



Neffs Canyon Debris Basin

Introduction of the Special Improvement District (SID)



Summary

- Project Background
- Impacts to Residents
- Funding
- Special Improvement District (SID)
- Next Steps





Project Background

- FEMA Alluvial Fan Flood Hazards
 - What is an Alluvial Fan?
- Flood Insurance Rate Map (FIRM)
- Flooding/Wildfire Events





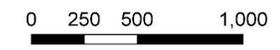
Neffs Creek Flood Hazard Assessment

Revised Floodplains

Zone, Depth, Velocity

- A
- AO, 2, 1
- AO, 2, 2
- AO, 2, 3
- AO, 3, 3
- AO, 3, 4
- SHADED X
- Limit of Study
- Effective Floodplain

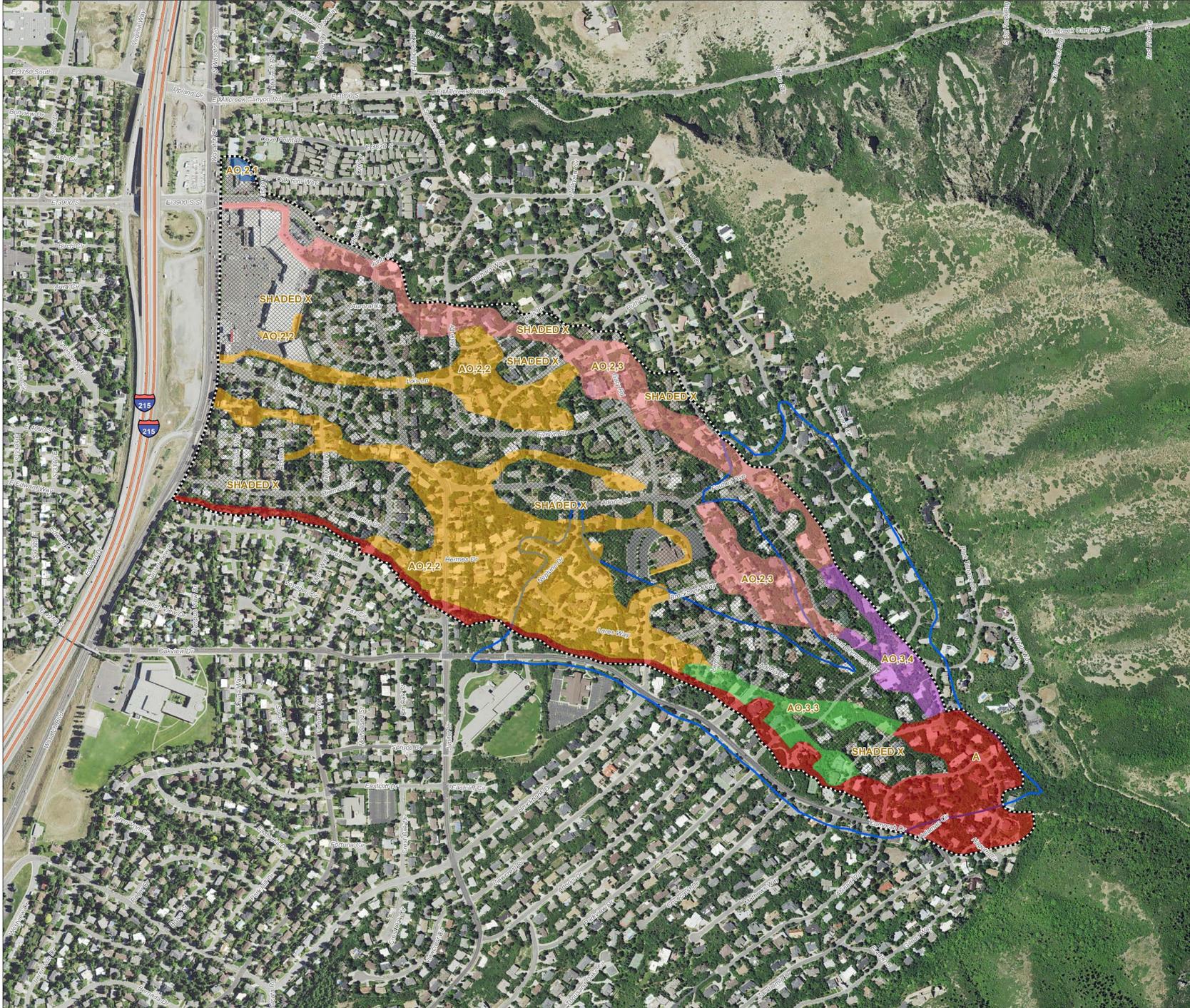
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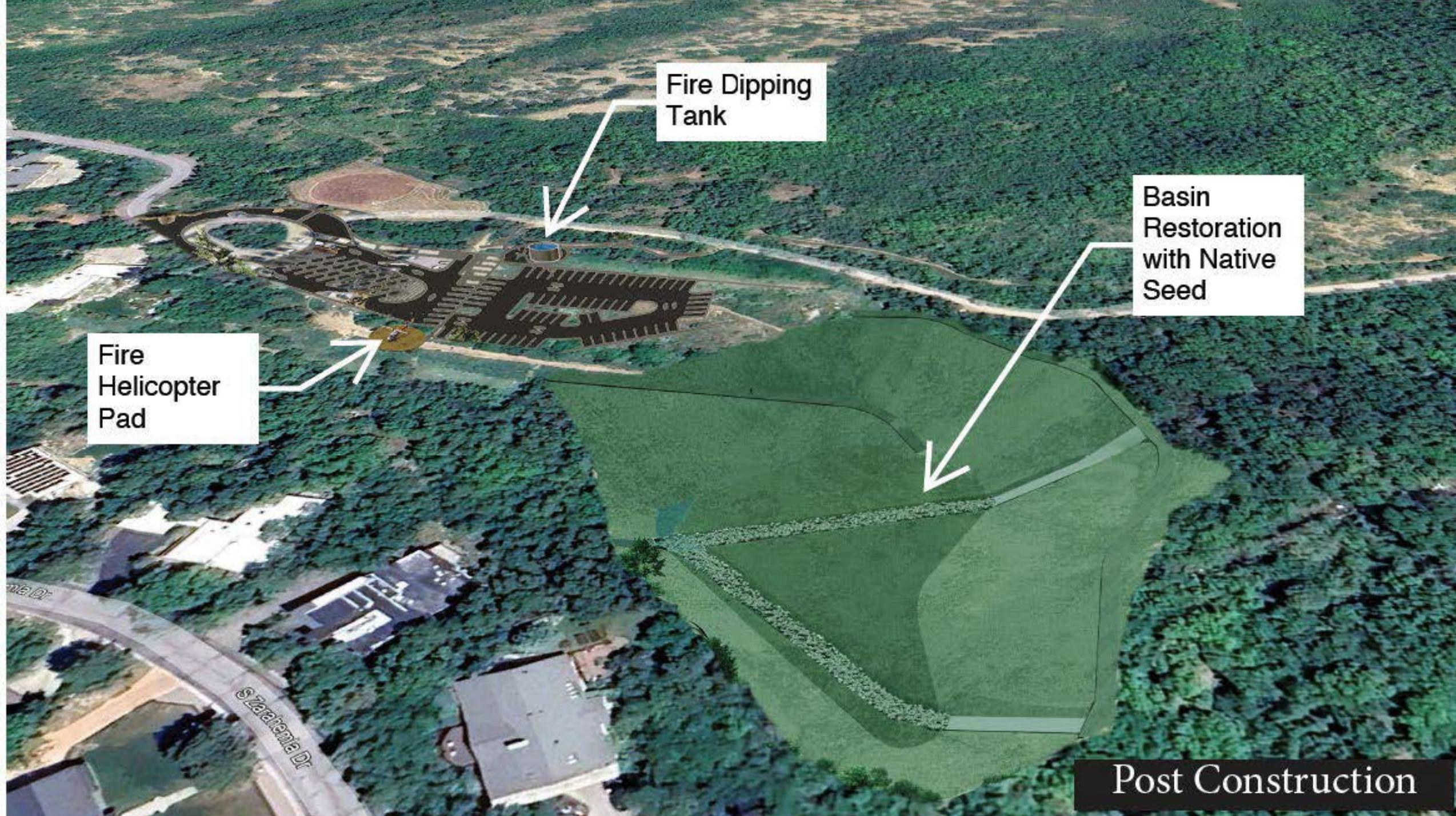


1 inch = 200 feet



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Fire Dipping Tank

Basin Restoration with Native Seed

Fire Helicopter Pad

Post Construction

Project Scope

- Basin Construction
- Stormwater Pipeline Improvement
- Potential Roadway Improvements
- Expansion of Parking Lot in Neffs Canyon



Impacts to Residents – 488 Parcels

- 100-Year Storm Emergency Response
- Wildfire & Flooding Concerns
- Flood Insurance Cost
- Renovation/Remodeling Restrictions
 - Fire Station 112



Funding

Grants

- Design – \$3 Million from Legislative Pre-Disaster Mitigation
- Construction – \$21 Million from FEMA Flood Mitigation Assistance

Total – \$24,078,000



City Funding

Millcreek's Local Share (25%)

\$5,262,750



Special Improvement District (SID)

Originally Former Mayor Silvestrini's Project

Reason for an SID

- Project only benefits 488 parcels

First Step: Postcard Survey



Postcard Survey

WE WANT TO HEAR FROM YOU!

Your property is located in the Neffs floodplain. According to the Federal Emergency Management Agency (FEMA) regulations, there are limitations on any remodeling or rebuilding of your home. Additionally, if you decide to sell or refinance your property, you may be required to purchase flood insurance.

The city has been advised that the presence of the floodplain may negatively affect your property's value. The city is exploring options to mitigate the impact on your property. To assist us in this effort, we would like to know the costs your neighborhood incurs due to the floodplain.

Please answer the following questions to help us gather this information.

1. Which of the following best describes your current housing situation?

- A. Homeowner with a mortgage
- B. Homeowner without a mortgage
- C. Renter
- D. Live with someone else and do not pay for house
- E. Other (please specify) _____

2. Are you currently enrolled in a flood insurance policy?

- A. Yes
- B. No
- C. Unsure

If Yes, how much are you paying each year?

- A. Less than \$1000/year
- B. \$1000 - \$5000/year
- C. \$5000 - \$10,000/year
- D. \$10,000 - \$15,000/year
- E. More than \$20,000/year

3. Has the floodplain limited your remodeling or rebuilding options?

- A. Yes
- B. No

NEFFS CANYON DEBRIS BASIN PROJECT INFORMATION

For more information about the Neffs Canyon Debris Basin, scan the QR code or use the link to get the full background and purpose of the project. If you have questions or concerns, please email neffsimprovements@millcreekut.gov.

www.millcreekut.gov/584/Neffs-Canyon-Emergency-Facilities-Improv



Postcard Survey Results

Total Responses: 109 out of 474 (23% response rate)

53 out of 109 residents are with a mortgage (48%)

44 out of 109 residents pay for flood insurance (40%)

42 out of 44 residents pay \$5000 or less per year on flood insurance.

- One resident that pays between \$5000 – \$10,000/year.
- One resident that pays more than \$20,000/year.

33 out of 109 residents have been impacted in remodeling/rebuilding plans (30%)

75% confidence level that these survey results are an accurate representation of the population.



Potential Cost Estimate to Residents

- 488 Parcels
- Millcreek's Local Share: \$5,262,750
- Approximately \$10,784/parcel
- Spread assessment over 10-years at \$1,078 per parcel per year



Next Steps

Who can champion this SID initiative?

What are the next steps?





Public Involvement

- Coordination with directly impacted residents – ASAP
- Multiple Public Open Houses
 - Environmental/EPA Requirements – General Public
 - Special Improvement District – Impacted Parcels
- SID Ballot Voting in 2026



Questions?

