

Developer's Flood Plain Study Completed in West Farmington- Below is an article about a flood plain study that was recently completed in West Farmington. It is being posted here because only those people who have been added to the flood plain or who remain in the flood plain are being notified. Because there are a significant number of homes being removed from the flood plain, we felt this information would be of interest to everyone.

As one of the requirements for approval of the Farmington Creek Estates subdivision several years ago, a flood plain study has been completed in the area of 500 South and 1100 West along Farmington Creek. This study was to determine which properties were actually in the flood plain and which properties has been inaccurately put in or taken out of the flood plain when the Flood Insurance Rate Maps (FIRM) were originally created.

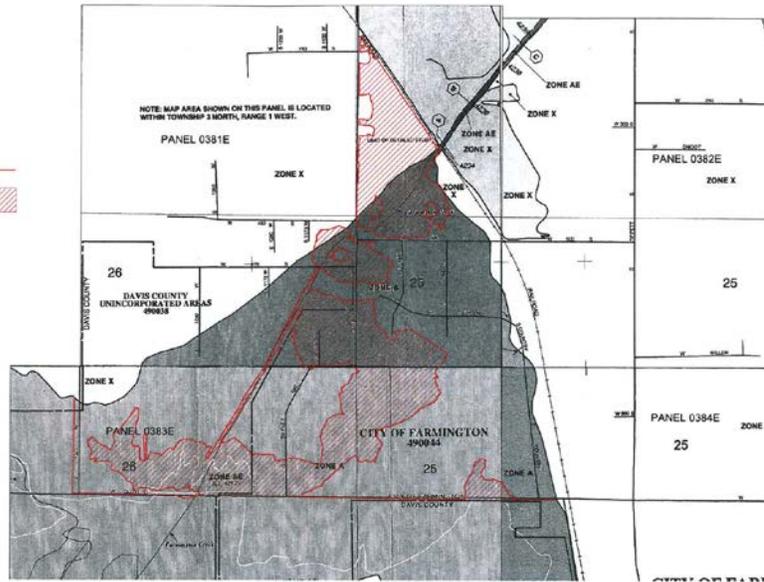
The results of the study are shown in the proposed Annotated FIRM. The area in gray is the original flood plain. The area shown with the red hash marks is the proposed new 1% chance annual chance (100-year) flood plain. This new FIRM shows about 14 properties that will now be included in the flood plain and be required to obtain flood insurance for a federally insured mortgage. The study did not determine whether the individual homes on the properties could show that the lowest floor is above the Base Flood Elevation and will therefore be eligible for a Letter of Map Amendment taking the structure out of the flood plain. This will have to be determined at a later date by the individual property owner.

The study also shows approximately 45 properties that will be taken out of the flood plain, and will no longer be required to pay for flood insurance for federally insured mortgages. Although it is never a bad idea to have flood insurance if a home is located in the vicinity of the 1% annual chance flood plain because we could always get a greater than 100-year flood, being removed from the flood plain will make this insurance much more affordable should an individual homeowner decide to carry it.

Property owners who are being affected by this change are being notified by the engineering firm that completed the study. Any questions about the determination of the new flood plain boundaries can be directed to Derek Lloyd of Wilding Engineering at 801-553-8112, ext 231.



LEGEND
 PROPOSED 100 YR FLOODPLAIN BOUNDARY
 PROPOSED 100 YR FLOODPLAIN AREA



 WILDING ENGINEERING, INC. <small>1000 S. 1000 W. SUITE 100 FARMINGTON, UT 84202 (435) 771-1111 www.wildingeng.com</small>	SHEET NO. 1 TOTAL SHEETS 1	PROJECT NO. FLOOD BOUNDARY PROJECT NAME FARMINGTON CREEK	DATE 07/15/11 SCALE 1"=300'
	DRAWN BY JDL CHECKED BY MEC	CITY OF FARMINGTON, UTAH <small>100 WEST 200 SOUTH FARMINGTON, UTAH 84201</small>	SHEET NO. 1 TOTAL SHEETS 1