

COUNCIL DECISION REQUEST

SUBJECT: Trailwood and Woodland Meadows Subdivision Flood Plain Issues

MEETING DATE: May 15, 2008

PAYSON GOAL: NEW: EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett, ² Town Engineer

AMOUNT BUDGETED: \$0.00

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$0.00

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:



EXHIBITS (If Applicable, To Be Attached):

POSSIBLE MOTION

I move to direct Staff to continue investigating the cost to have Tetra Tech, Inc. compile the required data and finalize the application with FEMA for a Letter of Map Revision (LOMR) covering those lots within the Woodland Meadows and Trailwood Subdivision areas that are currently shown on the FEMA Maps as being within the Zone "A" Flood Plain and to provide the estimated cost to the Town Council at the June 19, 2008 meeting.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

The Woodland Meadows subdivision was constructed in the early 1980's and the Trailwood Subdivision was constructed in the early-mid 1990's. Portions of both subdivisions were within the FEMA Zone 'A' Flood Plain. When the two subdivision designs were done the channel along Payson Parkway and Longhorn Road was included. Based on the design, this channel would protect the subdivision lots from flooding. At that time the Payson Town Code did not require the developer to file for a Letter of Map Revision (LOMR) with FEMA to have the map modified to remove the lots from the flood plain.

The Trailwood developer originally intended on filing for a LOMR with FEMA to remove the lots from the flood plain. However, before the study was completely ready to be filed, all the lots were sold so there was no more incentive for the developer to continue with the map revision.

Over the past several years the Town has provided a letter to mortgage companies stating that even though the FEMA Maps showed some of the Woodland Meadows and Trailwood lots in a Flood Plain, due to the construction, these lots were now out of the Flood Plain. Until recently that worked with most mortgage companies and they did not require the homeowner to buy flood insurance. Also, a few of the property owners filed directly with FEMA to have their individual lot removed from the Flood Plain.

It appears that approximately 80 lots are affected by this Flood Plain. Due to the recent events such as Hurricane Katrina, the national mortgage crisis, and reprinted and updated FEMA Maps this flood insurance issue has become a major problem for several property owners. Since Hurricane Katrina and the issues with mortgages nationally, everyone has been taking a closer look at this issue. Also, in December of 2007 new Flood Plain Maps were issued by FEMA. These new maps have been updated to show all the new lots created since 1979 and have an aerial photo

MAY 15 2008 I.5

COUNCIL DECISION REQUEST

background so you can see where each lot is. With these new maps it is much easier to determine if a property is within the FEMA designated Flood Plain. With the update information many mortgage companies have been requiring the property owner to obtain flood insurance. The cost of this flood insurance can be substantial.

ASL Sierra, which is now known as Tetra Tech, Inc., did the original work for the developer in creating the data for the FEMA submittal. Town Staff has been in contact with Tetra Tech, Inc. concerning having them retrieve the original information and file the application with FEMA for a Letter of Map Revision to remove the affected properties from the Flood Plain. They have agreed to provide to the Town a list of all data currently available, any missing data that needs to be generated, and a fee to compile the data and finalize the application to FEMA. This information from Tetra Tech, Inc. is to be submitted to the Town by June 6, 2008. In addition to the engineering fee, there is a \$4,400 filing fee to FEMA that the Town will need to submit the application.

Staff recommends that the Council direct that we continue to move forward on this project and provide the Council the schedule and cost to submit the application at the June 19, 2008 Town Council Meeting.

PROS: This will assist several homeowners in Payson by removing the requirement that they purchase flood insurance for their property.

CONS: None

PUBLIC INPUT (if any): N/A

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): N/A

FUNDING:

Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
		Total Cost: \$

CFO: _____ Date: _____