



Federal Emergency Management Agency

Washington, D.C. 20472

June 23, 2022

THE HONORABLE JOE SKINNER
CHAIR, BOARD OF COMMISSIONERS
GALLATIN COUNTY
311 WEST MAIN STREET
BOZEMAN, MT 59715

CASE NO.: 22-08-0582A
COMMUNITY: GALLATIN COUNTY, MONTANA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 300027

DEAR MR. SKINNER:

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 (LOMR) Floodway 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 LOMRs. 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. David Klem



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	GALLATIN COUNTY, MONTANA (Unincorporated Areas)	A portion of Tract 13B, Shade Tree Acres, as shown on the Amended Subdivision Plat of Tract 13 recorded as Document No. 2007196, in Book I, Page 25G, in the Office of the Clerk and Recorder, Gallatin County, Montana The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 300027	
AFFECTED MAP PANEL	NUMBER: 30031C0588E	
	DATE: 4/21/2021	
FLOODING SOURCE: WEST GALLATIN RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.773040, -111.243484 SOURCE OF LAT & LONG: LOMA LOGIC 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)
Tract 13B	—	Shade Tree Acres	3085 Amsterdam Road	Portion of Property	X (shaded)	—	—	4428.6 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.)

LEGAL PROPERTY DESCRIPTION
INADVERTENT INCLUSION FLOODWAY 1
PORTIONS REMAIN IN THE SFHA

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the NFIP regulatory floodway or 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 NFIP regulatory floodway and 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.

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 Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at an angle point on the South boundary of said Tract 13B, as shown on the accompanying survey; thence along the South line of said Tract 13B, North 01°07'03" East a distance of 335.71 feet; thence through said Tract 13B, North 67°43'17" East a distance of 13.81 feet; thence North 17°13'18" East a distance of 7.69 feet; thence South 30°52'41" East a distance of 49.94 feet; thence South 33°40'51" East a distance of 26.06 feet; thence South 06°56'36" West a distance of 29.03 feet; thence North 53°48'37" East a distance of 22.75 feet; thence South 52°31'09" East a distance of 21.52 feet; thence South 01°17'41" East a distance of 11.95 feet; thence South 88°46'05" East a distance of 6.28 feet; thence North 10°39'52" East a distance of 10.58 feet; thence South 54°12'43" East a distance of 57.32 feet; thence South 64°01'32" East a distance of 38.55 feet; thence South 73°40'00" East a distance of 43.79 feet; thence South 67°14'58" East a distance of 35.57 feet; thence South 06°37'59" West a distance of 36.04 feet; thence South 03°00'46" East a distance of 28.98 feet; thence South 41°49'13" West a distance of 9.71 feet; thence South 07°40'00" West a distance of 19.98 feet; thence South 00°41'40" East a distance of 20.95 feet; thence South 09°44'45" East a distance of 33.75 feet; thence South 28°26'45" East a distance of 41.89 feet to a point on the South line of said Tract 13B; thence along the South line of said Tract 13B, South 87°04'12" West a distance of 25.90 feet; thence continuing along the South line of said Tract 13B, North 88°20'46" West a distance of 28.82 feet; thence through said Tract 13B, North 31°53'57" West a distance of 42.16 feet; thence North 12°48'13" West a distance of 55.87 feet; thence North 26°23'09" West a distance of 68.23 feet; thence North 67°25'39" West a distance of 88.95 feet; thence South 25°46'10" East a distance of 38.44 feet; thence South 55°37'58" East a distance of 44.83 feet; thence South 34°49'01" East a distance of 63.98 feet; thence South 20°45'57" East a distance of 61.70 feet; thence South 37°52'25" West a distance of 17.11 feet; thence North 89°26'12" West a distance of 29.70 feet to a point on the South line of said Tract 13B; thence along the South line of said Tract 13B, North 88°20'46" West a distance of 142.43 feet to the Point of Beginning.

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

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY 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.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration