



## ***Voluntary Cleanup Program/Brownfields***

# ***North Temple Landfill – Project Summary***

The North Temple Landfill is located in the Northwest Quadrant of Salt Lake City. The landfill was operated by Salt Lake City Corporation from approximately 1959 to 1979 when it was “closed.” Due to the size of the landfill, it has historically been divided into two sites: North Temple Landfill East and the North Temple Landfill (NTL). The total acreage of both sites is approximately 978-acres. There have been a number of investigations conducted on the property over the years by both the Environmental Protection Agency (EPA) and private landowners under the Department of Environmental Quality’s Voluntary Cleanup Program (VCP).

**Utah Division of  
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Recognizing the value of this area as a future commercial warehouse hub, the North Temple Landfill East, also known as the Bonneville Center, was first addressed in the mid to late 1990s as part of the DEQ VCP (VCP# C010). The Bonneville Center, approximately 208-acres, is located northwest of the intersection of 5600 West and Interstate 80. The property owner, Zions Securities, entered the site into the VCP in 1998. After site assessment activities both on- and off-site, evaluation of risks, and acceptance of a Site Management Plan, a Certificate of Completion (COC) under the VCP was issued in March 2000. The site was also designated “No Further Remedial Action Planned” on the EPA’s Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database in July 2000. These actions helped remove the stigma associated with this portion of the former landfill and spurred development of the Bonneville Center commercial business park. Landfill material excavated from the Bonneville Center was moved and subsequently consolidated and capped on the eastern portion of the North Temple Landfill as part of the cleanup.

The remaining portion of the original landfill footprint, referred to as the North Temple Landfill, is being addressed under the VCP (VCP# C046 - up to 2018 and C092 - currently). The property, also known as Airport West, is located between approximately 6100 West and 7500 West, just north of Interstate 80 and immediately south of 700 North. The NTL consists of approximately 770-acres, of which 620-acres are reported to contain municipal solid waste. The NTL is currently owned by the State of Utah Institutional Trust Lands Administration (SITLA) (see Enforceable Written Assurance #129).

Site assessment activities on the NTL first started in the mid-1980s as the property was investigated by the EPA. Additional assessment work was conducted by Zions Securities and Suburban Land Reserve,

the previous owners, until the property was transferred to SITLA. Currently, assessment work is being conducted both on- and off-site to understand and characterize the extent of contamination associated with the landfill.

**The following is a summary of information obtained from the site characterization efforts:**

- Groundwater is high in total dissolved solids and is not a source of drinking water.
- Groundwater flows west/northwest across the site.
- Groundwater contamination (primarily 1,4 Dioxane) extends off-site, west of the landfill greater than 900 feet.
- Contaminants of concern in the groundwater include volatile organic compounds and metals.
- Surface soil is contaminated with lead near the former shotgun shooting range.
- Waste in the landfill includes household trash, tires and other debris.
- Subsurface soils are fine grained and generally contain the leachate under the landfill.
- Landfill waste is shallower on the eastern portion of the site (ranging from 2-5 feet deep) and deeper toward the western portion of the site (as deep as 20 feet below ground surface).
- Contaminant concentrations are highest on the western portion of the site.

SITLA is proposing to clean up the site in a phased approach and anticipates remedial efforts will first commence in the southeastern portion of the site (approximately 175-acres) which contains lesser amounts of refuse and leachate and is a natural extension of the adjacent Bonneville Center commercial development. The future use of phase I of the NTL will be commercial/industrial with no residential development. SITLA is currently developing a Remedial Action Plan under the VCP for this portion of the site. Field work is anticipated to commence in summer 2022.

The information from the work at the North Temple Landfill and Bonneville Center is also helping other entities as they evaluate future developments in the area. One such example is the Global Logistics Center, Building #3. This facility is located just north of the NTL and the land sat vacant until purchased by a private developer. To address possible soil and groundwater contamination and uncertainty in the area, the developer obtained an Enforceable Written Assurance (EWA) from the DEQ and completed construction of this commercial warehouse following the Reasonable Steps required as part of the EWA. Redevelopment efforts such as this address environmental contamination in a protective manner and also bring needed jobs to the community.

**Information on the North Temple Landfill:**

Information relating to the project can also be viewed on-line via the DEQ's Interactive Map located at: <https://enviro.deq.utah.gov/> or at the DERR offices located at 195 North 1950 West, First Floor, in Salt Lake City.