

Jeff: FYI



Federal Emergency Management Agency
Washington, D.C. 20472

July 17, 2008

THE HONORABLE DANA WILLIAMS
MAYOR, CITY OF PARK CITY
445 MARSAC AVENUE
PARK CITY, UT 84060

CASE NO.: 08-08-0644A
COMMUNITY: CITY OF PARK CITY, SUMMIT
COUNTY, UTAH
COMMUNITY NO.: 490139

DEAR MR. WILLIAMS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Gus Sharry
Mr. Jayson Gyllenskog



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PARK CITY, SUMMIT COUNTY, UTAH	Lot B, Daly No. 8 Subdivision, as shown on the Plat recorded as Instrument No. 679973, in the Office of the Recorder, Summit County, Utah
	COMMUNITY NO.: 490139	
AFFECTED MAP PANEL	NUMBER: 49043C0938C	
	DATE: 3/16/2006	
FLOODING SOURCE: EMPIRE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.637, -111.494 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
B	--	Daly 8	59 Daly Avenue	Structure	X (shaded)	7181.0 feet	7181.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A
SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

*Base Flood
Elevation*

*→ SCLOMR
states Elevation*

William R Blanton Jr
William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

*Jennifer
Gossit*

SCLOMR

*↓
Built*

Certified out

MT-1 Process



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 5/13/2008, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

Soils Ordinance Report

Written By: Jeff Schoenbacher, Environmental Coordinator - Phone 435 615 5058 - jschoenbacher@parkcity.org

Friday, August 03, 2007

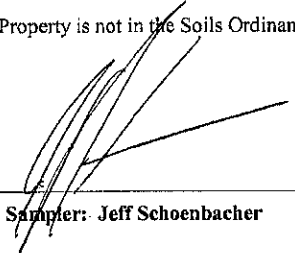
Database ID#	85520S
Date Inspected:	7/23/2007
Time Inspected:	12:15 PM
Inspector/Sampler:	Jeff Schoenbacher
Property:	408959
Address:	59 DALY AVENUE
Owner:	ALLEN MICHAEL & JEANNE H/W (JT)

Comments:

Jason requested the sampling on June 12th 2007. This sampling is a follow-up to ID 70172 where it was discovered the site was situated within mine tailings. The agreement was for the site to comply with the Soils Ordinance and the property capped after reaching final grade.

As a result, on July 23rd 2007 the property was inspected for compliance with the ordinance. The property is capped with a residential structure, patio, sidewalks, driveway, and xeriscape. Nonetheless the front yard is convention landscaping therefore a 4 point random grab of the landscaping was procured and identified as SS2.

Property is not in the Soils Ordinance, however remediation will be identified in the GIS.



Sampler: Jeff Schoenbacher

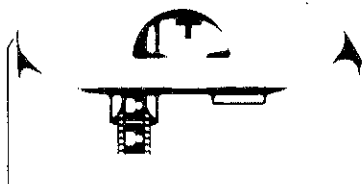


Date:

This report is sent to convey the sampling results or information for your property that resides within the Soils Ordinance District. In the event you would like a hard copy of the actual analytical results please contact the environmental specialist listed above. The analytical results are retained in Park City's Environmental Services Department for historical purposes.

Friday, August 03, 2007

Page 1 of 1



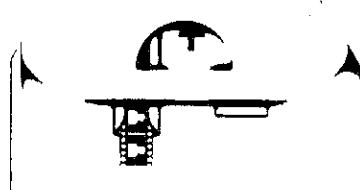
Sample Report For Ordinance Compliance

Jeff Schoenbacher, Environmental Coordinator

Date of Report: Friday, August 03, 2007

Address	Project#:	Date:	Sample ID:	Result	Property Eligible for Certificate of Compliance Based on Results			
59 DALY AVENUE	85520S	7/23/2007	SS2	89.00	Total - mg/Kg	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Complaint	<input type="checkbox"/> Initial Inspection
Number of Samples for 59 DALY AVENUE (1 detail record)				Lot Average: 89.00				

Note: "Vacant Property" landscaping cannot exceed 1000 ppm. and "Occupied Property" landscaping cannot exceed 200 ppm (Total Lead). Refer to CHAPTER 15 - PARK CITY LANDSCAPING AND MAINTENANCE OF SOIL COVER 11-15-1.





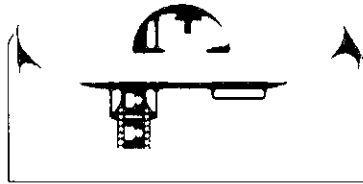
Sample Report For Ordinance Compliance

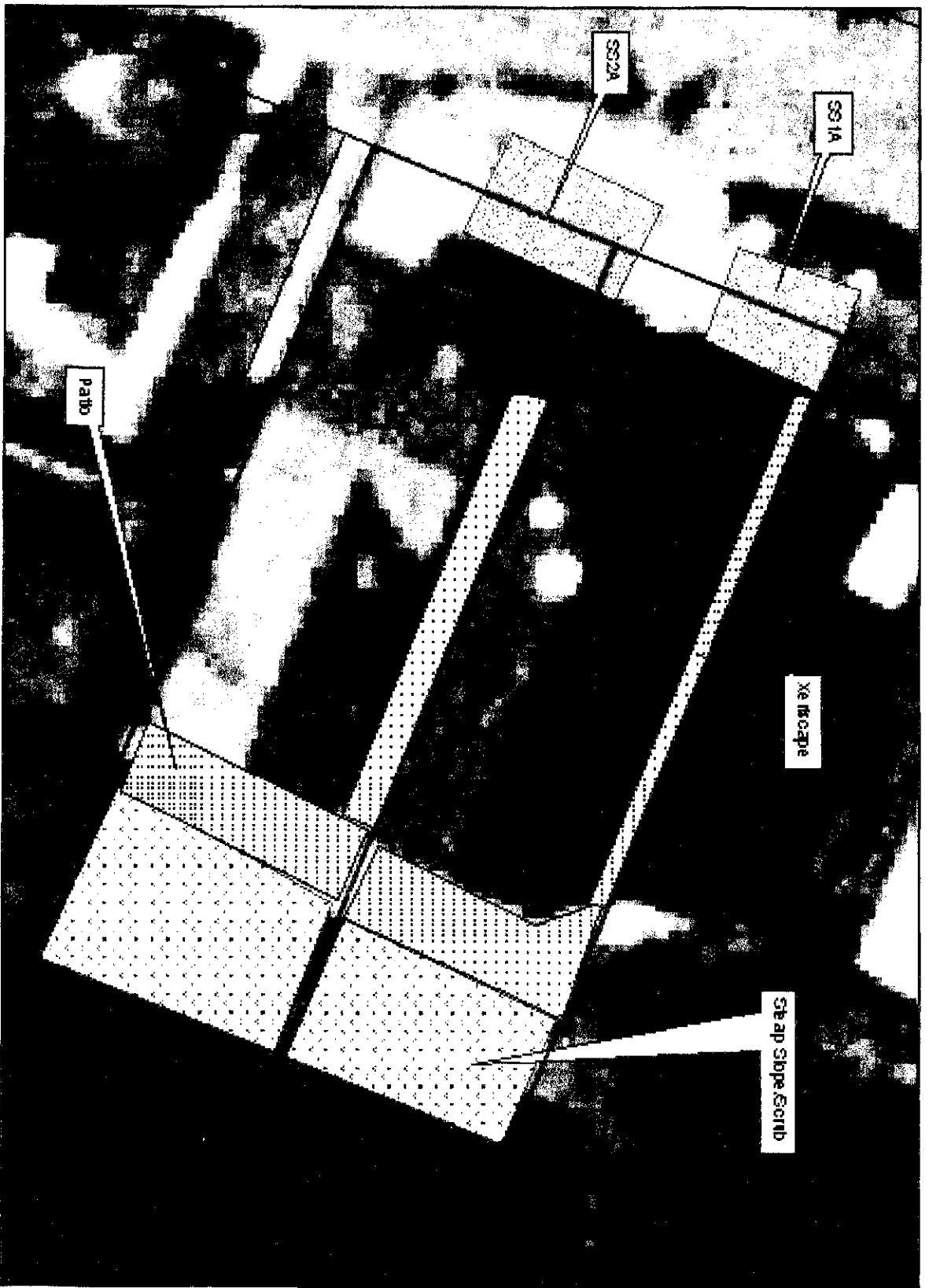
Jeff Schoenbacher, Environmental Coordinator

Date of Report: Friday, August 03, 2007

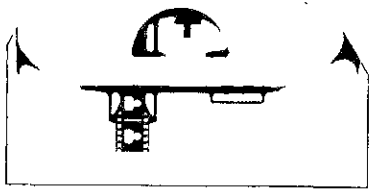
Address	Project#:	Date:	Sample ID:	Result	Property Eligible for Certificate of Compliance Based on Results				
59 DALY AVENUE	85520S	7/23/2007	SS2	89.00	Total - mg/Kg	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Complaint	<input type="checkbox"/> Initial Inspection	<input type="checkbox"/> Improvement District Lot
Number of Samples for: 59 DALY AVENUE (1 detail record)				Lot Average:		89.00			

Note: "Vacant Property" landscaping cannot exceed 1000 ppm. and "Occupied Property" landscaping cannot exceed 200 ppm (Total Lead). Refer to CHAPTER 15 - PARK CITY LANDSCAPING AND MAINTENANCE OF SOIL COVER 11-15-1.





57 and 59 Daley



Chemtech-Ford Laboratories

Serving the Intermountain West since 1953



6100 South Stratler
Murray, UT 84107
Phone: 801-262-7299
Fax: 801-262-7378

Date: 07/30/07

Park City Building and Development
attn: Jeff Schoenbacher
P.O. Box 1480
Park City, UT 84060

57 & 59 Daily

This is the final report for project: 85520 **BS**

Individual pages or sections of this report may not be separated when using the information for regulatory compliance.

The analyses presented on this report were performed in accordance with National Environmental Laboratory Accreditation Program (NELAP), Section 5.13.

Please feel free to contact us at (801) 262-7299 or (801) 262-7378 (fax) if you have questions or comments regarding this report. Our web site is located at www.chemtechford.com.


Dave Gayer

Laboratory Director
dave@chemtechford.com

Linda Daniels

Customer Representative
linda@chemtechford.com

Approved By: _____


Dave Gayer, Laboratory Director



Chemtech-Ford Laboratories

Certificate of Analysis

Lab No.: 07 07890
Lab Group No.: 85520

Name: Park City Building and Development
Sample Site: SS-2
Sample ID: 07 07890
System No:
Sample Type: Solid

Sample Date: 7/23/2007 11:30 AM
Receipt Date: 7/23/2007 1:05 PM
Sampler: JSCHOENBACHER
Sample Source:
Project:

Parameter	Sample Result	Minimum Reporting Limit	Units	Method	Analysis Date	Analysis Time	Analyst Initials	Flag
Group A - Inorganic								
Solids, Total	83.2	0.1	%	SM 2540G	7/18/99 3:00:00	8:20	EF	
Group B - Metals								
Lead, Total, ICP	89	4.15	mg/Kg	EPA 6010B	7/27/2007	15:09	MJB	

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit.
1 mg/L = one milligram per liter = 1 part per million.
1 ug/L = one microgram per liter = 1 part per billion.

Flag Descriptions

APH = The test was performed past the EPA specified holding time.
H = A high bias is suspected.
I = The analysis experienced a matrix interference which may have affected the results.
J = The result is positive and estimated. The result falls between the Minimum Reporting Limit and the Method Detection Limit.
L = A low bias is suspected.
O = The analysis was performed by an outside contract laboratory.
R = The value represents a reanalysis.
SPH = The sample was submitted for analysis past the EPA specified holding time.