

Project Impacts

- **Regulatory Impacts:**
 - Adheres to regulations set by the City of Page
- **Environmental/Health Impacts:**
 - It ensures the removal of waste from this property and future developments and the safety of the water (hydrants, consuming, etc.)
 - Any displaced sediment, hazardous waste, or pipe leakage from construction or post-construction may cause serious damage to neighboring ecosystems; most notably, the Colorado River roughly 3 miles west of site
 - Landscape alteration may lead to new drainage patterns, directing runoff in harmful new areas
 - Dust may be generated during construction causing issues with neighboring businesses and residents, and even possibly dust storms
- **Social Impacts:**
 - New developments will have access to a water and sewer main along Coppermine Road going south, leading to growth
 - Possible tensions among long-time Page residents may arise
 - Noise pollution from construction and future development may increase for neighboring residential communities
 - Traffic congestion may occur along the high-density Coppermine Road as there will be flaggers along the road slowing vehicles
- **Economic Impacts:**
 - A costly project for an independent client who has yet to develop any other infrastructure on his property
 - Beneficial to the City of Page by adding a tax-paying commercial property within city limits
 - Creates construction jobs in a small community which can boost the local economy