

## Redevelopment of a Former Service Station, Elsinore, Utah

In January 2005, town officials from the rural, central Utah town of Elsinore, contacted the Utah Department of Environmental Quality concerning an abandoned service station in the heart of their community. The abandoned service station had become a community eyesore with a dilapidated and significantly decaying building and unkempt landscaping. The property was an unsafe blight located on Main Street near the town's entrance to Interstate 70.

Elsinore officials had a direct interest in redeveloping the property and they were pursuing an opportunity to purchase the property. The town's main obstacle to completing the purchase of the property was the potential liability and perceived risk related to petroleum contamination from the former service station operations and underground storage tanks.

UDEQ was able to utilize existing grant funding to conduct an environmental site assessment in April 2005. The UDEQ performed subsurface soil sampling to determine if any past petroleum releases had impacted the property. The results of the sampling indicated only a small area of petroleum contaminated soils existed beneath the station. The town officials proposed managing the contamination by imposing an environmental covenant on the property to prohibit construction of any buildings over the contaminated area.

In 2009, Elsinore completed the construction of a new park, town hall and fire station on the property. The park was built over the portion of the property where the contamination was left in-place and is used by townspeople and visitors as a picnic area. The Town is grateful to have a modern space to conduct government business and various community functions in the new

town hall. The 3-bay fire station is now centrally located and is used by its volunteer fire department. The redevelopment of this former community eyesore was a greatly needed improvement for this small rural town.

