



**MORGAN COUNTY PLANNING COMMISSION**  
**AMENDMENT SUMMARY**  
**March 29, 2021**  
**April 12, 2021 (meeting date)**

**ZONING AMENDMENT**  
**MORGAN COUNTY FLOODPLAIN REGULATIONS**

The Federal Emergency Management Agency (FEMA) provided Morgan County preliminary floodplain maps and a Flood Insurance Study (FIS) for the South Platte River on May 29, 2019. You may recall in April of 2018 the county adopted FEMA maps and the FIS for Beaver Creek that included base flood information in the Brush area. Those maps will remain in effect; these maps add the South Platte River as an area that has been studied extensively.

Upon receipt of the preliminary maps and FIS there is a FEMA process in place for the adoption of the preliminary study and maps that includes public meetings and publication. The process has been followed. Included in your packets is a FACT Sheet prepared by the Colorado Water Conservation Board which is an overview of that process. Adoption of the maps has been delayed due to the Corona Virus and staff changes at the Colorado Water Conservation Board.

The changes to the Morgan County regulations have been specifically identified by FEMA:

1. Addition of No-Rise Certification definition;
2. Reference to Designated Flood District and Flood Prone District replace with Special Flood Hazard Area in compliance with state and federal law;
3. Addition of the basis for establishing the SFHA from the South Platted Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS);
4. 3-780 H requires the use of federal, state or other source, for administration of regulations;
5. 3-780 I requires that any new construction, substantial improvement or other development within waterways with base flood elevations and without a floodway will be permitted until demonstrated that the effect of development will not cause a rise in the base flood more than six inches at any point in the county;
6. Section 3-822 was added to comply with state and federal law to address floodway development.

There was a public meeting held on October 8, 2019 at Morgan County Community College that met FEMA requirements. All maps were displayed at the meeting as well and the FIS was available. Approximately ten Morgan County citizens of attended that meeting to discuss their particular properties and floodplain impact upon it. There were no objections received to the preliminary documents. The maps and the FIS are as they were provided to the county in 2019 and presented at the community meeting.

Morgan County is required to adopt the maps by May 18, 2021. Planning Commission reviews all proposed changes to the floodplain regulations and makes a recommendation to the Board of County Commissioners where it will be considered and formal action taken.

Pam Cherry  
Morgan County Planning Administrator