

11-6-128 Environmental Impact Statement.

The Planning Commission may require the inclusion of an environmental impact statement, prior to site plan, subdivision or building permit approval. All environmental impact statements shall include the information specified below and be prepared in accordance with the standards specified in Titles 11 and 14 of Springville City Code.

- (1) Name of proposed project.
- (2) Date of preparation of the statement.
- (3) Names and addresses of the owner and developer.
- (4) A description of the project, including:
 - (a) The type of project.
 - (b) A topographic map or maps showing the features of the proposed project, including the location of existing and proposed dwellings and other structures, buildings, paths, recreational areas, roads, and open space.
 - (c) If staged development is contemplated, the sequence of such development and the approximate time of construction for each stage.
 - (d) The description of the proposed project should be sufficiently detailed to reflect all of the data necessary to enable the Planning Commission and City Council to make a decision as to whether or not the proposed project is consistent with the City's Master Plan and otherwise complies with the provisions of this Code.
- (5) A description of the surrounding environment of the project, including the location and flows of streams, springs, seeps, and storm drainage channels, if any, in or near the proposed project, and the location of the project in relations to municipalities, urban centers, recreational sites, farmlands and other significant features.
- (6) A narrative statement, including an analysis of the negative and positive consequences of the proposed project with respect to the following features:
 - (a) Soil erosion and control of erosion within the proposed project area.
 - (b) The types and extent of vegetation and wildlife and the re-seeding of cuts and fills.
 - (c) Culinary and irrigation water and systems for provision of the same.
 - (d) Geologic hazards and the disposition of such hazards or soil conditions which may cause injury to life or improvements, including buildings and the utility

system.

(e) Fire hazards and the provision for control of fire and dust.

(f) Flood hazards and the provision for the control of floods.

(g) Underground drainage, if needed, and the disposal of the same.

(h) Surface drainage and the disposal thereof.

(i) An evaluation of the following socio-economic factors: probable changes in population resulting from the project; probable changes in economic structure of the area; probable amount of additional traffic on off-site access streets; impact on and demand for use of existing sewer lines, water supply lines, and other facilities; estimated costs of improving off-site facilities which may be needed to adequately serve the area, whether or not such improvements will be funded by the developer; estimated costs of constructing on-site private as well as public improvements and comparison of the anticipated tax revenues with the cost of services which will likely be imposed on the City.