection should be conducted to observe properties in the project area, any structures on the properties and adjacent properties to identify indications of environmental contamination that may have resulted from activities that took place on the site or from activities at neighboring properties.

Past and present landowners, operators, and/or occupants of properties, along with any knowledgeable local government officials should be interviewed to gather information around past and present land uses of properties in the project area.

It is the responsibility of each landowner to assess past and present land uses for indications of environmental contamination on their respective properties.

## GEOTECHNICAL RESOURCES

In order to characterize subsurface conditions and provide design parameters needed to proceed with site development, geotechnical constraints must be identified for the project area.

Potential geotechnical constraints may include:

- anticipated foundation system
- anticipated excavation equipment
- pavement
- anticipated seismic site class
- anticipated frost depth
- bedrock constraints
- blasting anticipated
- groundwater constraints
- dewatering anticipated
- corrosive soils
- karst constraints
- sinkholes
- seismic liquefaction
- settlement monitoring likely required
- fill anticipated on-site
- site usage



Field explorations via soil borings and/or test pits are recommended to determine the geotechnical constraints for the project area. It is the responsibility of each landowner to assess geotechnical constraints on their respective properties.

## GEOLOGY AND SOILS

Geological constraints of a project area that should be considered include:

- soil grade,
- soil composition,
- soil permeability and compressibility,
- soil stability,
- soil load-bearing capacity,
- soil corrosivity,
- soil shrink-swell potential,
- soil settlement potential, and
- soil liquefaction potential.

It is the responsibility of each landowner to assess geological constraints on their respective properties.

The United State Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maintains the [Web Soil Survey](#) (WSS) which provides soil data and information produced by the [National Cooperative Soil Survey](#), a nationwide partnership dedicated to soils since 1899. The WSS provides soil maps and data for more than 95% of the nation’s counties and is updated and maintained online as the single authoritative source of soil survey information. WSS data can be used for planning purposes and to assess an area’s soil health.

The USDA NRCS defines [soil health](#) as “the continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes”. Soil health research has identified the following principles to manage soil and improve soil function:

- Maximize presence of living roots
- Minimize disturbance
- Maximize soil cover
- Maximize biodiversity

It is the responsibility of each landowner to assess soil health and constraints on their respective properties. Figures 1 and 2 display the WSS maps for the project area. Map units are defined below.





# Castle Country Project Area

Soil Survey Analysis | Carbon County | March 2026

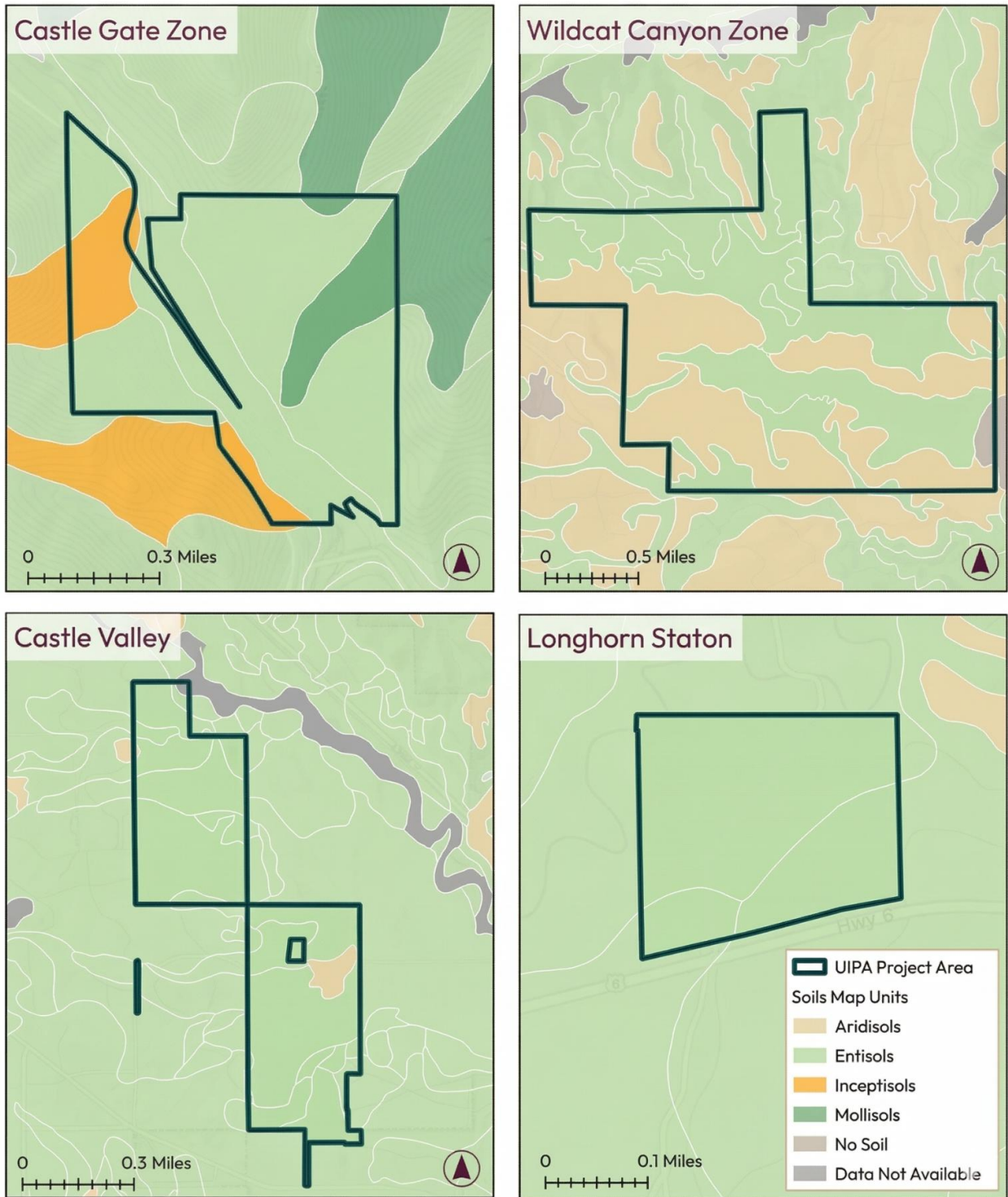


FIGURE 1: WEB SOIL SURVEY MAP - ZONES IN CARBON COUNTY





# Castle Country Project Area

Soil Survey Analysis | Emery County | March 2026

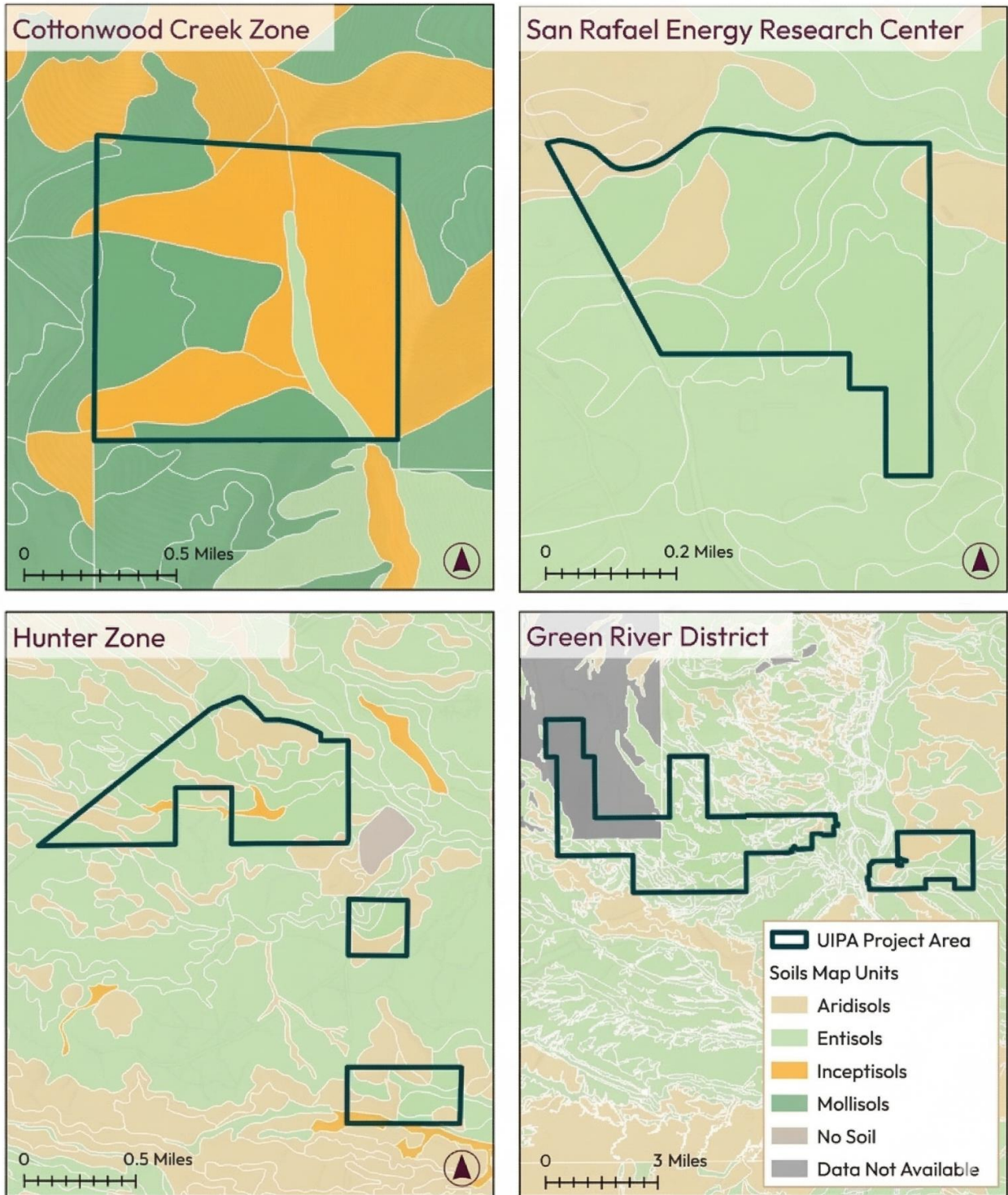


FIGURE 2: WEB SOIL SURVEY MAP - ZONES IN EMERY COUNTY

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Billings silty clay loam, 1 to 3 percent slopes	253.6	1.7%
13	Cabba family-Guben-Rock outcrop complex	0.0	0.0%*
17	Chipeta-Badland complex	0.8	0.0%*
18	Chipeta-Persayo complex	29.0	0.2%
26	Doney family, 50 to 70 percent slopes	32.2	0.2%
29	Dumps, mine	19.2	0.1%
33	Gerst-Badland-Rubbleland complex, 15 to 50 percent slopes	12.9	0.1%
34	Gerst-Badland-Rubbleland complex, 50 to 70 percent slopes	72.1	0.5%
35	Gerst-Badland-Stormitt complex	8.5	0.1%
36	Gerst-Strych-Badland complex, 3 to 50 percent slopes	58.7	0.4%
38	Gerst-Travessilla complex	433.4	2.8%
41	Green River-Juva variant complex	3.8	0.0%*
47	Guben-Rock outcrop complex	33.0	0.2%
48	Haverdad loam, 1 to 8 percent slopes	123.5	0.8%
49	Haverdad loam, alkali, 0 to 3 percent slopes	265.4	1.7%
52	Hernandez family, 3 to 8 percent slopes	481.2	3.1%
56	Hunting loam, moderately saline, 1 to 3 percent slopes	0.2	0.0%*
59	Killpack clay loam, 1 to 3 percent slopes	40.4	0.3%
72	Pathead-Curecanti family association	47.6	0.3%
80	Persayo-Chipeta complex	190.2	1.2%
81	Persayo-Greybull complex	83.5	0.5%
90	Ravola loam, 1 to 3 percent slopes	32.6	0.2%
92	Ravola-Gullied land complex	7.6	0.0%*
93	Ravola-Slickspots complex	33.8	0.2%
94	Riverwash	2.0	0.0%*
99	Saltair silty clay loam	19.1	0.1%
107	Shupert-Dancehall complex	62.0	0.4%
113	Strych very stony loam, 3 to 15 percent slopes	273.7	1.8%
119	Travessilla sandy loam, 1 to 8 percent slopes	11.2	0.1%
121	Travessilla-Rock outcrop-Gerst complex	119.9	0.8%
9	Billings silty clay loam, 1 to 3 percent slopes	56.1	0.4%
10	Billings-Gullied land complex, 1 to 6 percent slopes	117.4	0.8%
15	Braf-Persayo-Casmos complex, 3 to 20 percent slopes	26.2	0.2%
16	Braf-Sandbench-Rock outcrop association, 2 to 15 percent slopes	45.4	0.3%
31	Chipeta-Badland complex, 3 to 45 percent slopes	1480.5	9.7%
32	Chipeta-Killpack-Persayo association, 1 to 3 percent slopes	18.5	0.1%
33	Chipeta-Persayo-Killpack complex, 3 to 20 percent slopes	1359.7	8.9%
46	Garley-Ravola-Huntsman complex, 1 to 6 percent slopes	326.2	2.1%
58	Green River-Beebe-Huntsman complex, 1 to 6 percent slopes	57.1	0.4%
59	Green River-Garley complex, 0 to 4 percent slopes	8.6	0.1%



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
60	Green River-Garley-Huntsman complex, 0 to 5 percent slopes	160.0	1.0%
63	Hanksville-Chipeta complex, 1 to 12 percent slopes	1079.0	7.0%
71	Hunting loam, 1 to 3 percent slopes	8.9	0.1%
72	Hunting loam, strongly saline, 1 to 3 percent slopes	0.4	0.0%*
73	Hunting-Gullied land-Libbings complex, 0 to 5 percent slopes	46.9	0.3%
78	Killpack clay loam, 1 to 3 percent slopes	30.1	0.2%
86	Leebench-Tusher complex, 1 to 8 percent slopes	2.2	0.0%*
87	Leebench-Tusher-Vickel complex, 3 to 25 percent slopes	25.6	0.2%
88	Libbings-Saseep complex, 0 to 3 percent slopes	12.6	0.1%
97	Minchey-Vickel-Sagers complex, 0 to 15 percent slopes	8.2	0.1%
118	Penner loam, 1 to 3 percent slopes	16.2	0.1%
119	Penner loam, 3 to 6 percent slopes	8.1	0.1%
120	Penner silty clay loam, 1 to 3 percent slopes	7.5	0.0%*
126	Persayo-Casmos-Badland complex, 3 to 30 percent slopes	206.9	1.4%
127	Persayo-Chipeta association, 3 to 20 percent slopes	57.6	0.4%
128	Persayo-Vickel complex, 3 to 12 percent slopes	75.6	0.5%
133	Rafael loam, 0 to 3 percent slopes	16.5	0.1%
140	Ravola loam, 1 to 3 percent slopes	10.5	0.1%
143	Ravola-Garley complex, 1 to 6 percent slopes	1593.7	10.4%
151	Sagers-Killpack association, 1 to 8 percent slopes	68.7	0.4%
162	Stent gravelly fine sandy loam, 3 to 10 percent slopes	2.4	0.0%*
163	Stent very fine sandy loam, 1 to 3 percent slopes	4.0	0.0%*
174	Tusher fine sandy loam, 1 to 3 percent slopes	11.1	0.1%
177	Vickel loam, 3 to 8 percent slopes	31.7	0.2%
178	Vickel-Utaline-Persayo complex, 8 to 45 percent slopes	73.0	0.5%
182	Wuby-Datino complex, 40 to 75 percent slopes	0.1	0.0%*
3102	Hanksville-Chipeta complex, 1 to 12 percent slopes	1.3	0.0%*
3109	Leebench-Tusher-Vickel, very stony complex, 3 to 25 percent slopes	24.3	0.2%
4003	Ravola-Garley families complex, 1 to 6 percent slopes	122.8	0.8%
4006	Green River-Garley-Huntsman families complex, 0 to 5 percent slopes	36.3	0.2%
NOTCOM	No Digital Data Available	2539.8	16.6%
11	Chipeta complex	610.4	4.0%
12	Chipeta-Badland complex	194.2	1.3%
18	Hanksville family-Badland complex	5.7	0.0%*
24	Killpack-Chipeta complex	166.1	1.1%
32	Mesa-Trook complex	181.5	1.2%
43	Nakai-Sheppard complex	520.5	3.4%
47	Redbank-Flatnose families association	62.1	0.4%
75	Toddler-Ravola-Glenton families association	419.0	2.7%
76	Valleycity-Neiber-Rock outcrop complex	11.1	0.1%



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
79	Water	8.3	0.1%
7	Havrelon, stony-Winetti families complex, 2 to 8 percent slopes, occasionally flooded	29.0	0.2%
20	Porser, cool-Pathead-Wiggler families complex, 30 to 80 percent slopes	118.4	0.8%
20A	Andok, cool-Porser, cool-Wiggler families complex, 30 to 80 percent slopes	225.6	1.5%
107A	Circleville, moist-Scout, warm-Panguitch families complex, 40 to 80 percent slopes	115.0	0.8%
109A	Wrenman-Geertsen-Clayburn families complex, 20 to 60 percent slopes	116.9	0.8%
561B	Clayburn-Behanin-Faim families complex, 5 to 30 percent slopes	2.1	0.0%*
711	Cuberant-Horsethief-Lucky Star families complex, 30 to 70 percent slopes	8.5	0.1%
<b>Total for Area of Interest</b>		<b>15322.7</b>	<b>100.0%</b>

\*values represented by “0.0%” are non-zero values that are insignificantly small

## HYDROGEOLOGY AND HYDROLOGY

Groundwater constraints of the project area that should be considered include:

- depth to groundwater,
- groundwater flow direction, and
- contamination migration potential.

Field explorations via soil borings are recommended to determine and document groundwater depths, flow direction, and contamination migration potential. It is the responsibility of each landowner to assess hydrogeological and hydrological constraints on their respective properties.

## HISTORICAL AND CULTURAL RESOURCES

The [National Register of Historical Places](#) (NRHP) lists cultural resources previously recorded on the official list of the Nation's historic places worthy of preservation.

Additional previously recorded resources may be on-file at the Utah State Historic Preservation Office (SHPO). If additional information is needed from the Utah SHPO, a qualified cultural resource professional will need to be consulted. Utah SHPO provides [Archaeological Compliance Guidance](#) for projects that affect cultural resources listed on the NRHP.

It is the responsibility of each landowner to assess potential impacts to historical and cultural resources on their respective properties.

The table below lists cultural resources in Carbon and Emery County that have been previously recorded on the official list of the Nation's historic places worthy of preservation.



Property Name	State	County	City	Street & Number
42Cb0138	UTAH	Carbon	Price	Address Restricted
42Cb0144	UTAH	Carbon	Price	Address Restricted
42Cb0146	UTAH	Carbon	Price	Address Restricted
42Cb0230	UTAH	Carbon	Price	Address Restricted
42Cb0240	UTAH	Carbon	Price	Address Restricted
42Cb0264	UTAH	Carbon	Price	Address Restricted
42Cb0593	UTAH	Carbon	Price	Address Restricted
42Cb0594	UTAH	Carbon	Price	Address Restricted
42Cb0628	UTAH	Carbon	Price	Address Restricted
42Cb0629	UTAH	Carbon	Price	Address Restricted
42Cb0630	UTAH	Carbon	Price	Address Restricted
42Cb0632	UTAH	Carbon	Price	Address Restricted
42Cb0637	UTAH	Carbon	Price	Address Restricted
42Cb0641	UTAH	Carbon	Price	Address Restricted
42Cb0668	UTAH	Carbon	Price	Address Restricted
42Cb0676	UTAH	Carbon	Price	Address Restricted
42Cb0678	UTAH	Carbon	Price	Address Restricted
42CB0680	UTAH	Carbon	Price	Address Restricted
42Cb0693	UTAH	Carbon	Price	Address Restricted
42Cb0695	UTAH	Carbon	Price	Address Restricted
42Cb0696	UTAH	Carbon	Price	Address Restricted
42Cb0698	UTAH	Carbon	Price	Address Restricted
42Cb0700	UTAH	Carbon	Price	Address Restricted
42Cb0701	UTAH	Carbon	Price	Address Restricted
42Cb0702	UTAH	Carbon	Price	Address Restricted
42Cb0703	UTAH	Carbon	Price	Address Restricted
42Cb0704	UTAH	Carbon	Price	Address Restricted
42Cb0705	UTAH	Carbon	Price	Address Restricted
42Cb0707	UTAH	Carbon	Price	Address Restricted
42Cb0708	UTAH	Carbon	Price	Address Restricted
42Cb0709	UTAH	Carbon	Price	Address Restricted
42Cb0712	UTAH	Carbon	Price	Address Restricted
42Cb0713	UTAH	Carbon	Price	Address Restricted
42Cb0714	UTAH	Carbon	Price	Address Restricted
42Cb0715	UTAH	Carbon	Price	Address Restricted
42Cb0718	UTAH	Carbon	Price	Address Restricted
42Cb0734	UTAH	Carbon	Price	Address Restricted
42Cb0735	UTAH	Carbon	Price	Address Restricted
42Cb0742	UTAH	Carbon	Price	Address Restricted
42Cb0747	UTAH	Carbon	Price	Address Restricted
42Cb0749	UTAH	Carbon	Price	Address Restricted
42Cb0750	UTAH	Carbon	Price	Address Restricted
42Cb0751	UTAH	Carbon	Price	Address Restricted



Property Name	State	County	City	Street & Number
42Cb0752	UTAH	Carbon	Price	Address Restricted
42Cb0753	UTAH	Carbon	Price	Address Restricted
42Cb0754	UTAH	Carbon	Price	Address Restricted
42Cb0755	UTAH	Carbon	Price	Address Restricted
42Cb0756	UTAH	Carbon	Price	Address Restricted
42Cb0757	UTAH	Carbon	Price	Address Restricted
42Cb0758	UTAH	Carbon	Price	Address Restricted
42Cb0759	UTAH	Carbon	Price	Address Restricted
42Cb0760	UTAH	Carbon	Price	Address Restricted
42Cb0761	UTAH	Carbon	Price	Address Restricted
42Cb0766	UTAH	Carbon	Price	Address Restricted
42Cb0767	UTAH	Carbon	Price	Address Restricted
42Cb0769	UTAH	Carbon	Price	Address Restricted
42Cb0771	UTAH	Carbon	Price	Address Restricted
42Cb0775	UTAH	Carbon	Price	Address Restricted
42Cb0776	UTAH	Carbon	Price	Address Restricted
42Cb0777	UTAH	Carbon	Price	Address Restricted
42Cb0778	UTAH	Carbon	Price	Address Restricted
42Cb0779	UTAH	Carbon	Price	Address Restricted
42Cb0780	UTAH	Carbon	Price	Address Restricted
42Cb0781	UTAH	Carbon	Price	Address Restricted
42Cb0783	UTAH	Carbon	Price	Address Restricted
42Cb0787	UTAH	Carbon	Price	Address Restricted
42Cb0788	UTAH	Carbon	Price	Address Restricted
42Cb0790	UTAH	Carbon	Price	Address Restricted
42Cb0791	UTAH	Carbon	Price	Address Restricted
42Cb0792	UTAH	Carbon	Price	Address Restricted
42Cb0794	UTAH	Carbon	Price	Address Restricted
42Cb0802	UTAH	Carbon	Price	Address Restricted
42Cb0803	UTAH	Carbon	Price	Address Restricted
42Cb0806	UTAH	Carbon	Price	Address Restricted
42Cb0807	UTAH	Carbon	Price	Address Restricted
42Cb0808	UTAH	Carbon	Price	Address Restricted
42Cb0810	UTAH	Carbon	Price	Address Restricted
42Cb0812	UTAH	Carbon	Price	Address Restricted
42Cb0813	UTAH	Carbon	Price	Address Restricted
42Cb0814	UTAH	Carbon	Price	Address Restricted
42Cb0825	UTAH	Carbon	Price	Address Restricted
42Cb0829	UTAH	Carbon	Price	Address Restricted
42Cb0831	UTAH	Carbon	Price	Address Restricted
42Cb0832	UTAH	Carbon	Price	Address Restricted
42Cb0834	UTAH	Carbon	Price	Address Restricted
42Cb0859	UTAH	Carbon	Price	Address Restricted
42Cb0863	UTAH	Carbon	Price	Address Restricted
42Cb0866	UTAH	Carbon	Price	Address Restricted



Property Name	State	County	City	Street & Number
42Cb0867	UTAH	Carbon	Price	Address Restricted
42Cb0868	UTAH	Carbon	Price	Address Restricted
42Cb0869	UTAH	Carbon	Price	Address Restricted
42Cb0870	UTAH	Carbon	Price	Address Restricted
42Cb0872	UTAH	Carbon	Price	Address Restricted
42Cb0875	UTAH	Carbon	Price	Address Restricted
42Cb0877	UTAH	Carbon	Price	Address Restricted
42Cb0880	UTAH	Carbon	Price	Address Restricted
42Cb0881	UTAH	Carbon	Price	Address Restricted
42Cb0882	UTAH	Carbon	Price	Address Restricted
42Cb0883	UTAH	Carbon	Price	Address Restricted
42Cb0884	UTAH	Carbon	Price	Address Restricted
42Cb0885	UTAH	Carbon	Price	Address Restricted
42Cb0886	UTAH	Carbon	Price	Address Restricted
42Cb0888	UTAH	Carbon	Price	Address Restricted
42Cb0889	UTAH	Carbon	Price	Address Restricted
42Cb0890	UTAH	Carbon	Price	Address Restricted
42Cb0891	UTAH	Carbon	Price	Address Restricted
42Cb0892	UTAH	Carbon	Price	Address Restricted
42Cb0894	UTAH	Carbon	Price	Address Restricted
42Cb0895	UTAH	Carbon	Price	Address Restricted
42Cb0896	UTAH	Carbon	Price	Address Restricted
42Cb0898	UTAH	Carbon	Price	Address Restricted
42Cb0899	UTAH	Carbon	Price	Address Restricted
42Cb0900	UTAH	Carbon	Price	Address Restricted
42Cb0911	UTAH	Carbon	Price	Address Restricted
42Cb0912	UTAH	Carbon	Price	Address Restricted
42Cb0919	UTAH	Carbon	Price	Address Restricted
42Cb0920	UTAH	Carbon	Price	Address Restricted
42Cb0921	UTAH	Carbon	Price	Address Restricted
42Cb0922	UTAH	Carbon	Price	Address Restricted
42Cb0923	UTAH	Carbon	Price	Address Restricted
42Cb0924	UTAH	Carbon	Price	Address Restricted
42Cb0955	UTAH	Carbon	Price	Address Restricted
42Cb0956	UTAH	Carbon	Price	Address Restricted
42Cb0970	UTAH	Carbon	Price	Address Restricted
42Cb0971	UTAH	Carbon	Price	Address Restricted
42Cb0972	UTAH	Carbon	Price	Address Restricted
42Cb0973	UTAH	Carbon	Price	Address Restricted
42Cb0975	UTAH	Carbon	Price	Address Restricted
42Cb0976	UTAH	Carbon	Price	Address Restricted
42Cb0977	UTAH	Carbon	Price	Address Restricted
42Cb0981	UTAH	Carbon	Price	Address Restricted
42Cb0982	UTAH	Carbon	Price	Address Restricted
42Cb0983	UTAH	Carbon	Price	Address Restricted



Property Name	State	County	City	Street & Number
42Cb0984	UTAH	Carbon	Price	Address Restricted
42Cb0985	UTAH	Carbon	Price	Address Restricted
42Cb0986	UTAH	Carbon	Price	Address Restricted
42Cb0994	UTAH	Carbon	Price	Address Restricted
42Cb1045	UTAH	Carbon	Price	Address Restricted
42Cb1046	UTAH	Carbon	Price	Address Restricted
42Cb1047	UTAH	Carbon	Price	Address Restricted
42Cb1048	UTAH	Carbon	Price	Address Restricted
42Cb1049	UTAH	Carbon	Price	Address Restricted
42Cb1050	UTAH	Carbon	Price	Address Restricted
42Cb1051	UTAH	Carbon	Price	Address Restricted
42Cb1252	UTAH	Carbon	Price	Address Restricted
42Cb1379	UTAH	Carbon	Price	Address Restricted
42Cb145	UTAH	Carbon	Price	Address Restricted
42Cb1466	UTAH	Carbon	Price	Address Restricted
42Cb1756	UTAH	Carbon	Price	Address Restricted
42Cb1757	UTAH	Carbon	Price	Address Restricted
42Cb1758	UTAH	Carbon	Price	Address Restricted
42Cb2005	UTAH	Carbon	Price	Address Restricted
42Cb2006	UTAH	Carbon	Price	Address Restricted
42Cb2007	UTAH	Carbon	Price	Address Restricted
42Cb2008	UTAH	Carbon	Price	Address Restricted
42Cb2009	UTAH	Carbon	Price	Address Restricted
42Cb2018	UTAH	Carbon	Price	Address Restricted
42Cb2019	UTAH	Carbon	Price	Address Restricted
42Cb2023	UTAH	Carbon	Price	Address Restricted
42Cb2024	UTAH	Carbon	Price	Address Restricted
42Cb2025	UTAH	Carbon	Price	Address Restricted
42Cb2028	UTAH	Carbon	Price	Address Restricted
42Cb2043	UTAH	Carbon	Price	Address Restricted
42Cb2218	UTAH	Carbon	Price	Address Restricted
42Cb2231	UTAH	Carbon	Price	Address Restricted
42Cb242	UTAH	Carbon	Price	Address Restricted
42Cb2766	UTAH	Carbon	Price	Address Restricted
42Cb31	UTAH	Carbon	Price	Address Restricted
42Cb33	UTAH	Carbon	Price	Address Restricted
42Cb36	UTAH	Carbon	Price	Address Restricted
42Cb46	UTAH	Carbon	Price	Address Restricted
42Cb48	UTAH	Carbon	Price	Address Restricted
42Cb50	UTAH	Carbon	Price	Address Restricted
42Cb51	UTAH	Carbon	Price	Address Restricted
42Cb52	UTAH	Carbon	Price	Address Restricted
42Cb690	UTAH	Carbon	Price	Address Restricted
42Cb697	UTAH	Carbon	Price	Address Restricted
42Cb729	UTAH	Carbon	Price	Address Restricted



Property Name	State	County	City	Street & Number
42Cb730	UTAH	Carbon	Price	Address Restricted
42Cb731	UTAH	Carbon	Price	Address Restricted
42Cb736	UTAH	Carbon	Price	Address Restricted
42Cb743	UTAH	Carbon	Price	Address Restricted
42Cb744	UTAH	Carbon	Price	Address Restricted
42Cb745	UTAH	Carbon	Price	Address Restricted
42Cb746	UTAH	Carbon	Price	Address Restricted
42Cb804	UTAH	Carbon	Price	Address Restricted
42Cb809	UTAH	Carbon	Price	Address Restricted
42Cb811	UTAH	Carbon	Price	Address Restricted
42Cb851	UTAH	Carbon	Price	Address Restricted
42Cb893	UTAH	Carbon	Price	Address Restricted
42Cb969	UTAH	Carbon	Price	Address Restricted
42Cb974	UTAH	Carbon	Price	Address Restricted
42Dc706	UTAH	Carbon	Price	Address Restricted
Alcove, The	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1378	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb143	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1711	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1716	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1727	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1735	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1736	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1738	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1740	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1744	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1748	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1749	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1750	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1753	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1754	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1862	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb1910	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2049	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2051	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2052	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2053	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2054	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2055	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2056	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2058	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2059	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2060	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2061	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2062	UTAH	Carbon	Price	Address Restricted



Property Name	State	County	City	Street & Number
Archeological Site No. 42Cb2069	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2075	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2080	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2082	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2167	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2171	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2173	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2174	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2192	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2193	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2194	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2196	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2198	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2199	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2204	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2207	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2209	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2214	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2215	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2216	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2223	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2234	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb23	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2458	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2486	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2487	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2491	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2528	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2531	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2547	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2550	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2557	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2558	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2565	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb259	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb261	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb262	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2736	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2771	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2833	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2845	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb2846	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb34	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb404	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb44	UTAH	Carbon	Price	Address Restricted



Property Name	State	County	City	Street & Number
Archeological Site No. 42Cb627	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb675	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb710	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb716	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb717	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb719	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb720	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb721	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb722	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb727	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb728	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb732	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb78	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb805	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb815	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb839	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb852	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb853	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb857	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb858	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb861	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb864	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb887	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb905	UTAH	Carbon	Price	Address Restricted
Archeological Site No. 42Cb996	UTAH	Carbon	Price	Address Restricted
Bryner, Albert and Mariah, House	UTAH	Carbon	Price	68 S. 100 E.
Clerico Commercial Building	UTAH	Carbon	Spring Glen	4985 N. Spring Glen Rd.
Cottonwood Village	UTAH	Carbon	Price	Address Restricted
Desolation Canyon	UTAH	Carbon	Green River	Address Unknown
Drop-Dead Ruin	UTAH	Carbon	Price	Address Restricted
First Canyon Site	UTAH	Carbon	Price	Address Restricted
Flat Canyon Archeological District	UTAH	Carbon	Price	Address Restricted
Great Hunt Panel Site, The	UTAH	Carbon	Price	Nine Mile Canyon Rd.
Harmon, Oliver John, House	UTAH	Carbon	Price	211 S. 200 East
Hellenic Orthodox Church of the Assumption	UTAH	Carbon	Price	61 S. 2nd East
Helper Historic District (Additional Documentation)	UTAH	Carbon	Helper	Roughly bounded by Maple (400 South), Bryner (600 West), Ridgeway (500 East), and E (450 North) Sts.
Helper Historic District (Boundary Increase)	UTAH	Carbon	Helper	Roughly bounded by Maple (400 South), Bryner (600 West), Ridgeway (500 East), and E (450 North) Sts.
Loofbourow, James W. and Mary K., House	UTAH	Carbon	Price	187 N. One Hundred E



Property Name	State	County	City	Street & Number
Manina, Camillo, House	UTAH	Carbon	Spring Glenn	Approx. 1756 W 400 N
Millarich, Martin, Hall	UTAH	Carbon	Spring Glen	Main St.
Notre Dame de Lourdes Catholic Church	UTAH	Carbon	Price	200 N. Carbon Ave.
Parker and Weeter Block	UTAH	Carbon	Price	85 W. Main St.
Patti's Place	UTAH	Carbon	Price	Address Restricted
Price Main Street	UTAH	Carbon	Price	100 W. to approx. 215 E. Main St.
Price Municipal Building	UTAH	Carbon	Price	200 East and Main St.
Price Tavern/Braffet Block	UTAH	Carbon	Price	E. 100 South and Carbon Ave.
Star Theatre	UTAH	Carbon	Price	20 E. Main St.
Topolovec Farmstead	UTAH	Carbon	Spring Glen	Main St.
US Post Office-Helper Main	UTAH	Carbon	Helper	45 S. Main
US Post Office-Price Main	UTAH	Carbon	Price	95 S. Carbon Ave.
Verde Homestead	UTAH	Carbon	Helper	233 200 East
Black Dragon Canyon Pictographs	UTAH	Emery	Green River	Address Restricted
Buckhorn Wash Rock Art Sites	UTAH	Emery	Castle Dale	Address Restricted
Castle Dale Bridge	UTAH	Emery	Castle Dale	Approx. 200 S. Center St.
Castle Dale High School Shop	UTAH	Emery	Castle Dale	300 N. Center St.
Castle Dale School	UTAH	Emery	Castle Dale	100 North and 100 East
Christensen, Paul C., House	UTAH	Emery	Castle Dale	Off UT 10
Denver and Rio Grande Lime Kiln	UTAH	Emery	Cleveland	SE of Cleveland
Emery LDS Church	UTAH	Emery	Emery	Off UT 10
Ferron Box Pictographs and Petroglyphs	UTAH	Emery	Ferron	Address Restricted
Ferron Presbyterian Church and Cottage	UTAH	Emery	Ferron	Mill Rd. and 3rd West
Green River Presbyterian Church	UTAH	Emery	Green River	134 W. Third Ave.
Huntington Roller Mill and Miller's House	UTAH	Emery	Huntington	400 North St.
Huntington Tithing Granary	UTAH	Emery	Huntington	65 W. 300 North
Johansen, Peter, House	UTAH	Emery	Castle Dale	N of Castle Dale off UT 29
Larson, Lars Peter, House	UTAH	Emery	Cleveland	Off UT 155
Lemmon, Leander, House	UTAH	Emery	Huntington	45 West Center
Rochester-Muddy Creek Petroglyph Site	UTAH	Emery	Emery	Address Restricted
San Rafael Bridge	UTAH	Emery	Castle Dale	Co. Rd. 3-32 over the San Rafael River, approximately 23 mi. SE of Castle Dale
Seeley, Justis Wellington II, House	UTAH	Emery	Castle Dale	Center and 100 South Sts.
Singleton, Samuel, House	UTAH	Emery	Ferron	S of Ferron on UT 10
Temple Mountain Wash Pictographs	UTAH	Emery	Hanksville	Address Restricted



## TRIBAL LANDS

The U.S. Domestic Sovereign Nations: [Indian Lands of Federally-Recognized Tribes of the United States map](#) (commonly referred to as Indian lands) identifies tribal lands with the Bureau of Indian Affairs (BIA) Land Area Representation (LAR). It is the responsibility of each landowner to coordinate with respective tribal representatives in the event that their property exists on tribal lands.

While there are no land-areas of federally recognized tribes located in the project area, The Uintah and Ouray Reservation is located in the vicinity of the project area. The [Uintah and Ouray Agency](#) is located at 988 South 7500 East Ft. Duchesne, Utah 84026.

## NATURAL RESOURCES

The Endangered Species Act (ESA) provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found per [50 CFR 17](#).

The lead federal agencies for implementing ESA are:

- U.S. Fish and Wildlife Service (FWS)
  - The FWS maintains a worldwide list of endangered species. Species include birds, insects, fish, reptiles, mammals, crustaceans, flowers, grasses, and trees
- U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service

The [U.S. Fish & Wildlife Information for Planning and Consultation \(IPaC\) tool](#) identifies any listed species, critical habitat, migratory birds, or other natural and biological resources that may be impacted by a project. It is the responsibility of each landowner to assess potential impacts to threatened and endangered species on their respective properties.

The Yellow-billed Cuckoo and Mexican Spotted Owl are threatened species that may be present in the project area.

There are three endangered fish species (Bonytail, Colorado Pikeminnow, Razorback Sucker) along with the Humpback Chub, a threatened fish species, that may be present in the project area.

Monarch butterflies are listed as a proposed threatened insect species and may exist in the project area. Suckley's Cuckoo Bumble Bees are listed as a proposed endangered insect species and may exist in the project area.

Jones Cycladenia and Ute ladies'-tresses are listed as a threatened plant species and San Rafael Cactus is listed as an endangered plant species, both of which may exist in the project area.

Critical habitats for each of these threatened (T), endangered (E), proposed threatened (PT) species, and proposed endangered (PE) species are as follows:

- Yellow-billed Cuckoo (T): final critical habitat published in the [Federal Register](#)
- Mexican Spotted Owl (T): final critical habitat published in the [Federal Register](#)
- Bonytail (E): final critical habitat published in the [Federal Register](#)
- Colorado Pikeminnow (E): final critical habitat published in the [Federal Register](#)
- Razorback Sucker (E): final critical habitat published in the [Federal Register](#)
- Humpback Chub (T): final critical habitat published in the [Federal Register](#)
- Monarch Butterfly (PT): no critical habitat has been designated
- Suckley's Cuckoo Bumble Bee (PE): no critical habitat has been designated
- Ute Ladies'-tresses (T): no critical habitat has been designated
- Jones Cycladenia (T): no critical habitat has been designated



- San Rafael Cactus (E): no critical habitat has been designated

Designated critical habitats for Colorado Pikeminnow and Razorback Sucker may be within or overlap with the project area. It is recommended to determine whether project area is likely to adversely affect endangered, threatened, and candidate plant and animal species in the project area.

There are 13 migratory bird species that occur on the US Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC) list or warrant special attention in the project area with breeding seasons ranging between December 1st and August 31st. These migratory bird species of concern include the Bald Eagle, Black Rosy-finch, Broad-tailed Hummingbird, California Gull, Cassin's Finch, Clark's Nutcracker, Evening Grosbeak, Golden Eagle, Lesser Yellowlegs, Olive-sided Flycatcher, Pinyon Jay, Virginia's Warbler, and Western Grebe. It is recommended that construction activities are completed outside of the BCC breeding season (12/1 - 8/31).

The Gordon Creek Wildlife Management Area and Lower San Rafael River Wildlife Management Area are located in the approximate vicinity of the project area. More information regarding these areas can be found on the [Utah Division of Wildlife Resources website](#).

## UTAH NATURAL HERITAGE PROGRAM

The [Utah Natural Heritage Program \(UNHP\)](#), an integral part of the Utah Division of Wildlife Resources and the Utah Department of Natural Resources (UDNR), is the central repository for information on Utah's native plant and animal species, with a focus on rare and other high-interest species.

Through the UNHP, Utah DWR maintains a database of Utah's rare plant and animal species which identifies "species of greatest conservation need" throughout the State of Utah. More information about each of these species and their corresponding habitats can be found in the [Utah Species Field Guide](#). It is the responsibility of each landowner to assess potential impacts to species of greatest conservation need on their respective properties.

## WATER RESOURCES

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

The Utah Division of Water Quality (DWQ) is the regulatory agency responsible for enforcing [Utah's Water Quality Laws and Rules](#), including [Utah Administrative Code – Title R317](#) and the [Utah Water Quality Act](#). The [Utah Water Quality Board](#) guides the development of water quality policy and regulation within the state. It is the responsibility of each landowner to comply with Utah's water quality laws and rules for their respective properties.

Impaired Water Bodies are bodies of water that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. [Section 303\(d\) of the CWA](#), requires states to identify waters where current pollution control technologies alone cannot meet the water quality standards set for that waterbody. The impaired waters are prioritized based on the severity of the pollution and the designated use of the waterbody. States must establish the total maximum daily load(s) (TMDL) of the pollutant(s) in the waterbody for impaired waters on their list.

The Utah DWQ provides a [web-based mapping tool](#) that identifies designated beneficial uses of surface waters in Utah as well as their water quality conditions based on scientific assessments. If a waterbody is listed as impaired (as indicated in the "2010 Assessment" data field) and water quality restoration plans have been approved, the "TMDL Information" field and web link will appear, providing the plan to restore the waterbody to its designated beneficial use. The information provided on this web page is not



the official record of impaired waters. The Utah [Water Quality Monitoring Program](#) provides details for assessing surface water resources and establishing their protections.

Price River and tributaries, excluding Gordon Creek and Pinnacle Wash, from Coal Creek confluence to Carbon Canal Diversion were designated as impaired and listed in Section 303(d) of the CWA. As part of the Western Colorado River watershed management unit, this waterbody required [TMDLs for selenium, boron, and ammonia and approved a TMDL for total dissolved solids \(TDS\)](#). For more information can be received by contacting the watershed scientist Amy Dicky ([adicky@utah.gov](mailto:adicky@utah.gov); 385-501-9581).

## WETLANDS

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

An individual permit may be required if the project poses potentially significant impacts to the nearby wetland, or if fill from the project area would be discharged into the nearby wetland. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the [CWA Section 404\(b\)\(1\) Guidelines](#). [33 CFR 320](#) establishes general regulatory policies for wetlands.

The [National Wetlands Inventory \(NWI\)](#) was established by the United States Fish and Wildlife Service (USFWS) to conduct a nationwide inventory of U.S. wetlands to provide information on the distribution and type of wetlands to aid in conservation efforts. The NWI is not meant to be the final determination of existing wetlands. Wetlands or other mapped features in the NWI may have changed since the date of the imagery and/or field work used for characterization. Updated qualified wetland delineation studies shall be the final determination for existing wetlands. It is the responsibility of each landowner to assess potential impacts to wetlands and comply with wetland regulations for their respective properties.

Per UIPA's [wetland policy](#), upon approval of UIPA's Board, tax differential funds designated towards wetland mitigation in UIPA project areas with Great Salt Lake and Utah Lake wetlands may be used for water purchases, land easements for natural buffer zones, wetland characterization beyond what is federally required, and/or wetland mitigation methods identified by the EPA and the Army Corps (restoration, establishment, enhancement, or preservation).

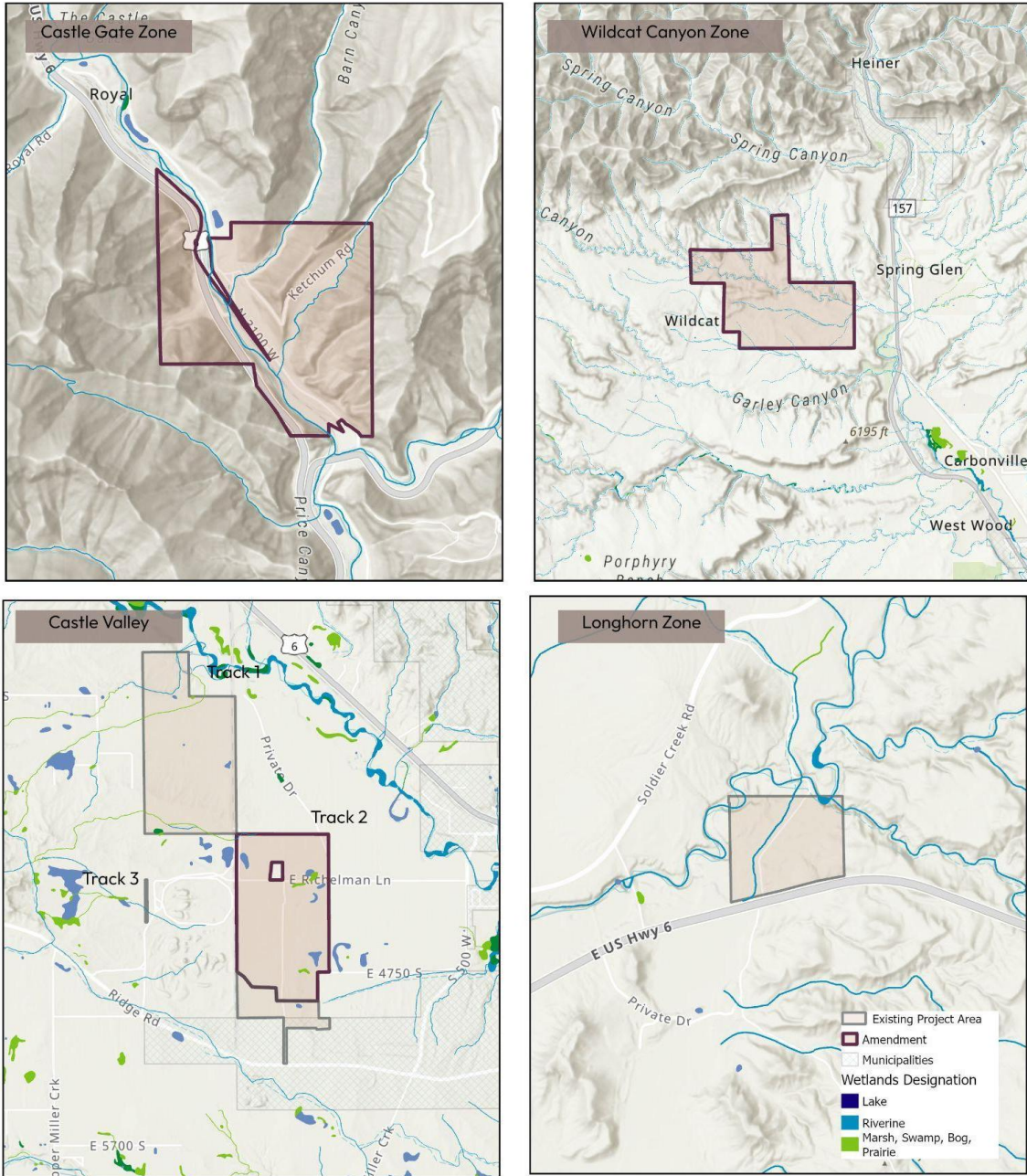
According to the National Wetlands Inventory, Figures 3 and 4 display nationally characterized wetlands located in the project area.





# Castle Country

Carbon County



National Wetland Inventory



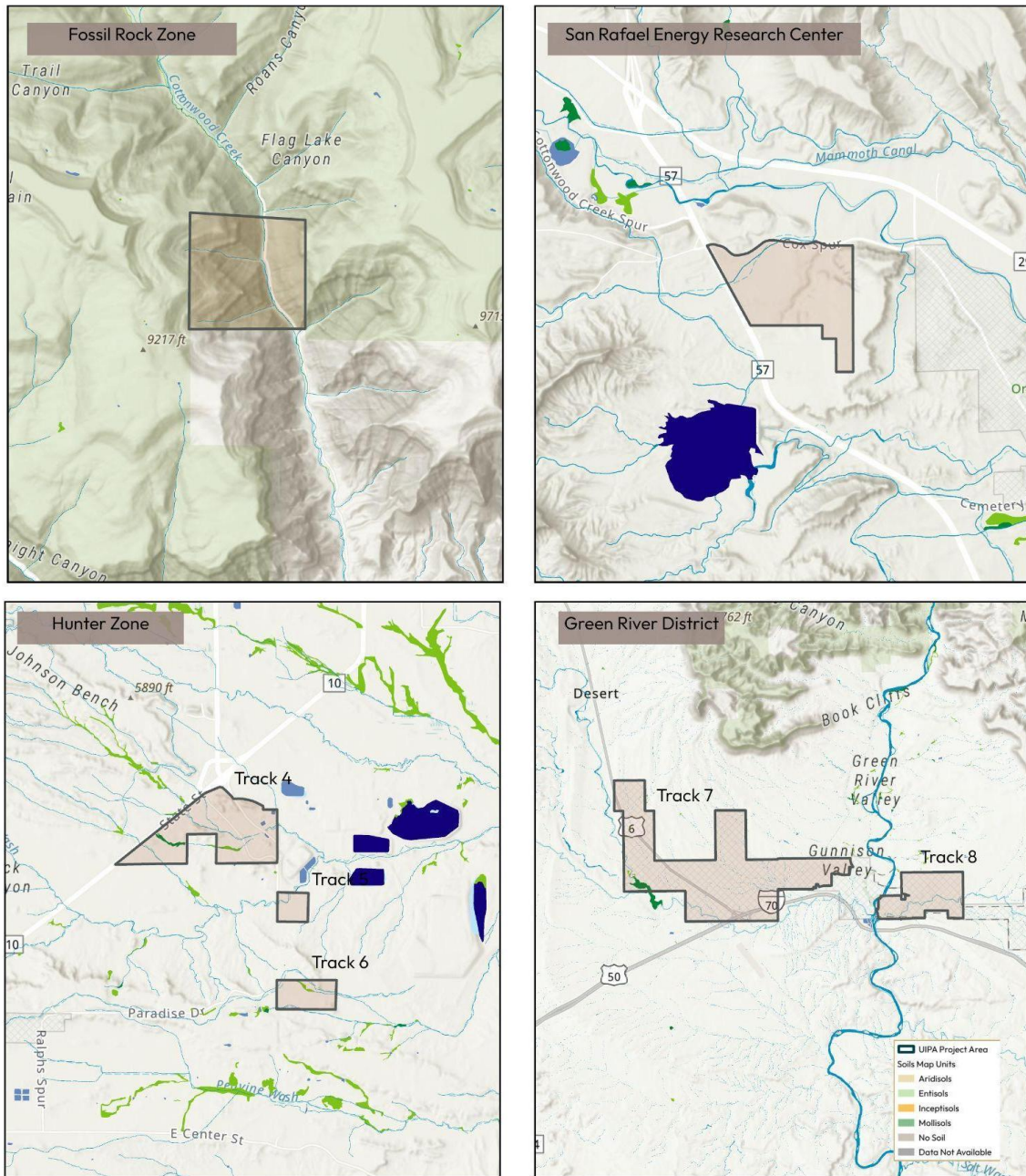
**FIGURE 3: NATIONAL WETLANDS INVENTORY MAP - ZONES IN CARBON COUNTY**





# Castle Country

Emery County



National Wetlands Inventory



**FIGURE 4: NATIONAL WETLANDS INVENTORY MAP - ZONES IN EMERY COUNTY**



## FLOODPLAINS

Congress established the National Flood Insurance Program (NFIP) with the passage of the [National Flood Insurance Act of 1968](#). Since the inception of NFIP, [additional legislation](#) has been enacted. The NFIP goes through periodic [Congressional reauthorization](#) to renew the NFIP's statutory authority to operate.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through [flood maps](#) and [risk assessments](#).

FEMA's [National Flood Hazard Layer \(NFHL\) Viewer](#) is a map tool that identifies flood hazard areas. It is the responsibility of each landowner to assess potential flood hazards and risk for their respective properties.

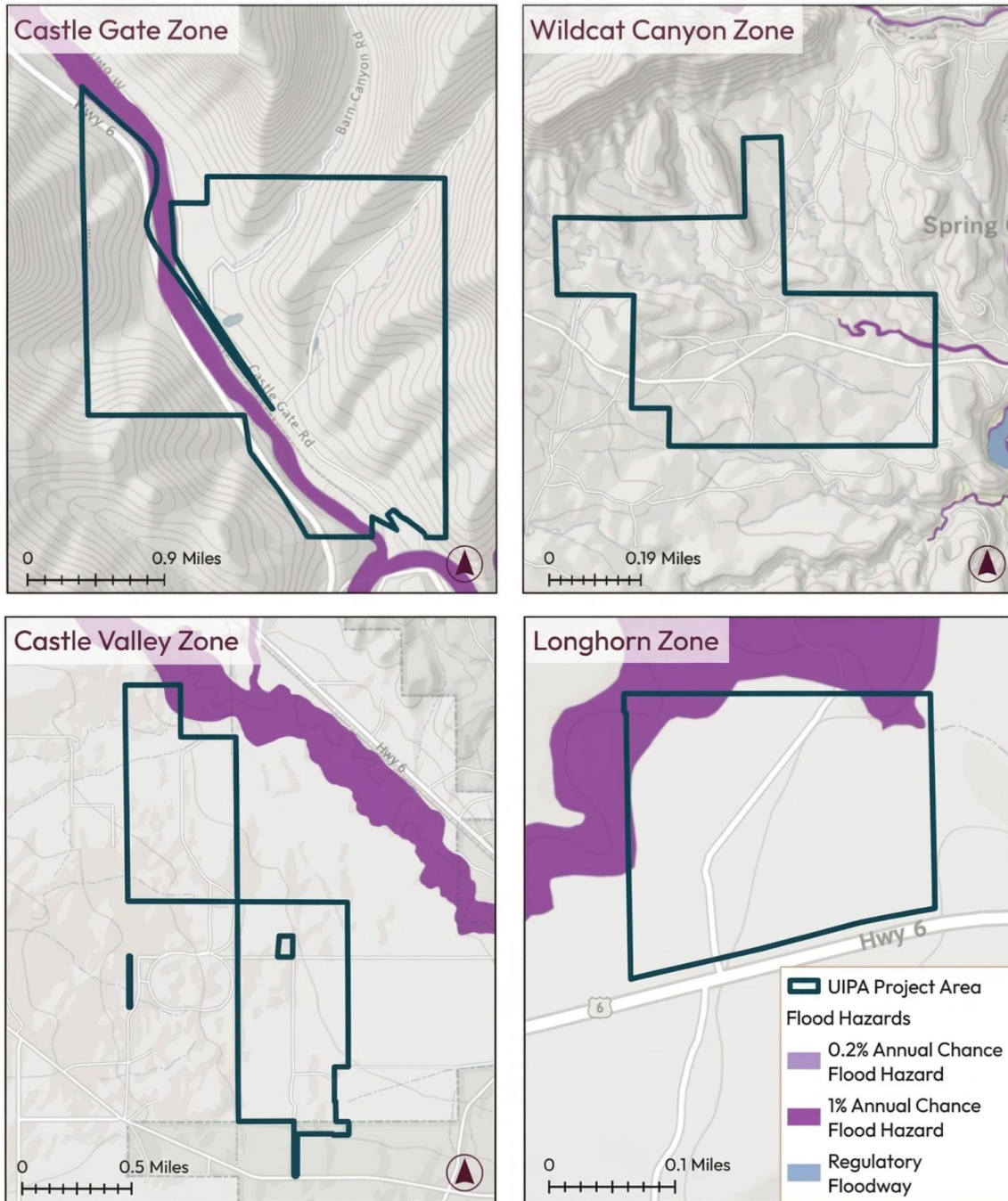
The flood hazard survey map for zones in Carbon County is below (Figures 5). Flood hazard survey data is not available for zones in Emery County.





# Castle Country Project Area

Flood Hazards | Carbon County | March 2026



**FIGURE 5: FLOOD HAZARD SURVEY MAP - ZONES IN CARBON COUNTY**

## ENVIRONMENTAL QUALITY

It is the responsibility of each landowner to assess potential and historic sources of contamination and comply with regulations pertaining to contamination and hazardous materials for their respective properties.



## PREVIOUSLY IDENTIFIED SOURCES OF CONTAMINATION

To determine whether previously identified sources of contamination are present at the project area, Federal, State, and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the property, including investigation reports for such sites or facilities; Federal, State, and local government environmental records, obtainable through a Freedom of Information Act request, of activities likely to cause or contribute to a release or threatened release of hazardous substances on the property, including landfill and other disposal location records, underground storage tank records, hazardous waste handler and generator records and spill reporting records; and such other Federal, State, and local government environmental records which report incidents or activities which are likely to cause or contribute to release or threatened release of hazardous substances on the property can be reviewed. These data sources include the following regulatory database lists and files, and the minimum search distances in miles, as well as other documentation (if available and applicable):

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), -.5 mile;
- National Priorities List (NPL), - 1.0 mile;
- Facility Index Listing (FINDS), - subject sites;
- Federal Agency Hazardous Waste Compliance Docket, - 1.0 mile;
- Federal RCRA TSD Facilities List, - 1.0 mile; and
- Federal RCRA Generators List, - Subject sites and adjoining properties

For additional information regarding previously identified sources of contamination, it is recommended that property owners complete a Freedom of Information Act request for Federal, State, and local government environmental records.

## ENVIROFACTS

Envirofacts is a single point of access to select U.S. EPA environmental data. This website provides access to several EPA databases to provide information about environmental activities that may affect air, water, and land anywhere in the United States.

Envirofacts allows the search of multiple environmental databases for facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates.

Facility information reports regarding toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates is publicly available and accessible on the [Envirofacts website](#).

## UTAH ENVIRONMENTAL INTERACTIVE MAP

The Utah Department of Environmental Quality (UDEQ) maintains an [Environmental Interactive Map](#) that contains information about drinking water, water quality, air quality, environmental response and remediation, waste management and radiation control, and environmental justice.

The information contained in this interactive map has been compiled from the UDEQ database(s) and is provided as a service to the public. This interactive map is to be used to obtain only a summary of information regarding sites regulated by UDEQ.

UDEQ currently maintains several water quality monitoring wells in both Wellington and Green River, Utah, near the project area. Information regarding these water quality monitoring locations can be accessed via UDEQ's [Environmental Interactive Map](#).



Currently, there is one air quality monitoring station maintained by UDEQ located near the Castle Valley Zone of the project area, just west of Price Utah, located at 351 S 2500 E.

## HAZARDOUS MATERIALS

Information gathered relating to past and present land use as well as previously identified sources of contamination can be used to evaluate if readily available evidence indicates whether the presence or likely presence of hazardous materials on or under the property surface exist and attempt to determine if existing conditions may violate known, applicable environmental regulations.

The range of contaminants considered should be consistent with the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and should include petroleum products. The EPA maintains a [List of Lists](#), which serves as a consolidated chemical list and includes chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), also known as Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and section 112(r) of the Clean Air Act (CAA).

## WASTE GENERATION, STORAGE, AND DISPOSAL

To determine whether hazardous or non-hazardous waste generation, storage, and disposal activities currently exist, it is necessary to conduct a visual site inspection of properties, associated facilities, improvements on real properties, and of immediately adjacent properties. The site inspection should include an investigation of any chemical use, storage, treatment and disposal practices on the properties. Review of Federal, State, and local government environmental records, including landfill and other disposal location records, may determine whether hazardous or non-hazardous waste generation, storage, and disposal activities existed previously on the property.

## ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTS AND USTs)

Aboveground Storage Tanks are typically regulated by local fire departments. Cleanup of petroleum spills may be handled through [Utah State's Underground Tank Program](#). Additionally, permitting of tanks may be required through the [State's air quality program](#).

## AIR QUALITY

The Clean Air Act (CAA) is a federal law that requires the Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) for pollutants that are harmful to public health and the environment. NAAQS are established for criteria pollutants which include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO<sub>2</sub>), ozone (O<sub>3</sub>), particle pollution (PM<sub>10</sub> and PM<sub>2.5</sub>), and sulfur dioxide (SO<sub>2</sub>). [Current Nonattainment Counties for All Criteria Pollutants](#) are maintained by the EPA and updated regularly.

Prior to the initiation of construction or modification of an installation that might reasonably be expected to be a source of air pollution, the owner or operator of such source must submit to the Executive Secretary of the [Utah Air Quality Board](#) a notice of intent (NOI) to construct for an air quality approval order (AO).

A New Source Review AO is required if:

- emissions of criteria pollutants (ozone, particulate matter [PM], carbon monoxide [CO], lead, sulfur dioxide [SO<sub>x</sub>], and nitrogen dioxide [NO<sub>x</sub>]) are five tons per year or greater, or
- hazardous air pollutant (HAP) emissions are greater than 500 pounds per year for an individual HAP or 2000 pounds per year for all HAPs combined.

It is the responsibility of each landowner to assess potential sources of air pollution and comply with regulations pertaining to air quality for their respective properties.



Both Carbon and Emery Counties are currently in attainment for all criteria pollutants.

## REFERENCES

Bureau of Indian Affairs (BIA) U.S. Domestic Sovereign Nations: Indian Lands of Federally-Recognized Tribes of the United States Map. <https://www.bia.gov/sites/default/files/dup/assets/bia/ots/webteam/pdf/idc1-028635.pdf>.

Accessed on March 22, 2026.

National Park Service (NPS) National Register of Historic Places.

<https://www.nps.gov/subjects/nationalregister/database-research.htm>. Accessed March 22, 2026.

U.S. Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soil Survey.

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed on March 22, 2026.

U.S. Environmental Protection Agency (EPA) Green Book, Current Nonattainment Counties for All Criteria Pollutants. <https://www3.epa.gov/airquality/greenbook/ancl.html>. Accessed on March 22, 2026.

U.S. Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool.

<https://ipac.ecosphere.fws.gov/>. Accessed on March 22, 2026.

Utah Department of Environmental Quality (UDEQ) Utah Environmental Interactive Map, 1.9.1.

<https://enviro.deq.utah.gov/>. Accessed on March 22, 2026.



## Appendix G: Recording & Trigger Resolution Log

Resolution # Title	UIPA Board Approval Date	Trigger Resolution / Year One	County Recording Date	Notes
2023-07 Project Area Plan & Budget Creation	June 24, 2024	N/A	May 13, 2025	Base Tax Year: 2023  Recorded with Carbon & Emery Counties
2025-01 Project Area Plan & Budget Amendment #1	January 6, 2025	N/A	May 13, 2025	Recorded with Carbon & Emery Counties
2025-28 Trigger Resolution for Castle Country Project Area	April 30, 2025	2025	June 18, 2025	Fossil Rock Area Parcels:  <ul style="list-style-type: none"> <li>● 03-0011-0025</li> <li>● 03-0011-0027</li> <li>● L3-0011-0003</li> <li>● L3-0011-0002</li> </ul>
2026-09 Amended Trigger Resolution for Castle Country Project Area	March 16, 2025	2026	March 26, 2026	Fossil Rock Area Parcels:  <ul style="list-style-type: none"> <li>● 03-0011-0025</li> <li>● 03-0011-0027</li> <li>● L3-0011-0003</li> <li>● L3-0011-0002</li> </ul>

