



Federal Emergency Management Agency

Washington, D.C. 20472

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IN REPLY REFER TO: **JUL 21 2014**
19P-A

Ravalli County Commissioners

July 16, 2014

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The Honorable Greg Chilcott
Chair, Ravalli County Board of Commissioners
215 South 4th Street, Suite A
Hamilton, Montana 59840

Community: Ravalli County, Montana
(Unincorporated Areas)
Community No.: 300061
Map Panels Affected: See FIRM Index

Dear Mr. Chilcott:

This is to formally notify you of the final flood hazard determination for the Unincorporated Areas of Ravalli County, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

On September 7, 1998, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On May 1, 2012, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community. The proposed flood hazard determinations for your community were published in the *Ravalli Republic* on August 22, 2012 and August 29, 2012, and in the *Federal Register*, at Part 67, Volume 77, Page 44652 on July 30, 2012.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. The proposed flood hazard determinations for your community were appealed during that time. All technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the flood hazard determinations for your community are considered final. The final rule for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIRM for your community will become effective on January 16, 2015. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS establishing flood hazard information for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to January 16, 2015, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);
2. Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations;
or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended.

In addition to your community using the FIS to manage development in the floodplain, FEMA will use the FIS to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified Special Flood Hazard Areas, the areas subject to inundation by the base flood. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the Base Flood Elevations established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Ravalli County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by

your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Denver, Colorado, at (303) 235-4800 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfid>. Paper copies of these documents may also be obtained by calling our FMLX.

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
Brian Wilkinson, Community Floodplain Administrator

FINAL SUMMARY OF MAP ACTIONS

Community: RAVALLI COUNTY

Community No: 300061

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on January 16, 2015.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	99-08-389A	09/01/1999	315 CHIEF LOOKING GLASS ROAD -- COS PARCEL D, PORTION OF SECTION 2, T10N, R20W, M.P.M.	30081C0035C	30081C0065D
LOMA	99-08-402A	09/07/1999	MEADOW VISTA TRACTS, LOT 9 -- 5781 MEADOW VISTA DRIVE	30081C0035C	30081C0070D
LOMA	99-08-290A	09/30/1999	MEADOW VISTA TRACTS, LOT 5A -- 5811 MEADOW VISTA DRIVE	30081C0035C	30081C0065D
LOMR-F	00-08-110A	05/24/2000	59 BELL CROSSING WEST -- PORTION OF SECTION 20, T8N, R20W, M.P.M.	30081C0120C	30081C0355D
LOMA	01-08-201A	06/01/2001	346 VALLEY VIEW -- PORTION OF SECTION 27, T9N, R20W, M.P.M.	30081C0110C	30081C0215D
LOMA	01-08-255A	06/22/2001	MEADOW VISTA TRACTS, LOT 18 -- 5822 MEADOW VISTA DRIVE	30081C0035C	30081C0065D
LOMA	01-08-282A	07/25/2001	139 JUNIPER WAY -- COS 2412, TRACT 1-A, PORTION OF SECTION 5, T8N, R20W, M.P.M.	30081C0110C	30081C0335D
LOMA	02-08-226X	06/05/2002	139 JUNIPER WAY -- COS 2412, LOT 1-A, PORTION OF SECTION 5, T8N, R20W, M.P.M.	30081C0110C	30081C0335D

FINAL SUMMARY OF MAP ACTIONS

Community: RAVALLI COUNTY

Community No: 300061

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	02-08-504A	09/27/2002	5515 OLD EASTSIDE HIGHWAY -- PORTION OF SECTIONS 25 & 30, T10N, R20/19W, M.P.M.	30081C0045C	30081C0210D
LOMR-F	02-08-443A	10/30/2002	3074 HIGHWAY 93 -- PORTION OF SECTION 8, T8N, R20W, M.P.M.	30081C0120C	30081C0335D
LOMA	03-08-0125A	01/23/2003	4100 STEVENSVILLE RIVER ROAD -- PORTION OF SECTION 15, T9N, R20W, M.P.M.	30081C0110C	30081C0215D
LOMR-F	03-08-0098A	03/19/2003	32 DEER RUN TRAIL -- COS 5895-F, PARCEL A, PORTION OF SECTION 28, T9N, R20W, M.P.M.	30081C0110C	30081C0215D
LOMA	03-08-0209A	04/16/2003	MITCHELL LOTS, LOT 2 -- 5544 OLD EASTSIDE HIGHWAY	30081C0045C	30081C0210D
LOMR-F	03-08-0373X	04/21/2003	3074 HIGHWAY 93 -- PORTION OF SECTION 8, T8N, R20W, M.P.M.	30081C0120C	30081C0335D
LOMA	03-08-0468X	06/25/2003	4100 STEVENSVILLE RIVER ROAD -- PORTION OF SECTION 15, T9N, R20W, M.P.M.	30081C0110C	30081C0215D
LOMR-F	04-08-0250A	04/16/2004	5449 EAST SIDE HIGHWAY -- PORTION OF SECTION 25, T10N, R20W, M.P.M.	30081C0045C	30081C0210D
LOMA	05-08-0494A	08/04/2005	SECTION 5, T8N, R20W, M.P.M.	30081C0110C	30081C0355D
LOMA	06-08-0046A	11/22/2005	5449 OLD EAST SIDE HIGHWAY--TRACT 1, COS 529933-TR	30081C0045C	30081C0210D
LOMA	06-08-0099A	01/31/2006	PARCEL'S 309901, 309960, 309960	30081C0120C	30081C0355D
LOMR-FW	06-08-B094A	04/06/2006	PARCEL B, AREA A, CS 1-10 & AREA B, CS 1-10 (MT)	30081C0120C	30081C0335D
LOMA	06-08-B415A	06/12/2006	PARCEL A OF CERTIFICATE OF SURVEY 3385, TAX PARCEL NO. 135010 -- 1029 CORVALLIS RD	30081C0195C	30081C0492D
LOMA	06-08-B536A	08/10/2006	A portion of Section 21, T8N, R20W, M.P.M.	30081C0120C	30081C0355D
LOMA	06-08-B583A	08/29/2006	OLD EAST SIDE HIGHWAY -- SECTION 30, T10N, R19W, P.M.M.	30081C0045C	30081C0210D
LOMR-FW	06-08-B372A	09/19/2006	PARCEL A, CERTIFICATE OF SURVEY NO. 4817 -- A PORTION OF SECTION 14, T3N, R21W, M.P.M.	30081C0390C	30081C0870D
LOMA	06-08-B681A	10/26/2006	5460 KLEMENTS LANE -- A portion of Section 12, T10N, R20W, M.P.M.	30081C0035C	30081C0070D
LOMA	07-08-0070A	12/21/2006	125 LITTLE BRITCHES ROAD - A PORTION OF Section 25, T5N, R21W, M.P.M.	30081C0290C	30081C0695D

FINAL SUMMARY OF MAP ACTIONS

Community No: 30061

Community: RAVALLI COUNTY

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	07-08-0433A	04/03/2007	PARCEL 3, 281 CHIEF LOOKING GLASS ROAD (MT)	30081C0035C	30081C0065D
LOMA	07-08-0543A	06/07/2007	5512 KLEMENTS LANE - PORTION OF SECTION 12, T10N, R20W, P.M.M.	30081C0035C	30081C0070D
LOMR-FW	07-08-0637A	06/19/2007	529 BRIDGE LANE ROAD - PORTION OF SECTION 14, T3N, R21W, P.M.M.	30081C0390C	30081C0870D
LOMA	08-08-0140A	12/13/2007	529 BRIDGE LANE ROAD-- Sec 14, T3N, R21W, P.M.M.	30081C0390C	30081C0870D
LOMA	08-08-0831A	09/30/2008	COS 602460-R, PARCEL B - 2441 EASTSIDE HIGHWAY	30081C0185C	30081C0365D
LOMA	08-08-0934A	10/23/2008	257 BEAVERTAIL LANE - A PORTION OF SECTION 21, T8N, R20W, M.P.M.	30081C0120C	30081C0355D
LOMR-FW	09-08-0012A	10/28/2008	556 ELLISON LANE - A PORTION OF SECTION 11, T10N, R20W, M.P.M.	30081C0035C	30081C0070D
LOMA	09-08-0270A	01/15/2009	201 LUBY LANE - A PORTION OF SECTION 28, T10N, R20W, M.P.M.	30081C0045C	30081C0205D
LOMA	09-08-0448A	04/30/2009	4973 OSPREY LANE - A PORTION OF SECTION 25, T10N, R20W, M.P.M.	30081C0045C	30081C0205D
LOMR-FW	10-08-0083A	12/03/2009	529 BRIDGE LANE - A PORTION OF SECTION 14, T3N, R21W, M.P.M.	30081C0390C	30081C0870D
LOMA	10-08-0175A	03/04/2010	70-RY A PORTION OF PARCEL 1 -- 2848 EAST GORUS LOOP	30081C0380C	30081C0860D
LOMR-FW	10-08-0944A	11/09/2010	65-FW) PORTION OF SECTION 20, T8N, R20W, P.M.M. -- 2725 RIVER BEND DRIVE	30081C0120C	30081C0365D
LOMR-FW	11-08-0066A	12/20/2010	65-FW) TRACT B -- 2725 RIVER BEND ROAD	30081C0120C	30081C0365D
LOMA	11-08-0302A	03/31/2011	70-RS) SECTION 28, T10N, R20W, P.M.M. -- 135 LUBY LANE	30081C0045C	30081C0205D
LOMR-FW	11-08-0525A	04/19/2011	65-FW) SECTIONS 22 & 23, T3N, R21W, M.P.M. -- 151 SINOPAH WAY	30081C0380C	30081C0860D
LOMR-F	11-08-0577A	05/17/2011	65-RY A PORTION OF PARCEL 1 -- 2848 EAST GORUS LOOP	30081C0380C	30081C0860D
LOMR-FW	11-08-0717A	05/17/2011	65-FW) SECTIONS 22 & 23, T3N, R21W, M.P.M. -- 151 SINOPAH WAY	30081C0380C	30081C0860D
LOMA	11-08-1012A	10/25/2011	A PORTION OF SECTION 5, T8N, R20W, SHOWN AS TRACT B-1 -- 996 OLD CORVALLIS ROAD	30081C0195C	30081C0492D

FINAL SUMMARY OF MAP ACTIONS

Community: RAVALLI COUNTY

Community No: 300061

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	12-08-0031A	11/29/2011	WARD'S COVE, BLOCK 3, PORTION OF LOT 15 -- 127 & 128 OTTER PATH LANE	30081C0290C	30081C0695D
LOMA	12-08-0716A	07/06/2012	MEADOW VISTA TRACTS, PORTION OF LOT B -- 164 BELLE FLEUR LANE	30081C0035C	30081C0065D
LOMR-FW	13-08-0015A	11/01/2012	CERTIFICATE OF SURVEY NO. 3499, PARCEL R (PORTION OF SECTION 11, T4N, R21W) -- 2199 OLD DARBY ROAD	30081C0380C	30081C0860D
LOMR-FW	12-08-1041A	11/13/2012	CERTIFICATE OF SURVEY NO. 1246, TRACT A (PORTION OF SECTION 17, T8N, R20W)	30081C0120C	30081C0335D
LOMR-FW	13-08-0161A	12/11/2012	LARKIN RIVERSIDE LOTS, BLOCK 1, LOT 2 -- 21 SHIRLEYS COURT	30081C0390C	30081C0870D
LOMA	13-08-0697A	05/16/2013	PORTION OF SECTION 26, T4N, R21W -- 2660 US HIGHWAY 93 SOUTH	30081C0380C	30081C0860D
LOMR-FW	13-08-0820A	06/27/2013	TRACT 2, COS 628071-TR (PORTION OF SECTION 21, T9N, R20W) -- 43 WISDOMS WAY	30081C0110C	30081C0215D
LOMR-FW	13-08-1136A	09/12/2013	PORTION OF SECTION 1, T10N, R20W -- 5786 ELLISON LANE	30081C0035C	30081C0068D
LOMA	14-08-0130A	11/21/2013	CERTIFICATE OF SURVEY NO. 594928, PORTION OF TRACT A -- 2477 OLD DARBY ROAD	30081C0380C	30081C0860D
LOMA	14-08-0140A	12/19/2013	PORTION OF SECTION 12, T10N, R20W, TRACT A -- 5480 KLEMENTS LANE	30081C0035C	30081C0068D
LOMA	14-08-0259A	02/06/2014	PORTION OF SECTION 36, T3N, R21W, SHOWN AS TRACT 1, CERTIFICATE OF SURVEY NO. CS671172-R	30081C0485C	30081C1035D
LOMR-FW	14-08-0258A	04/15/2014	A PORTION OF SECTION 36, T3N, R21W, SHOWN AS TRACT 2, CERT. OF SURVEY #CS671172-R -- 144 HANNON LANE	30081C0485C	30081C1035D
LOMA	14-08-0866A	06/17/2014	PORTION OF SECTION 25, T5N, R21W -- 121 LITTLE BRITCHES WAY	30081C0290C	30081C0695D
LOMA	14-08-0898A	06/19/2014	PORTION OF SECTIONS 25 AND 26, T10N, R20W -- 5000 SCHUMAN LANE	30081C0045C	30081C0205D
LOMA	06-08-B479A	09/21/2006	PORTION OF SECTION 12, T10N, R20W, M.P.M. -- 5512 KLEMENTS LANE	30081C0035C	30081C0070D

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

FINAL SUMMARY OF MAP ACTIONS

Community: RAVALLI COUNTY

Community No: 300061

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	199530507MBJ	08/20/1985	PORTION OF CERTIFICATE OF SURVEY NO. 3144	1
LOMA	94-08-015A	01/04/1994	PORTION OF SECTIONS 11 & 14, T4N, R21W, P.M.M.	1
LOMA	14-08-0838A	06/10/2014	PORTION OF SECTION 35, T4N, R21W – 2997 HIGHWAY 93 NORTH	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		