



State of Utah

SPENCER J. COX
Governor

Deidre Henderson
Lieutenant Governor

Department of
Environmental Quality

Kim Shelley
Executive Director

DIVISION OF WATER QUALITY
John Mackey, P.E.
Director

May 31, 2023

DIVISION OF WATER QUALITY
UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
PUBLIC NOTICE TO ISSUE A SECTION 401 WATER QUALITY CERTIFICATION

PURPOSE OF PUBLIC NOTICE

The purpose of this public notice is to declare the State of Utah's intention to issue a Section 401 Water Quality Certification with Conditions under the authority of the Federal Clean Water Act (33 U.S.C. § 1341), and consistent with the Utah Water Quality Act, Title 19, Chapter 5, Utah Code and Utah Administrative Code R317-15.

PERMIT INFORMATION

PERMITTEE NAME: Symphony Development, Inc.
MAILING ADDRESS: 111 South Frontage Road Centerville, Utah 84014
PROJECT LOCATION: The proposed project will be located at 1500 South 50 West Farmington City, Utah. The approximate project location is 40.955203 and -111.887677 degrees.

DWQ CERTIFICATION NO.: DWQ-2023-006315

WATERCOURSES: The project will permanently impact 0.42 acres of palustrine emergent wet meadow wetlands and 0.08 acres of emergent wetlands in the Weber River Watershed.

BACKGROUND

Symphony Development, Inc. (Project Proponent) proposes to complete East Ridge Estates, Phase 4 (Project) of the Farmington City-approved master plan for single-family homes residential subdivision. The purpose of the proposed Project is to develop additional single-family homes within an existing residential subdivision. The Project Proponent indicated that the proposed Project is needed to meet Farmington City's demand for additional single-family homes and improve local and emergency access to the existing subdivision. The Project Proponent proposes the construction of nine residential building lots, the extension of 1500 South Street and 50 West Street, and an ingress/egress of the site to provide access to the Phase 4 project area. The proposed Project will include the installation of utility lines, gas lines, electrical power systems, stormwater piping, land drains, culinary water, and secondary water, and sewers for the development of the subdivision.

The area proposed for the Project is approximately 8.44 acres. 3.38 acres of the total project area will be disturbed by construction. The proponent proposes that 2,728 cubic yards of clean fill material will be used to fill 0.42 acres of palustrine emergent wet meadow wetlands and 0.08 acres of excavated storm ditch containing palustrine emergent wetlands. The fill would result in a permanent loss of 0.5 acres of Waters of the U.S. (WOTUS). No streams or channels are on or adjacent to the proposed Project area.

The Project Proponent stated the Project was designed to minimize the impacts of the development. A total of 5.06 acres containing 2.48 acres of wetlands of the proposed Project area will be left undisturbed as green space. The Project Proponent plans to utilize Best Management Practices to minimize the Project impacts. Silt fencing will be installed around the perimeter of portions of the project area boundary to protect surrounding wetlands and aquatic resources. To compensate for the WOTUS loss, the Project Proponent proposes to acquire 0.75 acres of emergent wetland mitigation credits from Machine Lake Mitigation Bank. This proposed mitigation will equate to a 1:1.5 mitigation compensation ratio.

PUBLIC COMMENTS

Public comments are invited any time prior to the deadline of the close of business on June 14, 2023. Written public comments can be submitted to: Linsey Shafer, General Permitting Section, Utah Division of Water Quality, PO Box 144870, Salt Lake City, Utah 84114-4870 or by email at: wqcomments@utah.gov. After considering public comments the Utah Division of Water Quality may execute the Certification issuance, revise it or abandon it. The Certification is available for public review under <https://deq.utah.gov/water-quality/water-quality-public-notice>. A copy may be obtained by contacting Linsey Shafer (385) 405-4158.

DWQ-2023-006293