

MURRAY CITY SMELTER SITE OVERLAY DISTRICT DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

General Notes:

Prior to completing this Development Permit Application, applicants should read and become familiar with Murray City Municipal Code, Chapter 17.25 (Smelter Site Overlay District-SSOD) and the Barrier and Operation and Maintenance Requirements for the On-Facility Portion of the Former Murray Smelter Site (Barrier/O&M Requirements). The Murray City Smelter Site Overlay District (SSOD) was created to govern development activities at the former ASARCO SMELTER SITE, amends the zoning ordinance to assure the protection of human health and the environment within the SSOD, and assures the cohesive redevelopment of the SSOD. All demolition, grading, excavation, construction, and use change activities conducted with the SSOD must be completed in accordance with Chapter 17.25. The Barrier/O&M Requirements identify appropriate barriers for various uses with the SSOD and outline appropriate operation and maintenance procedures to maintain the effectiveness and integrity of the barriers.

An application conference is required prior to submittal of a SSOD Development Permit Application. The conference shall include the applicant, the applicant's engineer, City Attorney, City Engineer, Chief Building Official, and the Administrative & Development Services Director or their designee.

Two (2) hard copies and a CD of all submittals required by this Development Permit Application shall be delivered to the Murray City Public Services Building. Building Division staff will forward an electronic copy to the Murray City Attorney's office.

Approval of a Development Permit does not waive the requirement for building permits. Upon SSOD Development Permit and Planning Commission approval, the applicant may proceed with normal required building permit procedures.

DEVELOPMENT PERMIT APPLICATION CONTENT

- Murray City SSOD Development Application form. (See attached form)**
- A filing fee of \$500.00. Make Checks payable to Murray City Corp.**
- A signed and notarized owner's affidavit for each property in the application. (See attached form)**
- Additional information as required for each type of work. (See attachments A, B, C, or D)**

MURRAY CITY SMELTER SITE OVERLAY DISTRICT DEVELOPMENT PERMIT APPLICATION

Applicant's Name: _____ Application Date: _____

Applicant's Street Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Property Owner (if not applicant): _____

Owner's Street Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Subject Property Address: _____

County Property Identification
Number: _____

Proposed Work

Building Demolition (See additional requirements - Attachment A)

Site Grading/Excavation (See additional requirements - Attachment B)

New Construction (See additional requirements - Attachment C)

Use Change (See additional requirements - Attachment D)

(For City use only)

DEVELOPMENT PERMIT APPROVALS:

City Attorney: _____ Date: _____

City Engineer: _____ Date: _____

Chief Building Official: _____ Date: _____

Administrative & Development
Services Director _____ Date: _____

OWNER'S AFFIDAVIT

STATE OF _____)

County of _____)

I (We), the undersigned owner or agent, being duly sworn, testify that the attached information contained herein is in all respects true and correct to the best of my (our) knowledge.

Signature of Owner or Agent*:_____

Print Name of Owner or Agent:_____

Street Address:_____

City:_____ State:_____ Zip:_____

Telephone Number:_____

*If an agent submits this form, a letter from the legal owner shall accompany the application.

Submitted and sworn before me this _____ day of _____, _____.

NOTARY PUBLIC
Residing in _____ County,

My Commission Expires:

ATTACHMENT A

ADDITIONAL REQUIREMENTS FOR DEMOLITION

In addition to the information provided on Murray Smelter Site Development Permit Application, the applicant must provide the following information at the time the permit is submitted to Murray City:

- (1) A copy of the Utah State Division of Air Quality's 10-Working Day Demolition Notification.
- (2) A copy of a signed and approved Pre-demolition Building Inspection Form from the Salt Lake City-County Health Department.
- (3) Site Plans showing the locations of the structures to be demolished. All Site Plans must show the locations of all cap and barrier areas located in the vicinity of the structures. The locations of caps and barrier areas and the classification of the covered materials as shown on the Final Remediation Map.
- (4) If barriers are to be installed in conjunction with demolition, Site Plans showing specific types and locations of barriers proposed to be placed over Category III and/or IV material.
- (5) If applicable, a Barrier Monitoring and Maintenance Plan that will assure that all caps and barriers proposed in (4) above will be maintained in a manner consistent with the requirements of Murray City Municipal Code, Chapter 17.25 and that there is minimal opportunity for human exposure to subsurface soils or increased flows of surface water into the underlying groundwater aquifer. A copy of a model Monitoring and Maintenance Plan is available at the Public Services (Building Division) office at (4646 South 500 West).
- (6) A Demolition Plan organized as follows:

Introduction
Purpose
Scope
Relationship of Work to Final Remediation Plan
Potential Impacts to Site Remediation
Proposed Post-Demolition Site Use
Project Organization and Responsibilities
Pre-Demolition Survey Results
 Lead Base Paint Survey
 Asbestos/Hazardous Material Survey
 Structural Integrity Survey for Partial Demolition

Utility Disconnection with Locator Service (Blue Stakes)
Demolition Methodology
Excavation Required for Subsurface Removal
 Location
 Depth and Size
On Site Material Recycling
Soils Classification, Handling, and Disposal
Ambient Air Monitoring
 Monitoring Procedures and Protocol
 Dust Control
Hazardous Materials Handling and Disposal Procedures
 Building Materials
 Stored Materials
Site Controls
 Storm water Control
 Site Access Controls
Health and Safety Procedures

____(7) The permit applicant must submit the following information to Murray City at the completion of demolition activities:

____(a) Demolition Completion Report. The Demolition Completion Report must be prepared to document that demolition activities were completed according to the Demolition Plan.

____(b) A final Site Plan showing the types and locations of barriers placed over areas impacted by demolition activities.

Note 1: After approval of this application and issuance of a building permit for demolition, written notification of demolition within the SSOD must be received by the following agencies no less than 48 hours prior to commencement of work:

Murray City Public Services
Environmental Inspector
4646 South 500 West
Murray City UT 84123

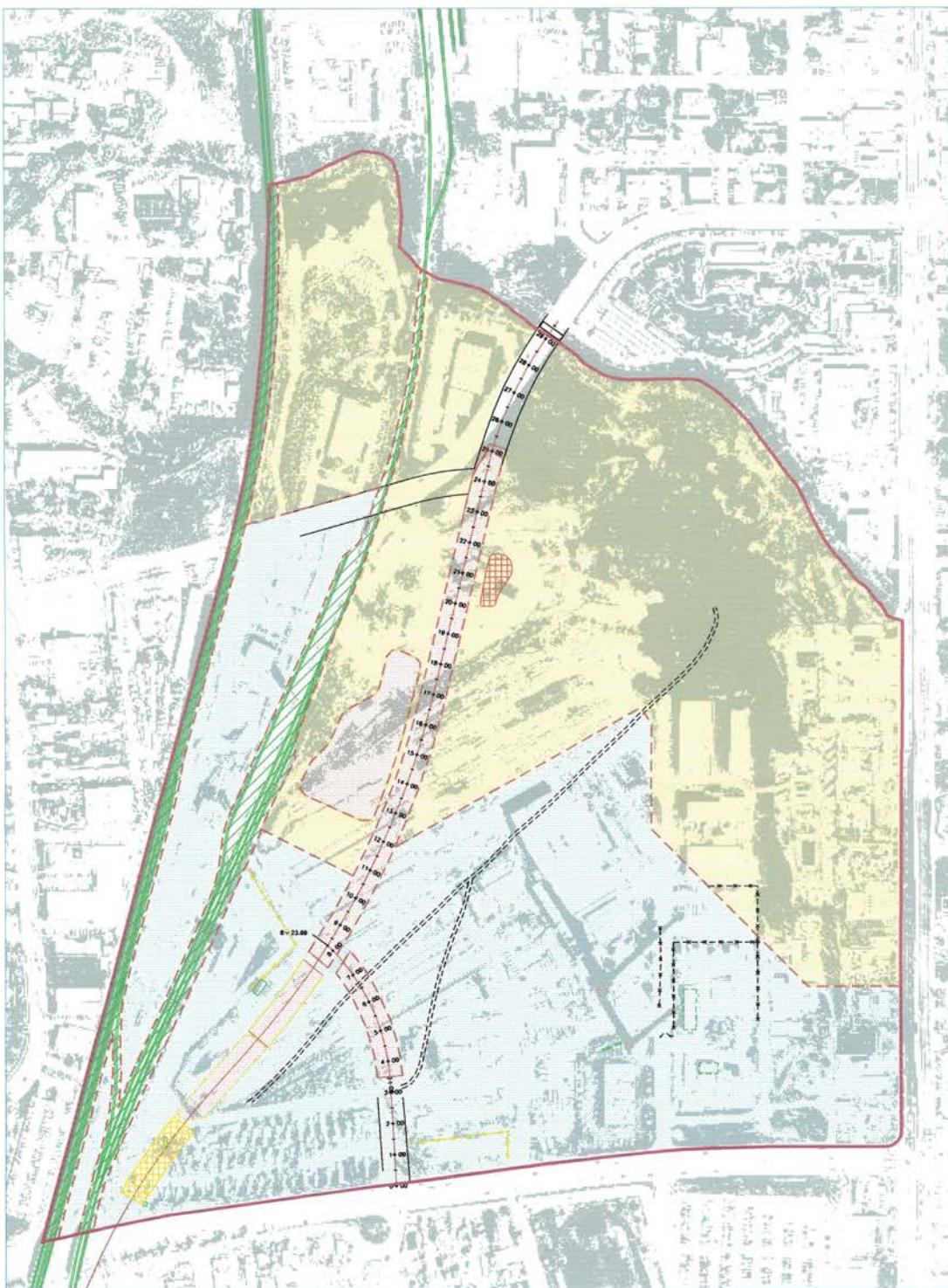
Murray Smelter Remedial Project
Manager EPA-SR
US Environmental Protection Agency
Region VIII/Mail Code E & F-L
999 18th Street, Suite 500
Denver CO 80202-2466

Note 2: All water used during demolition conducted with the SSOD must be obtained from a source approved by the Murray City Water Superintendent.

TABLE 1

APPLICABILITY OF BARRIER TYPES TO SITE USE ACTIVITIES: ON-NO-FACILITY AREA
FORMER MURRAY SMELTER SITE

Landscaping		Vehicular Areas				Active Public Use Areas		Open Areas	
Barrier Type	Flower Shrub Bed	Lawn Areas	Parking/ Loading Areas	Streets	Alleys & Road Shoulders	Driveway	Walkway	Parks	Outdoor Storage Lots
Soils 6-12"	X							X	X
Soil 6" w/Sod & Grass		X						X	
Compacted Gravel						X	X		
Asphaltic Concrete			X	X	X	X	X	X	X
Concrete			X	X	X	X	X	X	X



LEGEND:

- SMELTER SITE OVERLAY DISTRICT.
- AREA OF CAP OVER CATEGORY II MATERIAL.
- CATEGORY III MATERIAL - BARRIER REQUIRED
- AREA OF SURFACE AND SUBSURFACE CATEGORY IV MATERIAL.
- OTHER AREAS (CATEGORY II, III AND IV NOT PRESENT); GENERAL ORDINANCE REQUIREMENTS APPLY.
- RAILROAD CORRIDOR; GENERAL ORDINANCE REQUIREMENTS APPLY. MATERIAL IN THIS AREA IS NOT CLASSIFIED AS CATEGORY IV DUE TO LIMITED HUMAN EXPOSURE.
- UNLINED REPOSITORY FOR STACK DEBRIS CONTAINING ASBESTOS MASTIC

SCALE

100 0 100 FEET

FORMER MURRAY SMELTER SITE
ON-FACILITY REMEDIATION

FINAL REMEDIATION MAP

PROJECT: 532-B	DATE: FEBRUARY 2003
REV:	BT: CHECKED ACK

