Castle Country

A Utah Inland Port Project Area

Draft Project Area Plan & Budget

May 20, 2024

DEFINITIONS

Term	Definitions
Authority Infrastructure Bank	"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.
Base Taxable Value	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.
Development Project	A project for the development of land within a Project Area
Effective Date	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.
Project Area	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.
Legislative Body	For unincorporated land, the county commission or council. For land in a municipality, it is the legislative body of such municipality.
Loan Approval Committee	Committee consisting of the individuals who are the voting members of the UIPA board.
Project Area Budget	Multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a Project Area.
Project Area Plan	Written plan that, after its effective date, guides and controls the development within a Project Area.
Property Tax(es)	Includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
Property Tax Differential	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.
Taxing Entity	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

EXECUTIVE SUMMARY **4**

LOGISTICS INFRASTRUCTURE & VALUE PROPOSITION **5**

Logistics Considerations 5

OVERVIEW **10**

Purposes and Intent 10

Area Boundaries 10

Legislative Body Consent 10

Landowner Exclusion 10

Project Area Budget 10

Environmental Review 10

Recruitment Strategy 11

Project Area Performance Indicators 13

Conclusion 14

Staff Recommendation 14

REQUIREMENTS **15**

BOARD FINDINGS & DETERMINATION **16**

Public Purpose 16

Public Benefit 17

Economic Soundness and Feasibility 17

Promote Statutory Goals and Objectives 19

APPENDICES **21**

Appendix A: Legal Description of Project Area 21

Appendix B: Maps & Imagery of the Project Area 25

Appendix C: Legislative Body Written Consent 29

Appendix D: Interlocal Agreement 34

Appendix E: Project Area Budget Summary 35

Appendix F: Environmental Review 36

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 a resolution on March 5, 2024
- Green River City passed a resolution on April 9, 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. In its complete form, the project area totals 2,185 acres of land with all pieces strategically located adjacent to the primary road and rail arteries of the region. Interstate 70 and US 6 form the backbone of the project area with both arterials providing important connections from the Wasatch Front to 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.[1]

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.[2]

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 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 Coal Terminal [Union Pacific & Utah Railroad]: The Savage Coal 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]: 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 State's 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 trail 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 recruit 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 a map can be found in Appendices A and B.

Legislative Body Consent

Written consent from the Carbon County Commission (Resolution 2023-04, approved September 6, 2023), the Emery County Commission (Resolution 3-5-24, approved March 5, 2024) and the Green River City Council (Resolution R07-2024, approved April 9, 2024) 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 document has yet to be executed, but we anticipate it will be done by the project creation date. This will 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

- Approximately 2,185 acres located in Wellington and Green River, Utah
- Carbon County is 85th state percentile and 69th nation percentile for unemployment rate
- Carbon County is 45th percentile for the state and 85th percentile for the nation for wildfire risk
- Emery County is 34th percentile for the state and 80th percentile for the nation for wildfire risk
- 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), or candidate (C), and may exist within the project area. Critical habitats for these species are below:
    - Yellow-billed Cuckoo (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
    - Ute Ladies'-tresses (T): no critical habitat has been designated
    - San Rafael Cactus (E): no critical habitat has been designated
        - No critical habitats are located within or overlap with the project area.
- 11 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 is located ~15 miles west of the Savage Properties
- Lower San Rafael River Wildlife Management Area is located ~15 miles south of the Green River Sites (West & East)
- Price River and tributaries were designated as impaired with total maximum daily loads (TMDLs) for selenium, boron, ammonia, and total dissolved solids
- Portions of Savage Properties and Longhorn Station experience a 1% annual chance flood hazard
- Both Carbon and Emery Counties are currently in attainment for all criteria pollutants

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, EDCUtah 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 percent 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, UT, 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

TAX INCENTIVE GUIDELINES

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

New Capital Investment	% of Tax Differential
$ 25M	10%
$ 50M	20%
$ 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 I-70 and Hwy 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 Administrative Staff of the Utah Inland Port Authority recommends the Board create the Castle Country Inland Port as a Utah 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, which such modifications as it considers necessary or appropriate.

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

In addition, after the Project Area Plan is adopted, its adoption must be property 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 Carbon County and Green River City.

Historically, Carbon County, Emery County and Green River City 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.

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.

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 following table shows estimates of current taxable revenues for each taxing entity and expected revenues once the project area is complete, along with the estimated amount of differential during the 25-year project timeframe. 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.

	Current Yearly Tax Revenues	2051 Estimated Yearly Tax Revenues	Projected Differential Over 25 Year Project Life
Carbon County	2,000	69,000	1,189,000
Carbon County School District	6,000	189,000	3,256,000
Carbon Water Conservancy District	-	3,000	52,000
County Assessing & Collecting Levy	1,000	27,000	465,000
Emery County	5,000	148,000	2,550,000
Emery County School District	10,000	296,000	5,100,000
Green River City	4,000	108,000	1,861,000
Multicounty Assessing & Collecting Levy	-	1,000	17,000
Municipal Services Fund	2,000	53,000	913,000
Price River Water Improvement District	-	15,000	258,000
	30,000	**909,000**	**15,662,000**

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; however, the UIPA board must authorize the issuance of bonds from a PID. 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 $11 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 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

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, 11 01-145A-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" EAST250.89 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 WEST845.00 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.

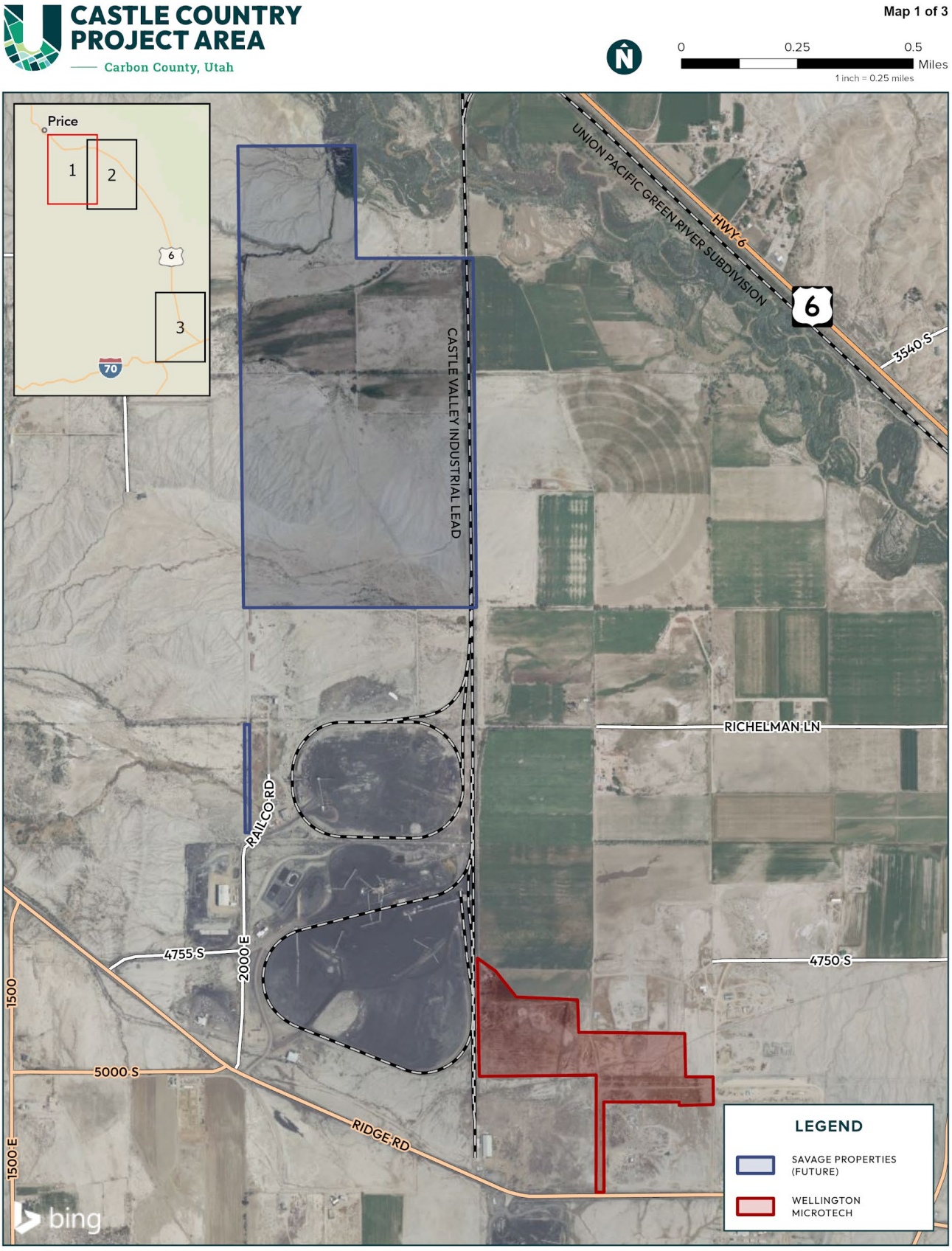
Longhorn Station Parcel: 2A-1656-0000

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

Appendix B: Maps & Imagery of the Project Area



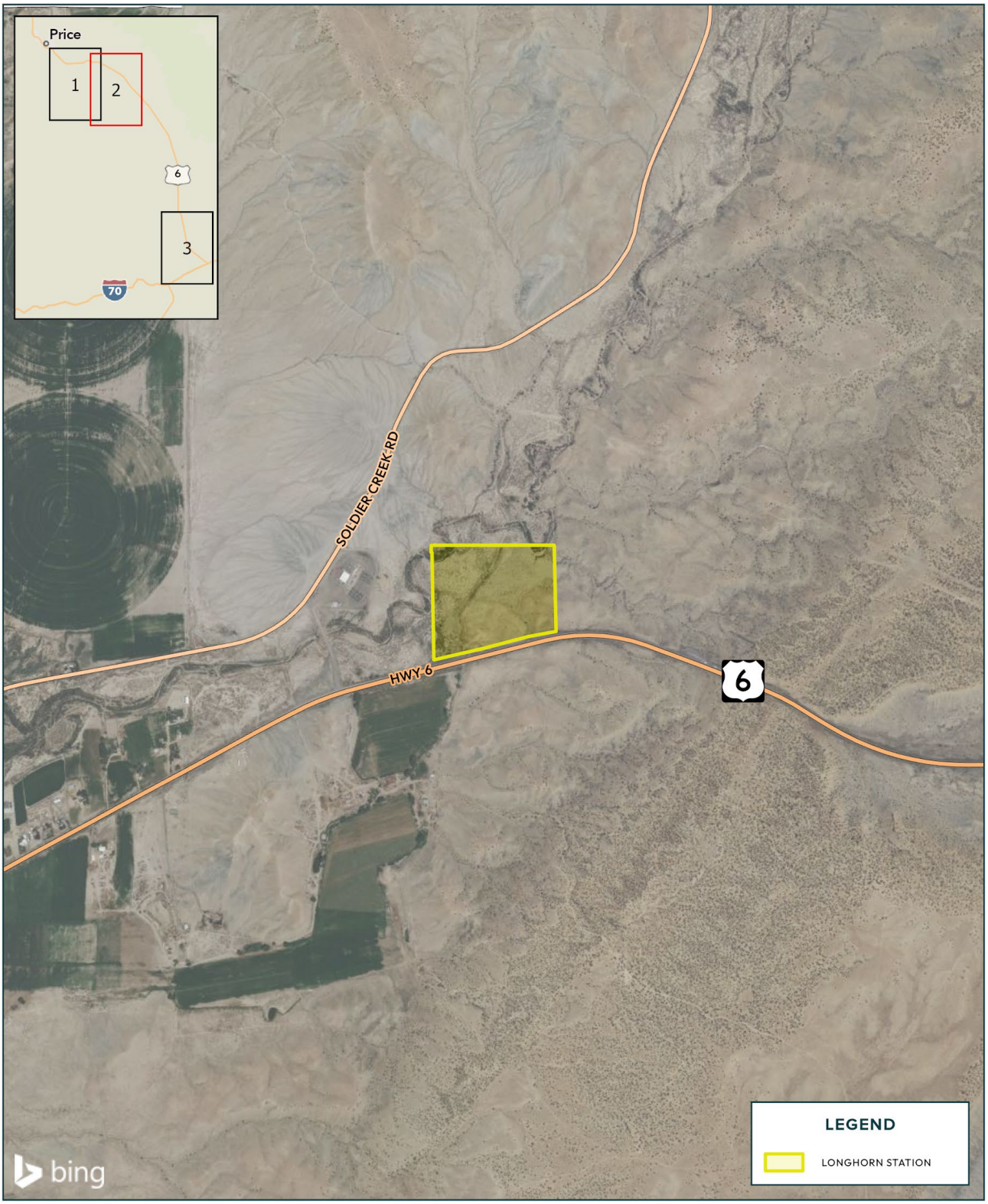
CASTLE COUNTRY PROJECT AREA

Carbon County, Utah

Map 2 of 3

0 0.25 0.5 Miles

1 inch = 0.25 miles



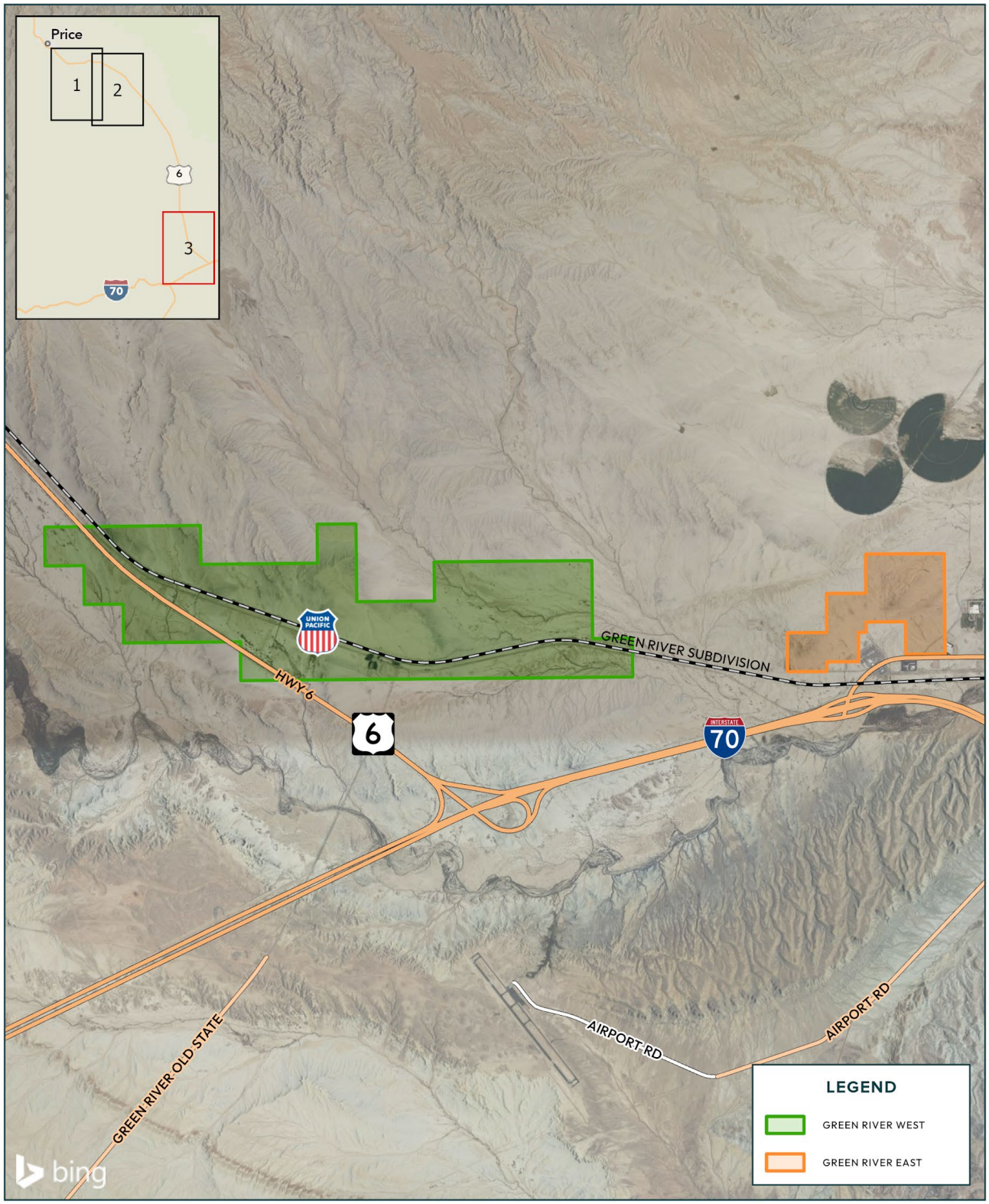
CASTLE COUNTRY PROJECT AREA

Emery County, Utah

Map 3 of 3

0 1 2 Miles

1 inch = 1.01 miles



Appendix C: Legislative Body Written Consent

CARBONCOUNTY 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

Casey Hopes, Chair

ATTEST:

Seth Marsing, Clerk

STATE OF UTAH
County Clerk
COUNTY OF CARBON

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

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 9th day of April 2024.

Mayor, Ren Hatt

ATTEST:

City Recorder, Julie Spadafora

CITY OF GREEN RIVER SEAL MAY 11, 1911 CITY RECORDER

Appendix D: Interlocal Agreement

We are expecting an Interlocal Agreement to be passed by the Carbon County Commission and we anticipate including it in the Plan and Budget before the second presentation to the UIPA Board, currently scheduled for June 24, 2024.

Appendix E: Project Area Budget Summary

Model Summary		
Differential Tax Revenue Allocation		
Project Area Share		75%
Other Taxing Entities Share		25%
Duration (Years)		25
Differential Tax Revenue $ Allocation		
		Full Value
Base Year Taxable Revenues	$	30,000
Tax Differential to Project Area	**$**	**11,700,000**
Tax Differential to Other Taxing Entities	$	3,900,000
Total Tax Differential	$	15,600,000
Less: Admin Expenses	$	600,000
Total Remaining Differential for Projects	**$**	**11,100,000**

Taxing Entities	
Tax Area 008- Carbon County	**0.011755**
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
Tax Area 006- Emery County	**0.016416**
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

The Environmental Justice Screen (EJScreen) report from the EPA indicated that Carbon County is in the 85th percentile for the state and 69th percentile for the nation for unemployment rate, highlighting the importance of bringing accessible jobs into the area.

The EJScreen report from the EPA also indicated that Carbon County is in the 45th percentile for the state and 85th percentile for the nation for wildfire risk and that Emery County is in the 34th percentile for the state and 80th percentile for the nation for wildfire risk, highlighting the importance of wildfire mitigation throughout the area.

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), or candidate (C), 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
- **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
- **Ute Ladies'-tresses (T)**: no critical habitat has been designated
- **San Rafael Cactus (E):** no critical habitat has been designated

No critical habitats are located within or overlap with the project area.

There are 11 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 is located approximately 15 miles west of the Savage Properties in the project area. The Lower San Rafael River Wildlife Management Area is located approximately 15 miles south of the Green River Sites (West & East) in 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 the Savage Properties and the Longhorn Station experience a 1% annual chance 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 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 Savage Site 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.

PROJECT AREA DESCRIPTION

The Castle Country Project Area consists of six non-contiguous sites in Carbon and Emery Counties that total approximately 2,185 acres.

The Savage Properties (Figure 1) consist of two non-contiguous sites located west of Wellington, Utah, north of Ridge Road and west of Highway 6, totalling approximately 283 acres. The Wellington Microtech site (Figure 1) is located southeast of the Savage Properties and north of Ridge Road, totalling approximately 50 acres.

The Longhorn Station (Figure 2) comprises approximately 34 acres and is located on the east side of Wellington, Utah, north of Highway 6 and south of Soldier Creek Road.

The Green River West and Green River East sites (Figure 3) comprise 1535 and 282 acres, respectively, and are located in Green River, Utah, north of Highway 6 and I-70.

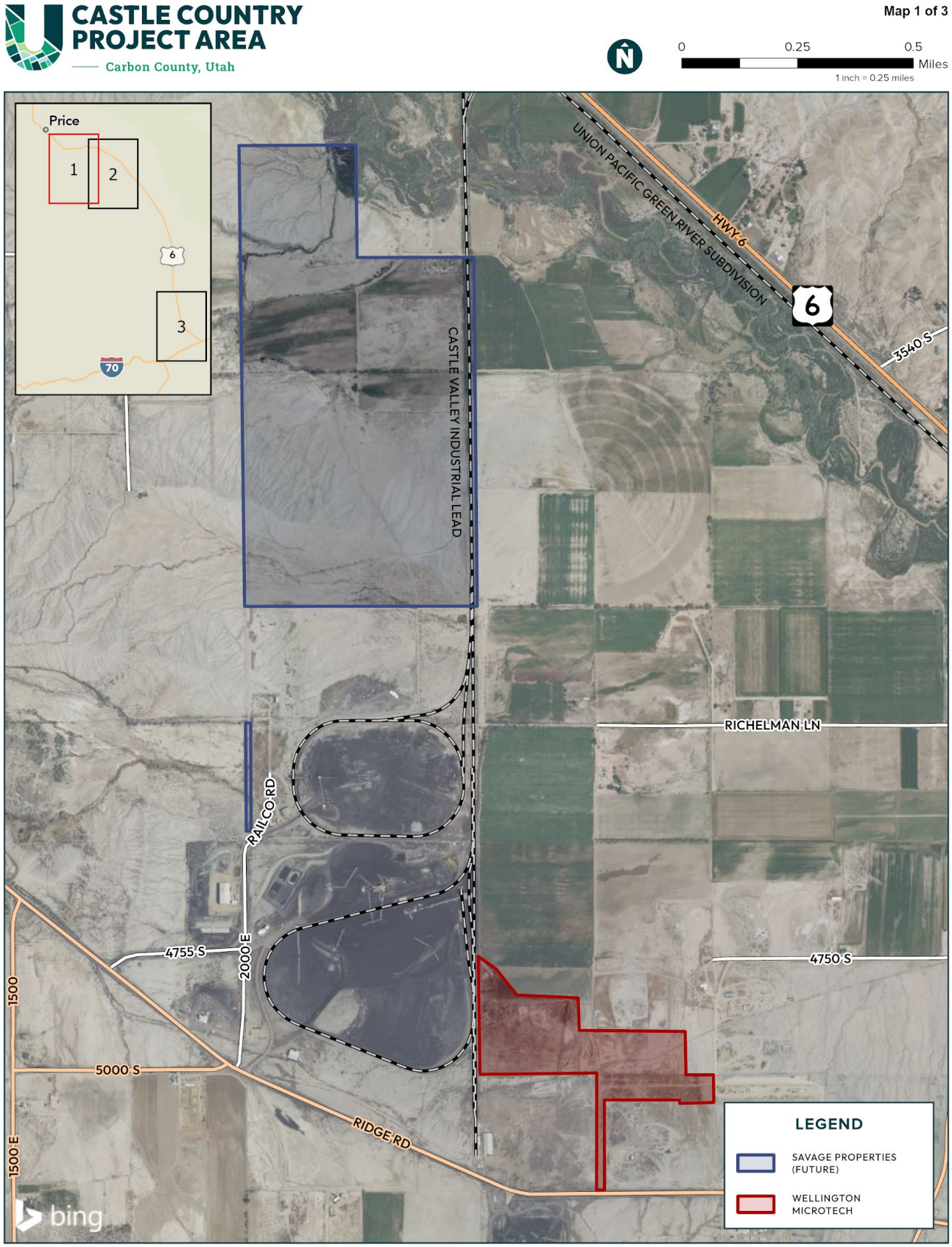


FIGURE 1: CASTLE COUNTRY PROJECT AREA - SAVAGE PROPERTIES & WELLINGTON MICROTECH

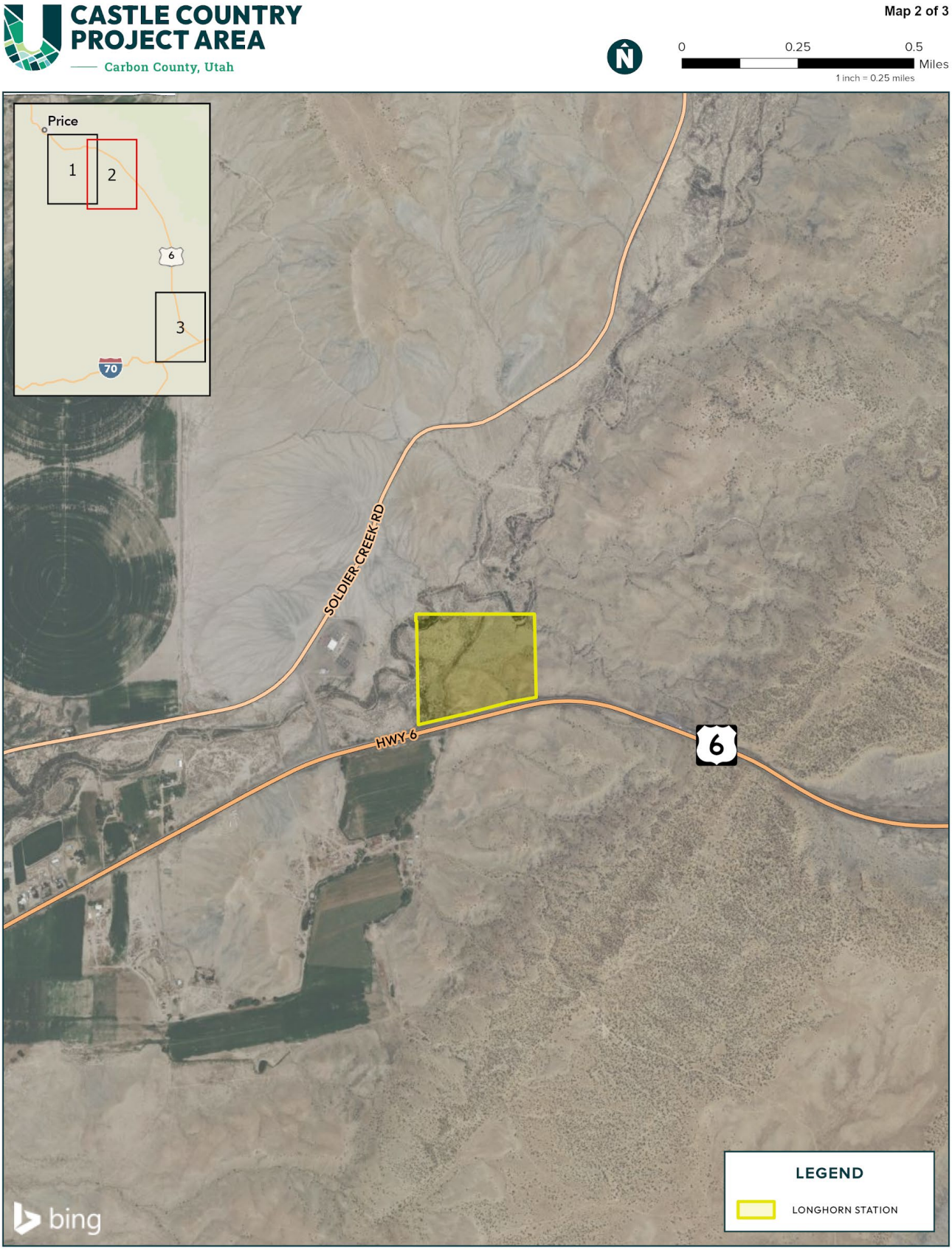


FIGURE 2: CASTLE COUNTRY PROJECT AREA - LONGHORN STATION

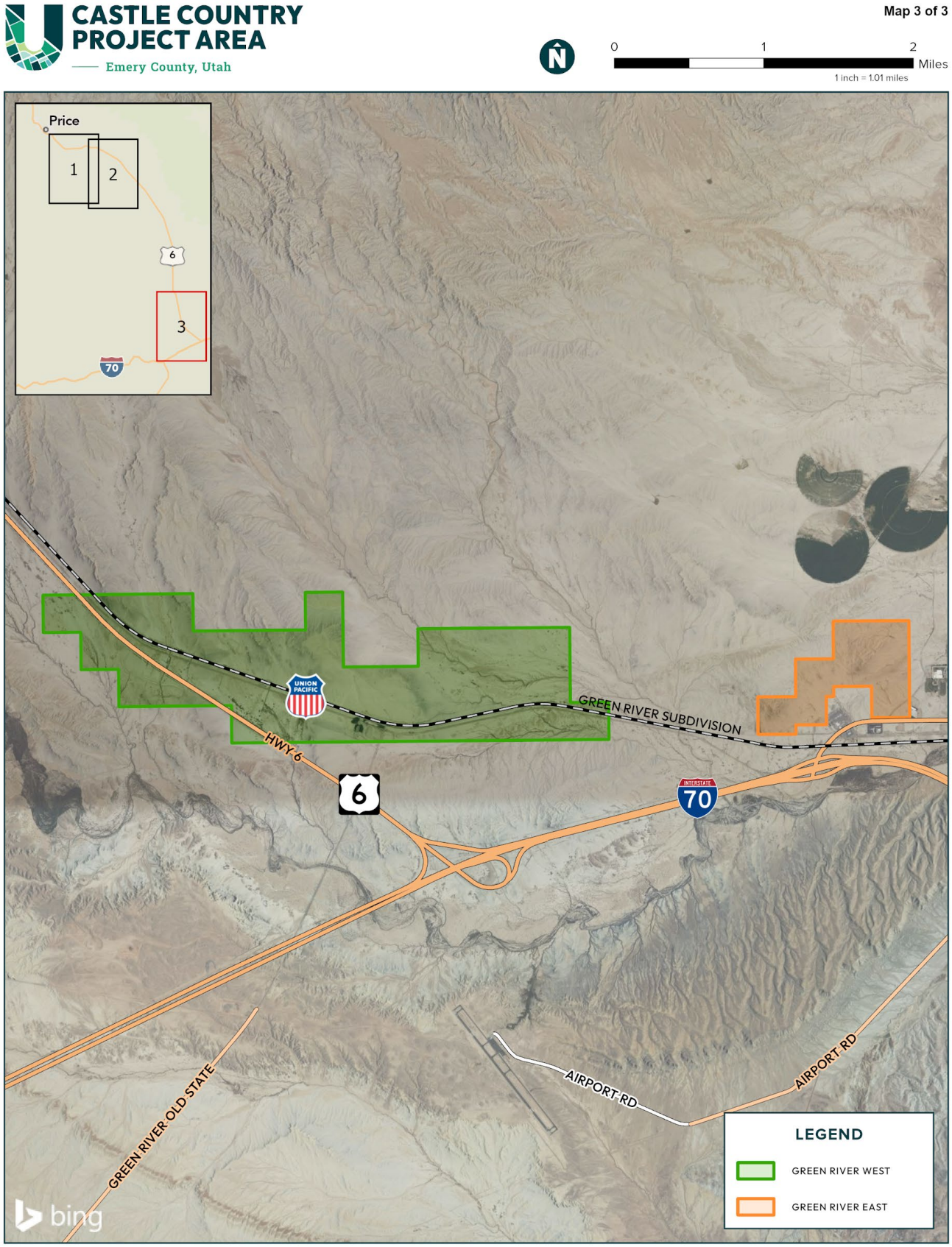


FIGURE 3: CASTLE COUNTRY PROJECT AREA - GREEN RIVER WEST & GREEN RIVER EAST

ENVIRONMENTAL JUSTICE CONSIDERATIONS

Environmental Justice considerations are key components for federal funding opportunities.

It is important to consider the composition of the affected area, to determine whether minority populations, low-income populations, or Indian tribes are present and if so whether they may incur disproportionately high and adverse human health or environmental effects. The Bureau of the Census (BOC) has data available that can be used to identify the composition of the potentially affected population.

Geographic distribution by race, ethnicity, and income, as well as a delineation of tribal lands and resources, should all be examined.

Public engagement and participation in the decision-making process can help assure meaningful community representation throughout the process. Opportunities for the public, especially nearby community members, to provide public comment and voice concerns should be provided.

The Environmental Protection Agency (EPA) has an environmental justice mapping and screening tool called EJScreen. It is based on nationally consistent data and an approach that combines environmental and demographic indicators in maps and reports. The EJScreen community reports for Carbon and Emery Counties are below.

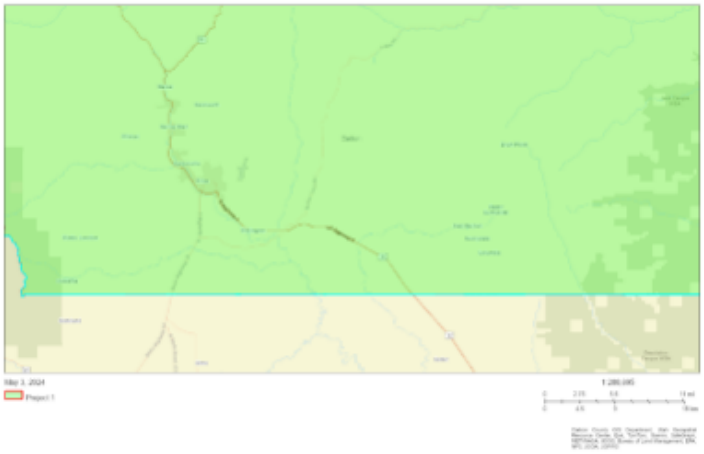
EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

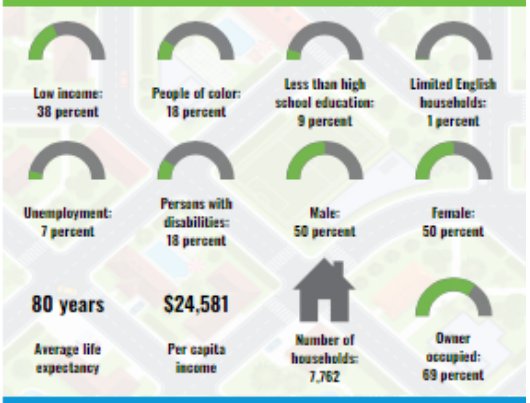
Carbon County, UT

County: Carbon
Population: 20,208
Area in square miles: 1485.29

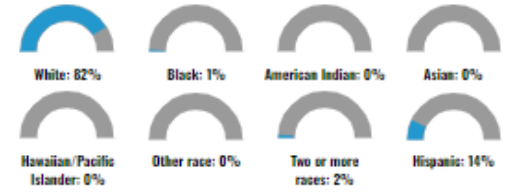
A3 Landscape



COMMUNITY INFORMATION



BREAKDOWN BY RACE



BREAKDOWN BY AGE

LIMITED ENGLISH SPEAKING BREAKDOWN

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2017 - 2021. Life expectancy data comes from the Centers for Disease Control.

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	94%
Spanish	4%
Total Non-English	6%

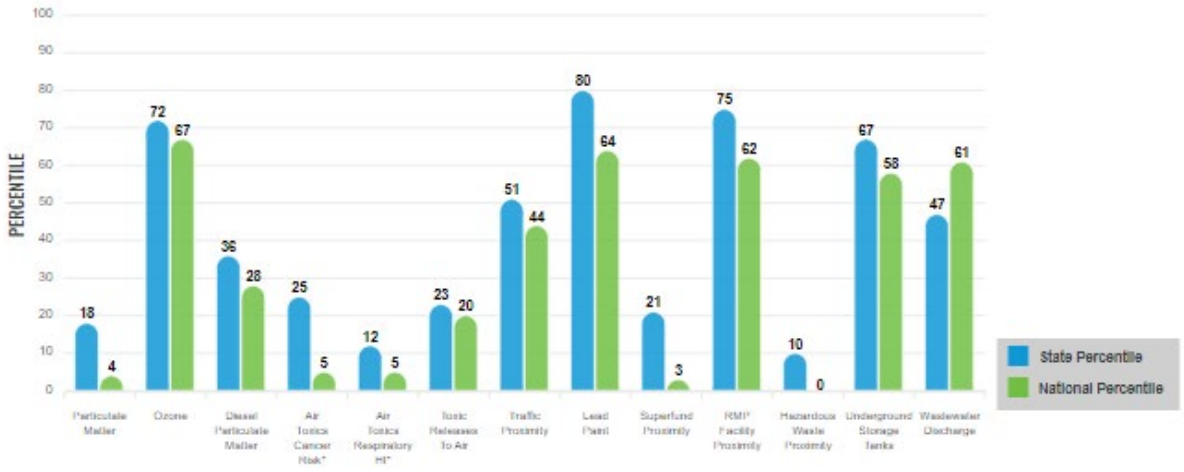
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

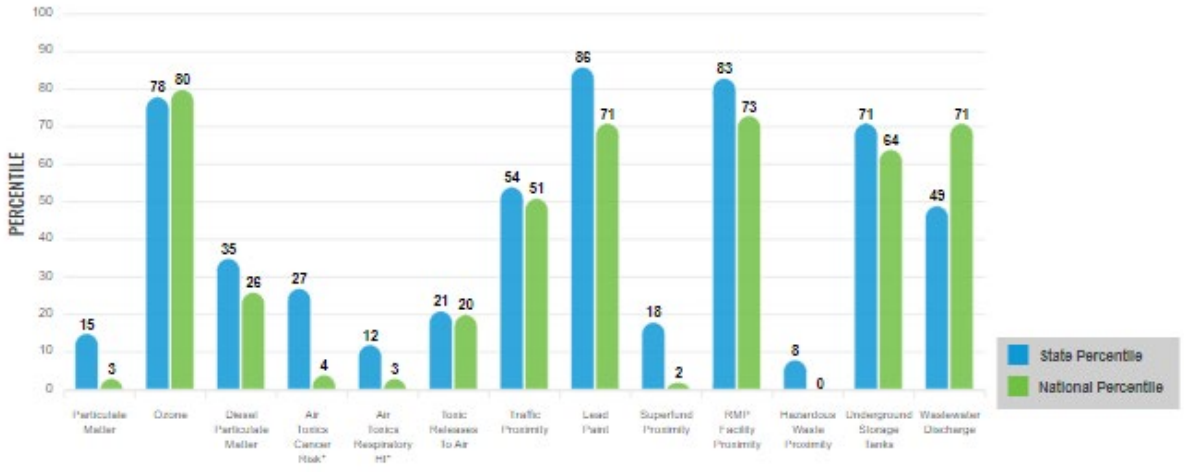
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for County: Carbon

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m^3)	4.5	6.07	8	8.08	1
Ozone (ppb)	64.8	64.5	53	61.6	74
Diesel Particulate Matter (µg/m^3)	0.0934	0.262	16	0.261	14
Air Toxics Cancer Risk* (lifetime risk per million)	10	18	1	25	1
Air Toxics Respiratory HI*	0.1	0.22	1	0.31	1
Toxic Releases to Air	30	5,100	12	4,600	14
Traffic Proximity (daily traffic count/distance to road)	47	160	33	210	39
Lead Paint (% Pre-1960 Housing)	0.42	0.18	84	0.3	68
Superfund Proximity (site count/km distance)	0.0074	0.18	11	0.13	2
RMP Facility Proximity (facility count/km distance)	0.49	0.37	78	0.43	76
Hazardous Waste Proximity (facility count/km distance)	0.011	0.86	5	1.9	0
Underground Storage Tanks (count/km^2)	2.6	2.3	70	3.9	64
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.0078	12	30	22	65
SOCIOECONOMIC INDICATORS					
Demographic Index	28%	24%	67	35%	47
Supplemental Demographic Index	15%	11%	78	14%	62
People of Color	18%	22%	50	39%	35
Low Income	38%	26%	77	31%	67
Unemployment Rate	7%	3%	85	6%	69
Limited English Speaking Households	1%	2%	67	5%	57
Less Than High School Education	9%	7%	70	12%	52
Under Age 5	6%	7%	49	6%	65
Over Age 64	18%	12%	79	17%	59
Low Life Expectancy	22%	19%	88	20%	74

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	201
Air Pollution	6
Brownfields	13
Toxic Release Inventory	9

Other community features within defined area:

Schools	10
Hospitals	1
Places of Worship	27

Other environmental data:

Air Non-attainment	Yes
Impaired Waters	Yes

Selected location contains American Indian Reservation Lands*	Yes
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for County: Carbon

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	22%	19%	88	20%	74
Heart Disease	6.5	4.6	92	6.1	60
Asthma	11.8	10.8	83	10	88
Cancer	6.6	5.2	82	6.1	59
Persons with Disabilities	17.1%	10.2%	94	13.4%	76

CLIMATE INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	7%	8%	61	12%	52
Wildfire Risk	46%	51%	45	14%	85

CRITICAL SERVICE GAPS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	19%	9%	86	14%	71
Lack of Health Insurance	8%	9%	50	9%	57
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for County: Carbon

www.epa.gov/ejscreen

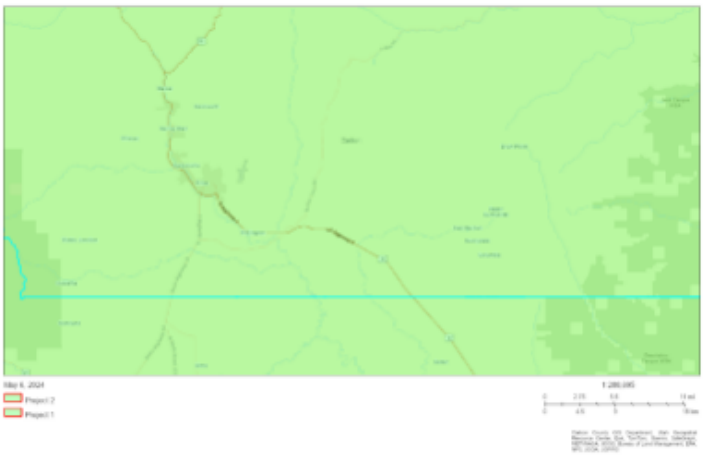
EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

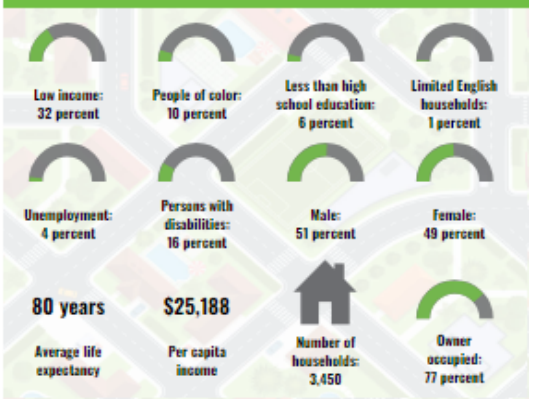
Emery County, UT

County: Emery
Population: 9,839
Area in square miles: 4471.84

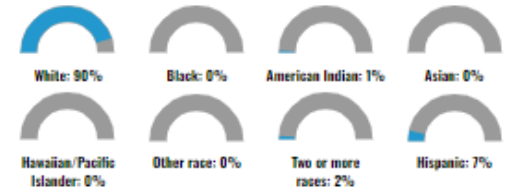
A3 Landscape



COMMUNITY INFORMATION



BREAKDOWN BY RACE



BREAKDOWN BY AGE

LIMITED ENGLISH SPEAKING BREAKDOWN

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2017 - 2021. Life expectancy data comes from the Centers for Disease Control.

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	92%
Spanish	5%
German or other West Germanic	1%
Other Indo-European	1%
Total Non-English	8%

Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to these for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

EJ INDEXES

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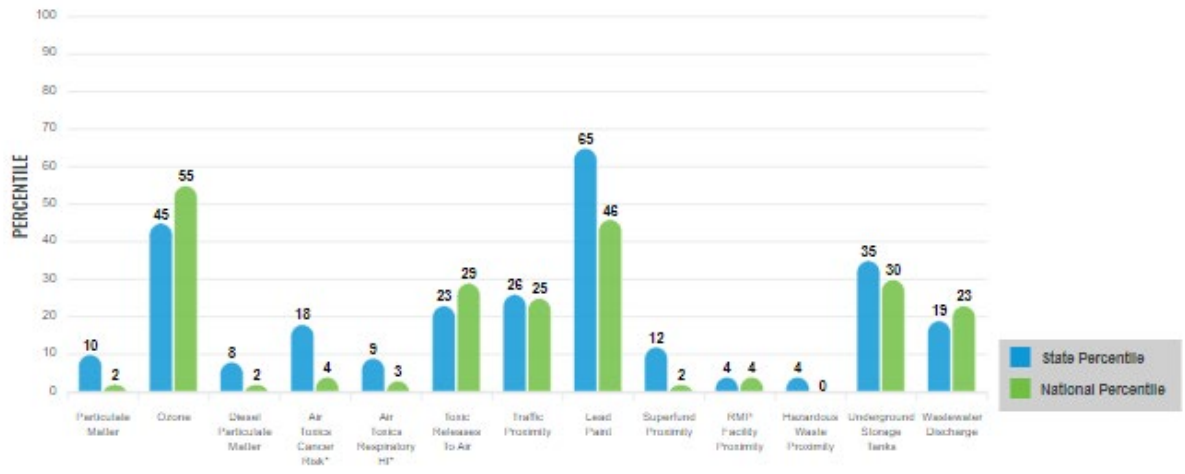
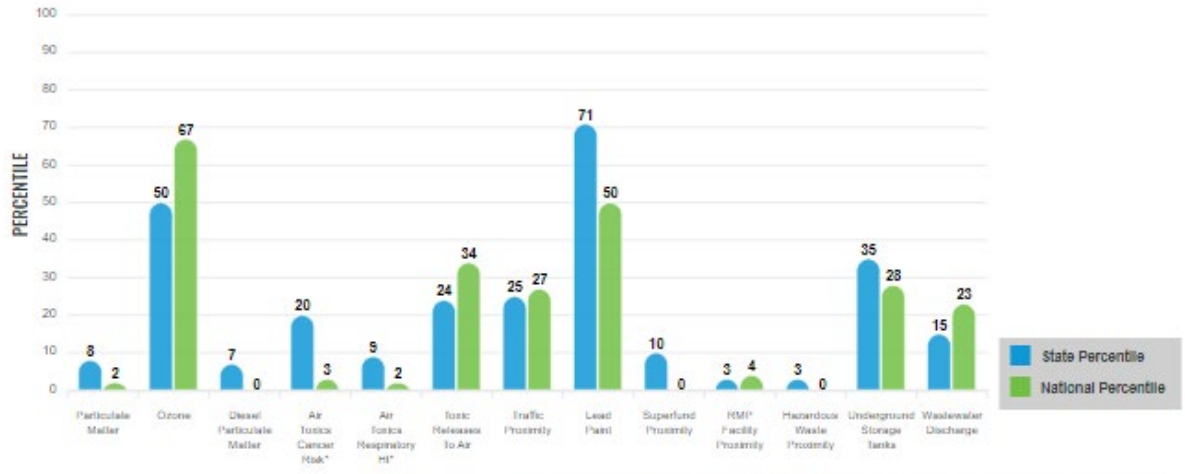
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for County: Emery

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m^3)	4.37	6.07	7	8.08	1
Ozone (ppb)	63.7	64.5	35	61.6	68
Diesel Particulate Matter (µg/m^3)	0.0294	0.262	4	0.261	1
Air Toxics Cancer Risk* (lifetime risk per million)	10	18	1	25	1
Air Toxics Respiratory HI*	0.1	0.22	1	0.31	1
Toxic Releases to Air	230	5,100	17	4,600	34
Traffic Proximity (daily traffic count/distance to road)	17	160	16	210	22
Lead Paint (% Pre-1960 Housing)	0.21	0.18	68	0.3	49
Superfund Proximity (site count/km distance)	0.0061	0.18	9	0.13	1
RMP Facility Proximity (facility count/km distance)	0.028	0.37	2	0.43	3
Hazardous Waste Proximity (facility count/km distance)	0.009	0.86	2	1.9	0
Underground Storage Tanks (count/km^2)	0.3	2.3	31	3.9	35
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.042	12	46	22	77
SOCIOECONOMIC INDICATORS					
Demographic Index	21%	24%	49	35%	33
Supplemental Demographic Index	12%	11%	61	14%	46
People of Color	10%	22%	26	39%	22
Low Income	32%	26%	68	31%	58
Unemployment Rate	4%	3%	69	6%	52
Limited English Speaking Households	1%	2%	68	5%	59
Less Than High School Education	6%	7%	58	12%	40
Under Age 5	6%	7%	45	6%	62
Over Age 64	17%	12%	77	17%	56
Low Life Expectancy	17%	19%	26	20%	22

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	122
Air Pollution	2
Brownfields	2
Toxic Release Inventory	4

Other community features within defined area:

Schools	10
Hospitals	1
Places of Worship	14

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

Selected location contains American Indian Reservation Lands*	Yes
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for County: Emery

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	17%	19%	26	20%	22
Heart Disease	6.4	4.6	91	6.1	56
Asthma	10.7	10.8	48	10	73
Cancer	6.5	5.2	80	6.1	57
Persons with Disabilities	14.8%	10.2%	88	13.4%	64

CLIMATE INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	7%	8%	63	12%	54
Wildfire Risk	5%	51%	34	14%	80

CRITICAL SERVICE GAPS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	16%	9%	82	14%	66
Lack of Health Insurance	8%	9%	49	9%	55
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for County: Emery

www.epa.gov/ejscreen

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 4 - 6 display the WSS maps for the project area. Map units are defined below.

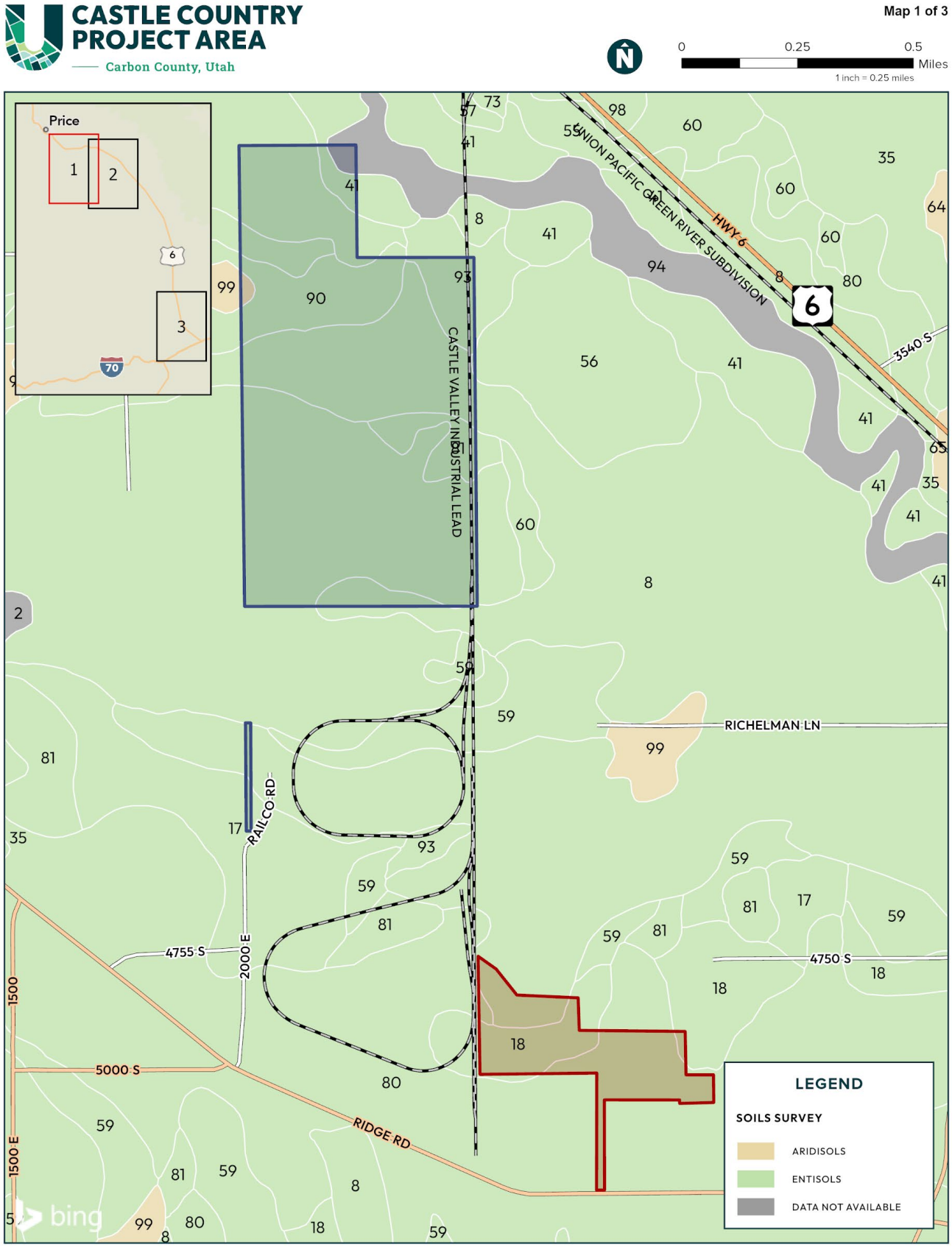


FIGURE 4: PROJECT AREA SOIL SURVEY MAP - SAVAGE PROPERTIES & WELLINGTON MICROTECH

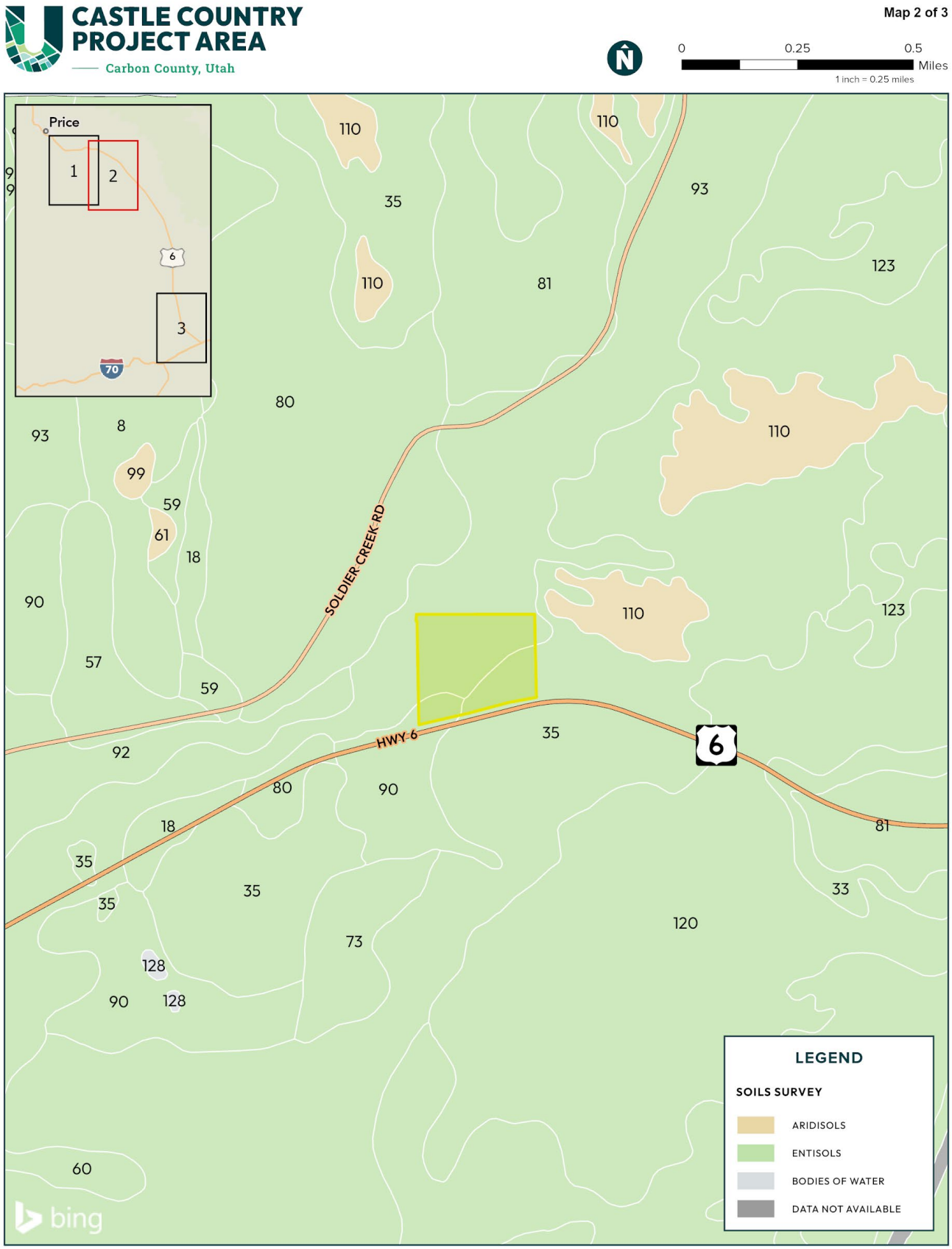


FIGURE 5: PROJECT AREA SOIL SURVEY MAP – LONGHORN STATION

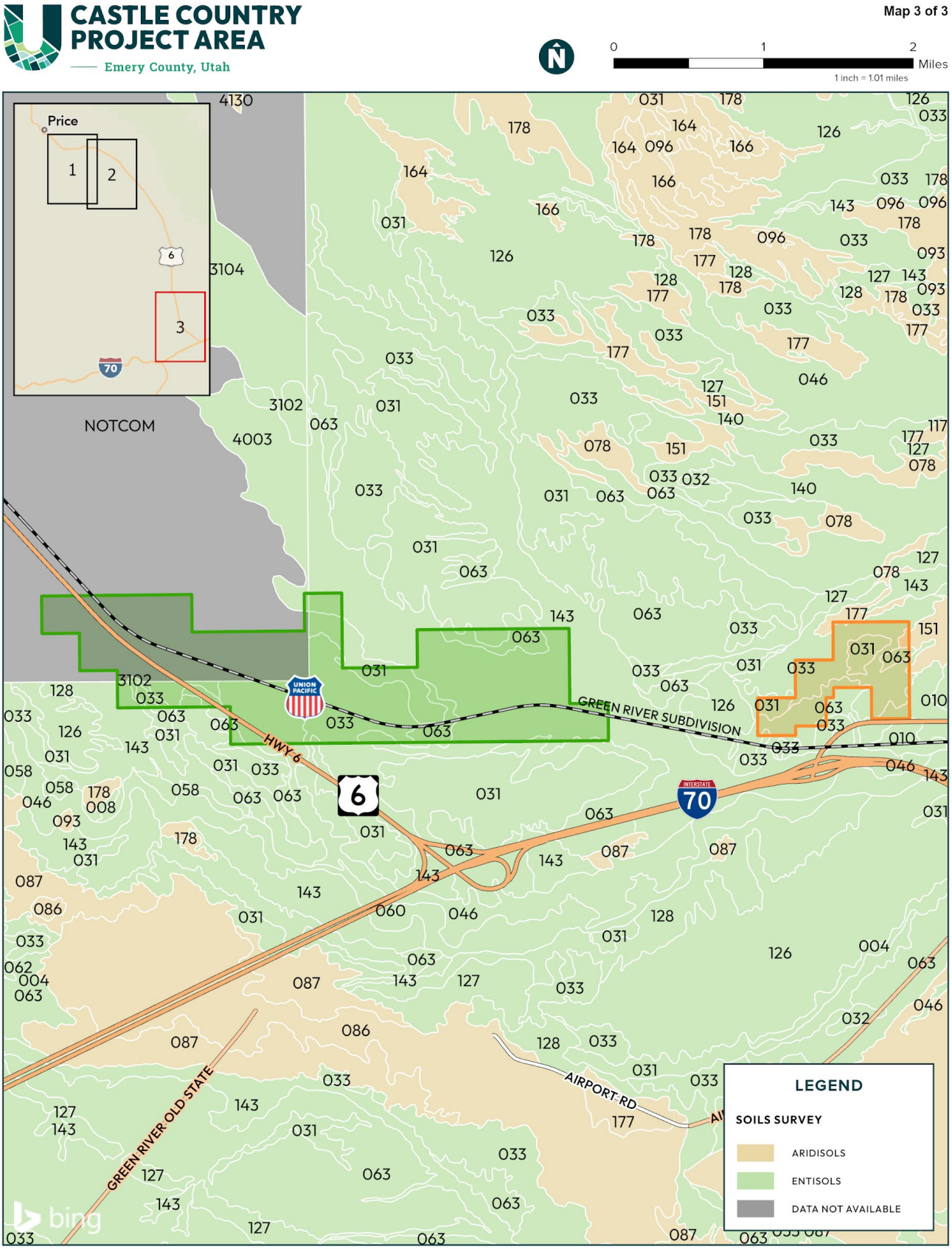


FIGURE 6: PROJECT AREA SOIL SURVEY MAP - GREEN RIVER WEST & GREEN RIVER EAST

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Billings silty clay loam, 1 to 3 percent slopes	77.5	3.5%
17	Chipeta-Badland complex	0.8	0.0%*
18	Chipeta-Persayo complex	16.1	0.7%
35	Gerst-Badland-Stormitt complex	8.5	0.4%
41	Green River-Juva variant complex	3.8	0.2%
56	Hunting loam, moderately saline, 1 to 3 percent slopes	0.2	0.0%*
80	Persayo-Chipeta complex	171.9	7.9%
81	Persayo-Greybull complex	12.3	0.6%
90	Ravola loam, 1 to 3 percent slopes	32.6	1.5%
92	Ravola-Gullied land complex	7.6	0.3%
93	Ravola-Slickspots complex	33.8	1.5%
94	Riverwash	2.0	0.1%
99	Saltair silty clay loam	1.0	0.0%*
010	Billings-Gullied land complex, 1 to 6 percent slopes	0.1	0.0%*
031	Chipeta-Badland complex, 3 to 45 percent slopes	145.4	6.7%
033	Chipeta-Persayo-Killpack complex, 3 to 20 percent slopes	382.5	17.5%
046	Garley-Ravola-Huntsman complex, 1 to 6 percent slopes	134.9	6.2%
063	Hanksville-Chipeta complex, 1 to 12 percent slopes	186.9	8.6%
143	Ravola-Garley complex, 1 to 6 percent slopes	485.7	22.2%
151	Sagers-Killpack association, 1 to 8 percent slopes	4.7	0.2%
177	Vickel loam, 3 to 8 percent slopes	0.9	0.0%*
3102	Hanksville-Chipeta complex, 1 to 12 percent slopes	1.3	0.1%
4003	Ravola-Garley families complex, 1 to 6 percent slopes	2.2	0.1%
NOTCOM	No Digital Data Available	472.6	21.6%
Total for Area of Interest		**2185.3**	**100.0%**

*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

Property Name	State	County	City	Street & Number
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
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

Property Name	State	County	City	Street & Number
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

Property Name	State	County	City	Street & Number
42Cb0863	UTAH	Carbon	Price	Address Restricted
42Cb0866	UTAH	Carbon	Price	Address Restricted
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

Property Name	State	County	City	Street & Number
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
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

Property Name	State	County	City	Street & Number
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

Property Name	State	County	City	Street & Number
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
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

Property Name	State	County	City	Street & Number
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
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

Property Name	State	County	City	Street & Number
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

Property Name	State	County	City	Street & Number
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
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

Property Name	State	County	City	Street & Number
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
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

Property Name	State	County	City	Street & Number
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

Property Name	State	County	City	Street & Number
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 northeast of the project area. The Uintah and Ouray Agency is located at 988 South 7500 East Ft. Duchesne, UT 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 is a threatened species that may be present in the project area; however, the project area does not overlap its critical habitat. There are 3 endangered fish species (Bonytail, Colorado Pikeminnow, Razorback Sucker) along with the Humpback Chub, a threatened species, that may be present in the project area. Monarch butterflies are listed as candidate species and may exist in the project area. Ute ladies'-tresses are listed as a threatened plant species and San Rafael Cactus are 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), and candidate (C) species are as follows:

- Yellow-billed Cuckoo (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

- Ute Ladies'-tresses (T): no critical habitat has been designated
- San Rafael Cactus (E): no critical habitat has been designated

Designated critical habitats for these listed species do not exist within or overlap with the project area. It is recommended to determine whether project area is likely to adversely affect threatened and candidate plant and animal species in the project area.

There are 11 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, 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 is located approximately 15 miles west of the Savage Properties in the project area. The Lower San Rafael River Wildlife Management Area is located approximately 15 miles south of the Green River Sites (East and West) in 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.

The UNHP Online Species Search Report for the Castle Country Project Area is below.

Utah Division of Wildlife Resources
Utah Natural Heritage Program
1594 W. North Temple
PO Box 146301
Salt Lake City, UT 84116

Report Number: 15521
May 7, 2024

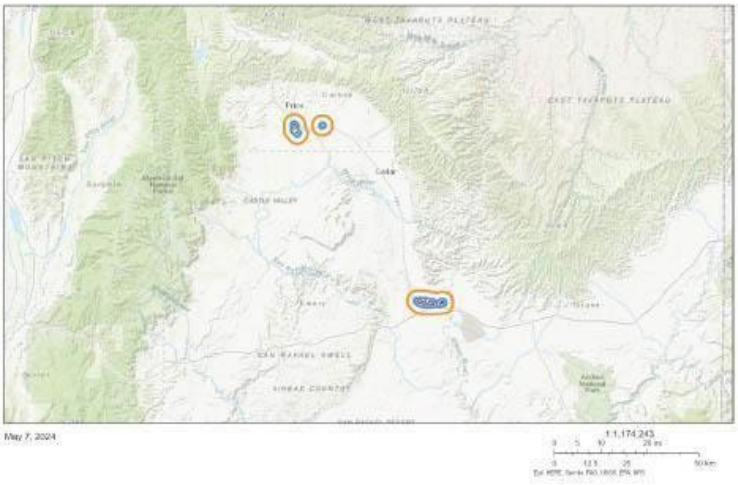
Utah Natural Heritage Program Online Species Search Report

Project Information

Project Name
Castle Country Project Area

Project Description
The Castle Country Project Area is a conglomerate of six noncontiguous areas totaling approximately 2200 acres in Carbon and Emery Counties.

Location Description
Four project area sites are located in Wellington, Utah along Ridge Road and the other two project area sites are located in Green River, Utah.



Animals within a ½ mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
Northern Leopard Frog	Lithobates pipiens	SGCN		1939

Plants within a ½ mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
Ute Ladies' Tresses	Spiranthes diluvialis		LT	2023

Animals within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
Bald Eagle	Haliaeetus leucocephalus	SGCN		1986
Black-footed Ferret	Mustela nigripes	SGCN	LE; XN	1984
Bluehead Sucker	Catostomus discobolus	SGCN		2011
Bonytail	Gila elegans	SGCN	LE	2019
Burrowing Owl	Athene cunicularia	SGCN		2017
Colorado Pikeminnow	Ptychocheilus lucius	SGCN	LE	2017
Ferruginous Hawk	Buteo regalis	SGCN		2008
Flannelmouth Sucker	Catostomus latipinnis	SGCN		2020
Golden Eagle	Aquila chrysaetos	SGCN		
Gray Wolf	Canis lupus	SGCN		1989
Northern Leopard Frog	Lithobates pipiens	SGCN		1939
Razorback Sucker	Xyrauchen texanus	SGCN	LE	2022
Roundtail Chub	Gila robusta	SGCN		1986
Western Yellow-billed Cuckoo	Coccyzus americanus occidentalis	SGCN	LT	2021
White-tailed Prairie Dog	Cynomys leucurus	SGCN		2008
Whooping Crane	Grus americana		LE; XN	1987

Plants within a 2 mile radius

Common Name	Scientific Name	State Status	U.S. ESA Status	Last Observation Year
Ute Ladies' Tresses	Spiranthes diluvialis		LT	2023

Definitions

State Status

SGCN	Species of greatest conservation need listed in the Utah Wildlife Action Plan

U.S. Endangered Species Act

LE	A taxon that is listed by the U.S. Fish and Wildlife Service as "endangered" with the probability of worldwide extinction
LT	A taxon that is listed by the U.S. Fish and Wildlife Service as "threatened" with becoming endangered
LE;XN	An "endangered" taxon that is considered by the U.S. Fish and Wildlife Service to be "experimental and nonessential" in its designated use areas in Utah
C	A taxon for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threats to justify it being a "candidate" for listing as endangered or threatened
PT/PE	A taxon "proposed" to be listed as "endangered" or "threatened" by the U.S. Fish and Wildlife Service

Disclaimer

The information provided in this report is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, any given response is only appropriate for its respective request.

The UDWR provides no warranty, nor accepts any liability, occurring from any incorrect, incomplete, or misleading data, or from any incorrect, incomplete, or misleading use of these data.

The results are a query of species tracked by the Utah Natural Heritage Program, which includes all species listed under the U.S. Endangered Species Act and species on the Utah Wildlife Action Plan. Other significant wildlife values might also be present on the designated site. Please contact UDWR's regional habitat manager if you have any questions.

For additional information about species listed under the Endangered Species Act and their Critical Habitats that may be affected by activities in this area or for information about Section 7 consultation under the Endangered Species Act, please visit https://ecos.fws.gov/ipac/ or contact the U.S. Fish and Wildlife Service Utah Ecological Services Field Office at (801) 975-3330 or utahfieldoffice_esa@fws.gov.

Please contact our office at (801) 538-4759 or habitat@utah.gov if you require further assistance.

Your project is located in the following UDWR region(s): Southeastern region

Report generated for:
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Salt Lake City, UT 84111
(385) 443-0965
smsmith@utah.gov

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; 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 7-9 display nationally characterized wetlands located in the project area.

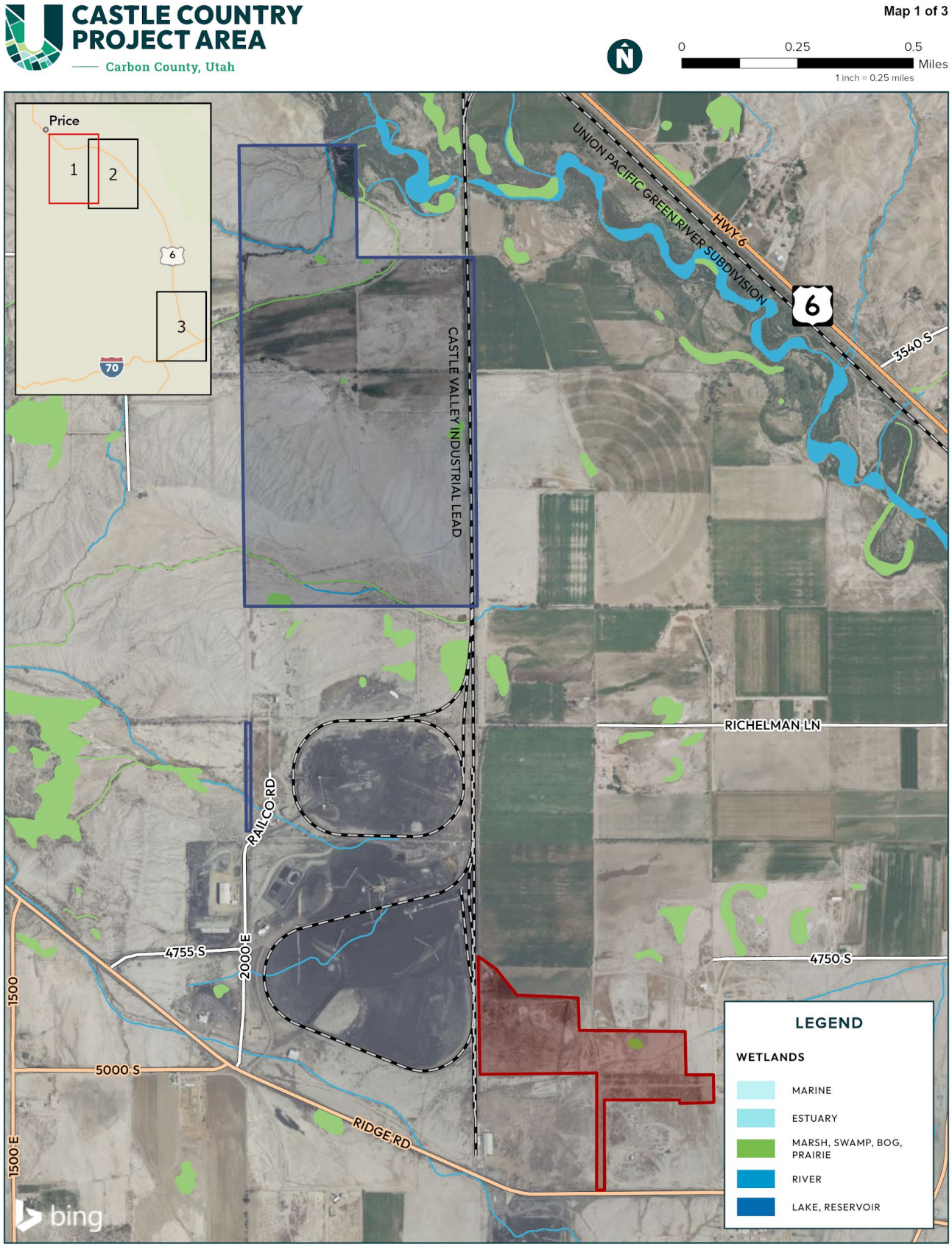

FIGURE 7: CASTLE COUNTRY PROJECT AREA NATIONAL WETLANDS INVENTORY MAP SAVAGE PROPERTIES & WELLINGTON MICROTECH

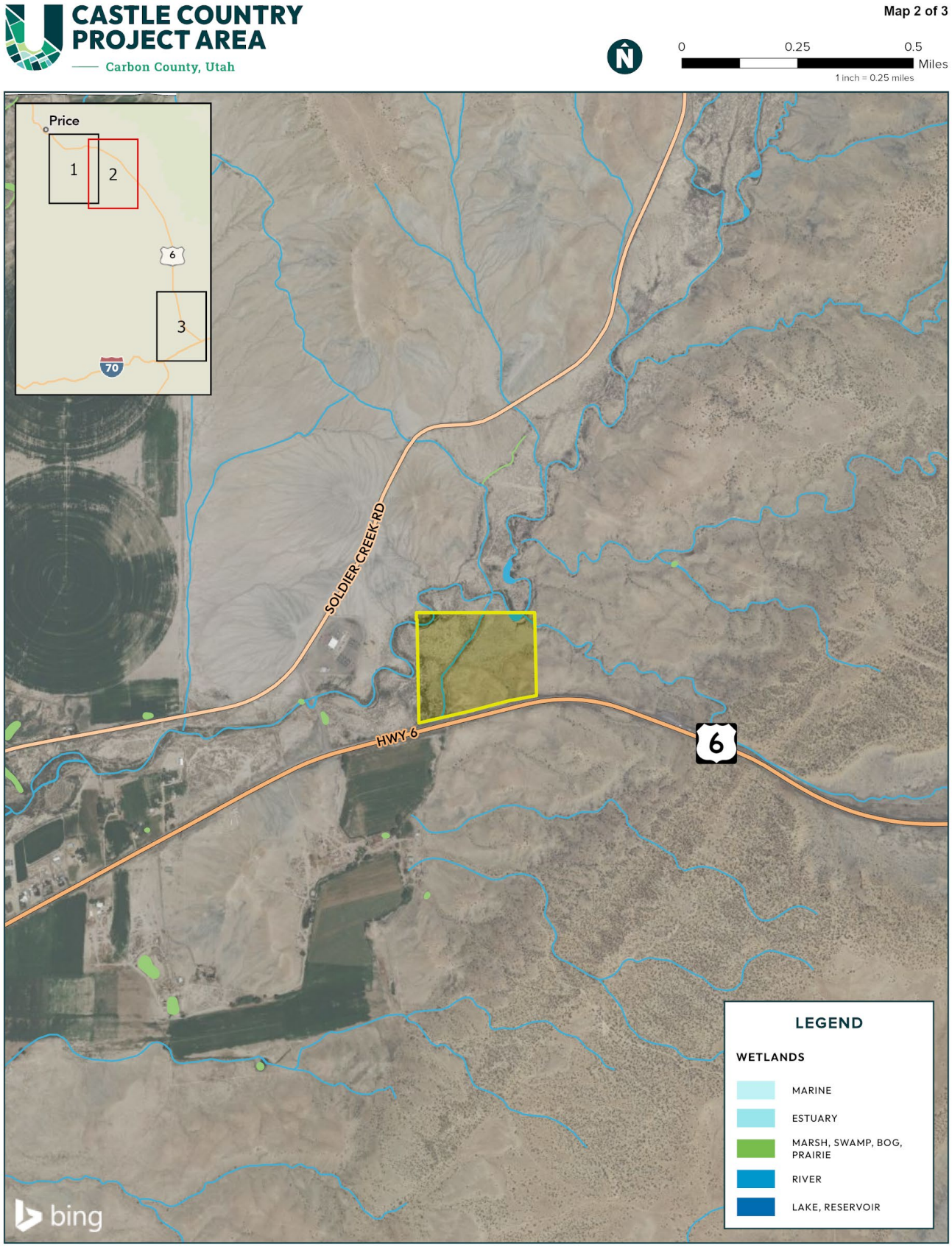

FIGURE 8: CASTLE COUNTRY PROJECT AREA NATIONAL WETLANDS INVENTORY MAP LONGHORN STATION

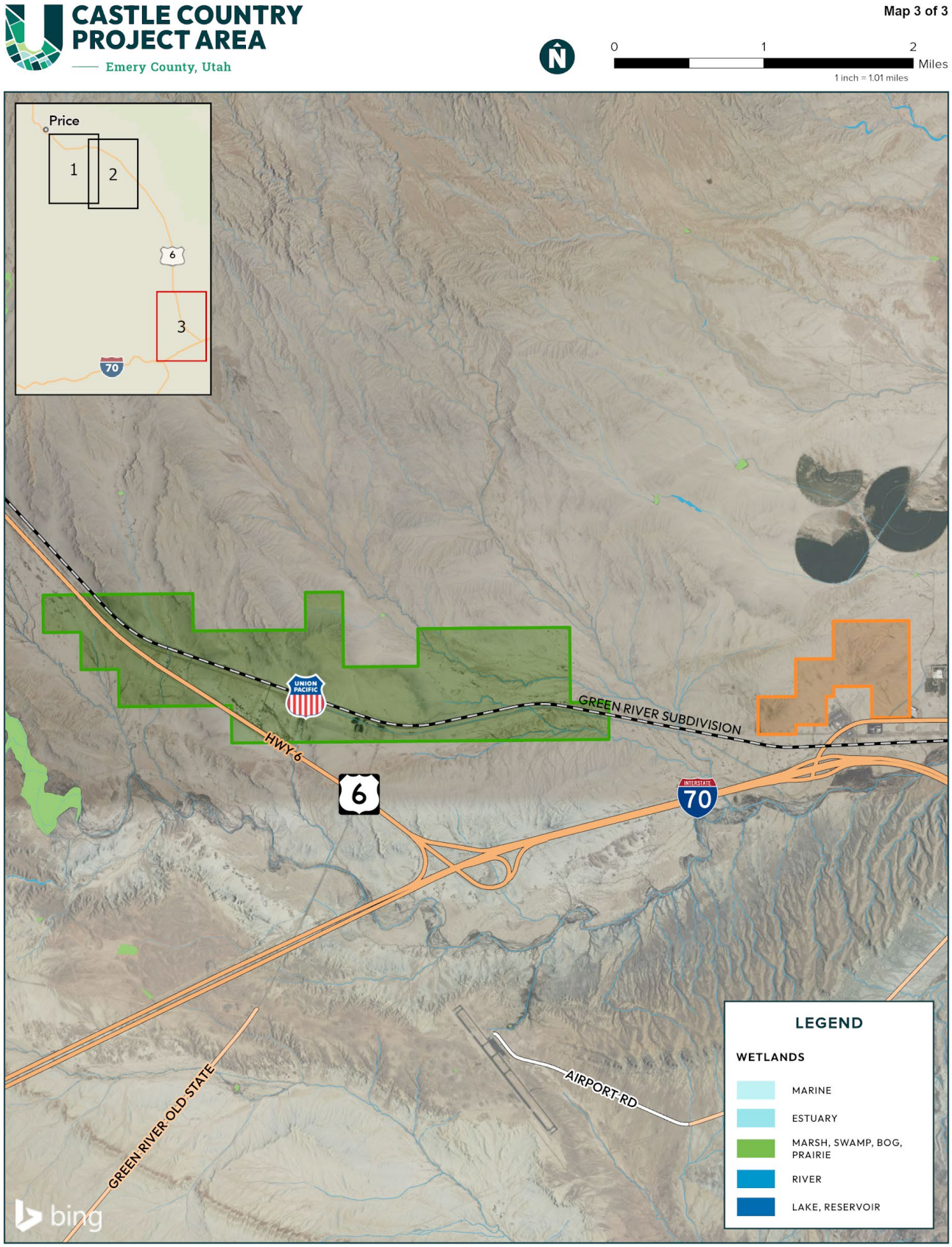

FIGURE 9: CASTLE COUNTRY PROJECT AREA NATIONAL WETLANDS INVENTORY MAP GREEN RIVER WEST & GREEN RIVER EAST

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 the project area is below (Figures 9-11).

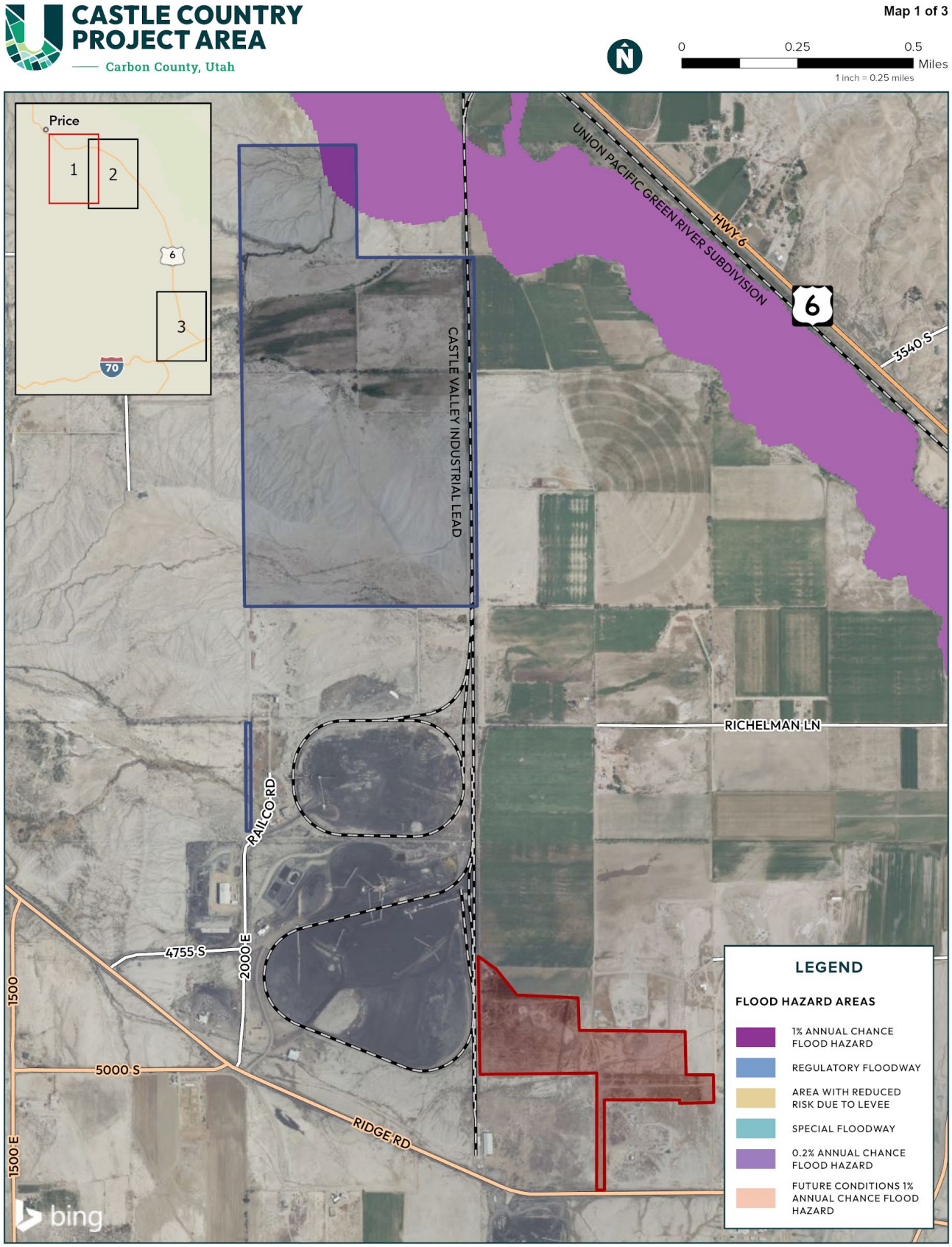

FIGURE 9: CASTLE COUNTRY PROJECT AREA FLOOD HAZARD SURVEY MAP
SAVAGE PROPERTIES & WELLINGTON MICROTECH

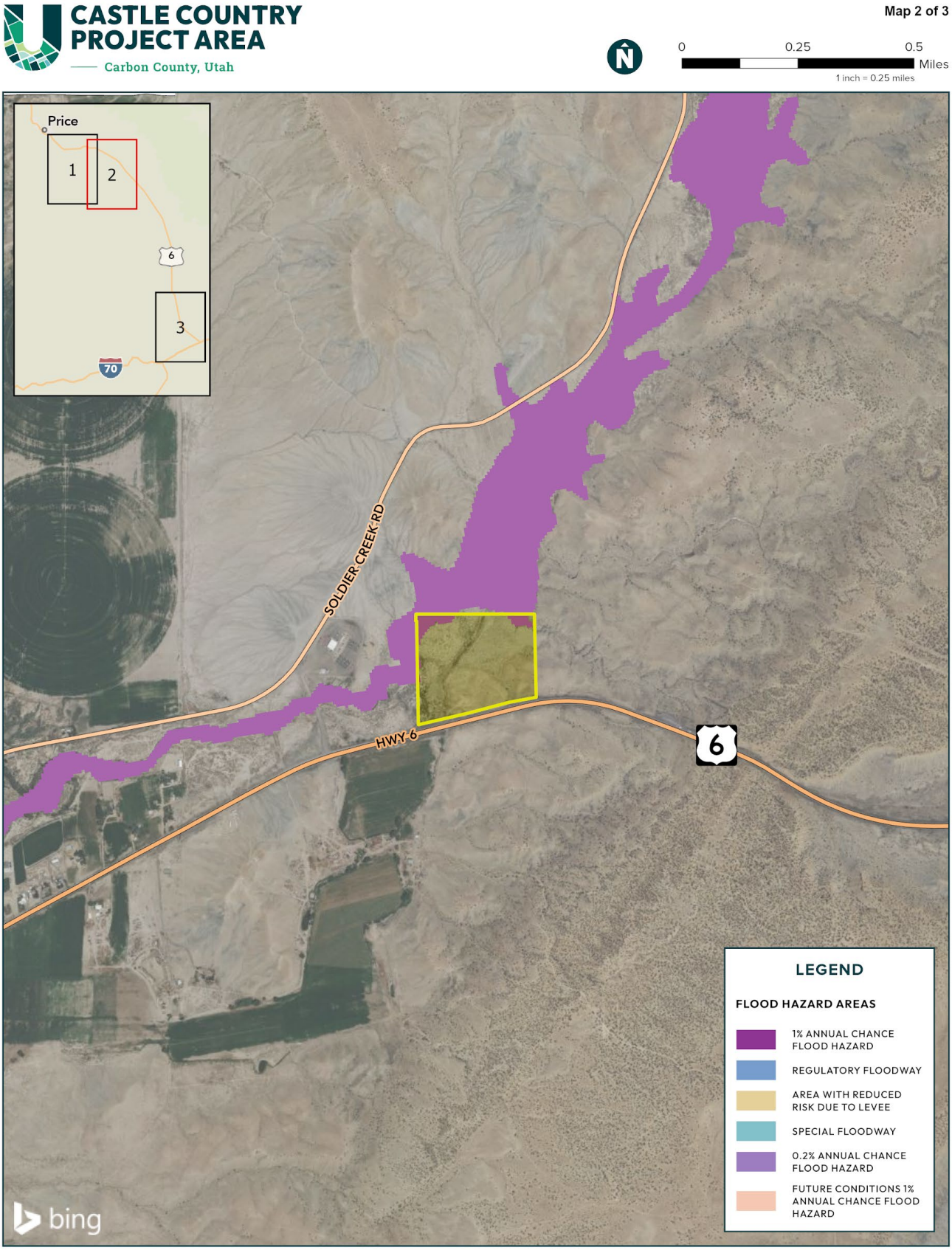

FIGURE 10: CASTLE COUNTRY PROJECT AREA FLOOD HAZARD SURVEY MAP LONGHORN STATION

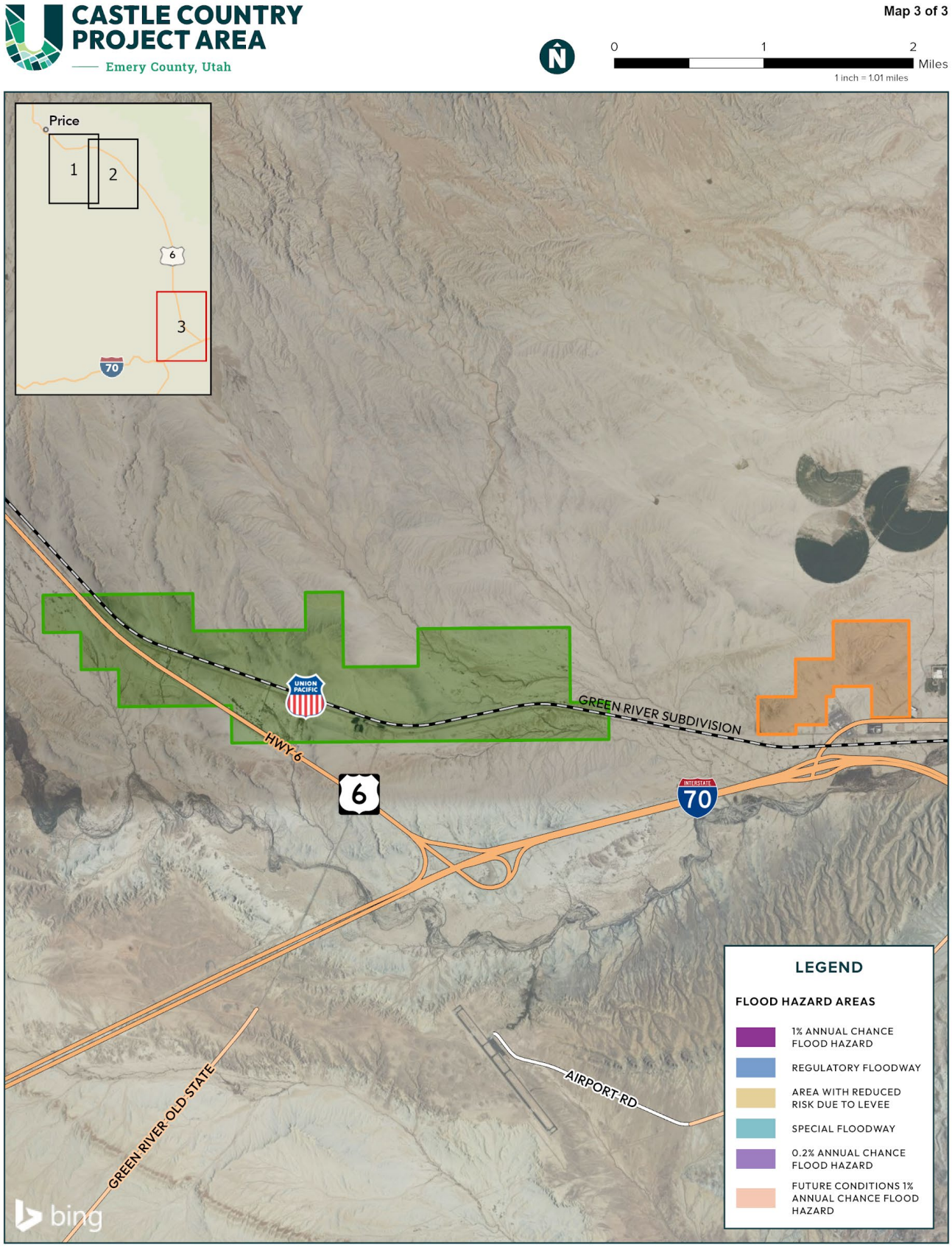

FIGURE 11: CASTLE COUNTRY PROJECT AREA FLOOD HAZARD SURVEY MAP GREEN RIVER WEST & GREEN RIVER EAST

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 Savage Site 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 (NO2), ozone (O3), particle pollution (PM10 and PM2.5), and sulfur dioxide (SO2). 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 [SOx], and nitrogen dioxide [NOx]) 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.
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Utah Department of Environmental Quality (UDEQ) Utah Environmental Interactive Map, 1.9.1. https://enviro.deq.utah.gov/. Accessed on May 6, 2024.