



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 14, 2026
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to planning@wellingtoncolorado.gov. The email must be received by 3:00 p.m. the Friday prior to the meeting . After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88628197940>

Webinar ID: 886 2819 7940

Or Telephone: US: +1 719 359 4580 or +1 720 707 2699

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1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of August 3, 2026
 6. NEW BUSINESS
 - A. Public Hearing to Consider Amendments to the Land Use Code, Chapter 15, Article 8 - Floodplain Regulations
 7. COMMUNICATIONS
 - A. Updates on Current and Upcoming Planning Work
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: September 14, 2026
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of August 3, 2026

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of August 3, 2026, as presented

ATTACHMENTS

1. Regular Meeting Minutes of August 3, 2026



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 3, 2026**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on August 3, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:31 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Sherman Stringer
Tim Whitehouse
Troy Spraker

Absent:

Lisa Chollet
Bert McCaffrey

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I
Brittany Lenoir, Planner III

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

There were no additions to or deletions from the agenda.

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner Stringer moved to approve the regular meeting minutes of July 13, 2026, as presented.

Commissioner Whitehouse seconded.

Yeas –Stringer, Spraker, Whitehouse, Sartor

Nays-

Abstain-

Motion carried.

6. NEW BUSINESS

A. Presentation: Update on Current and Upcoming Town Plan Documents

Cody Bird, Planning Director, introduced the item, stating that Staff is working on a variety of grants, projects, and proposed code changes.

Brittany Lenoir, Planner III, presented on the status of Proposition 123 in Wellington.

Commissioner Whitehouse asked about timeline for the next cycle's commitment. Lenoir stated that the units would need be delivered by 2029.

Commissioner Spraker asked about the deed restriction timeline. Lenoir said that the process for determining the timeline is being evaluated, and that Staff anticipated the Town likely working with affordable housing partners who generally have a time horizon of over fifty years for deed restrictions. Bird stated that Habitat for Humanity and Housing Catalyst, two of the Town's frequent affordable housing partners, allow homeowners to sell at any point and receive their equity in the home while ensuring the house is sold at an affordable price through the affordability baseline.

Chair Sartor asked if the next cycle's commitment number entailed starting from scratch or if there were units in the works. Bird stated that there are projects in the pipeline to meet the goal, and that grant funds will enable additional studies and rebate programs for affordable units to keep affordable units in the pipeline. Sartor asked if existing units could comprise a portion of the commitment number. Bird said that units that are preserved and sold under an affordable mechanism would contribute, but that naturally occurring affordable housing is no longer a component.

Spraker asked if the Town of Wellington has ever worked with Catholic Charities. Bird said the Town had not but would be receptive to the partnership.

Lenoir presented on the CEO Impact Accelerator Grant.

Bird presented on the DOLA fast tract incentive.

Spraker asked if the Town had considered applying for a Safe Routes to School (SRTS) grant. Bird stated that the Town is aware of SRTS and has had conversations with Poudre School District regarding the program. Staff envisioned applying during a future grant cycle for a project involving access to Eyestone Elementary.

Lenoir presented on the Transportation and Mobility Plan.

Bird presented on the Comprehensive Plan Elements.

Aidan Checkett, Planner I, presented on the Housing Needs Assessment updates, the Housing Action Plan, and proposed changes to the land use code regarding residential water and irrigation.

Spraker asked for a definition of nonfunctional turf. Checkett provided the state's definition.

Spraker asked if the hypothetical changes would apply to existing residential development. Checkett stated that they would only exist for new residential development or redevelopment.

Sartor asked about the timeline. Checkett stated that changes must be made by January 1, 2028.

Bird presented on Comprehensive Plan updates.

Commissioner Whitehouse asked if the proposed updates would entail an outside consultant. Bird stated that he anticipated outside consultants being part of that team, contingent on funding.

Spraker asked if the Town was considering home rule and how that was related to today's presentation. Bird stated that the Board of Trustees was considering Home Rule, and that that may occur at a future date.

7. COMMUNICATIONS

Bird stated that Eric Stahl had informed Staff of his resignation from the Planning Commission due to a move outside of the Town. Bird noted his appreciation of Stahl's service on the Planning Commission and Board of Adjustments and said that Staff would advertise vacancies for both boards.

8. ADJOURNMENT

Chair Sartor adjourned the regular meeting at 7:25 PM

Approved this 14th day of September, 2026.

Recording Secretary



Planning Commission Meeting

Date: September 14, 2026
Submitted Nathan Ewert, Civil Engineer II
By:
Subject: Public Hearing to Consider Amendments to the Land Use Code, Chapter 15, Article 8 - Floodplain Regulations

EXECUTIVE SUMMARY

The Town must take action to stay in compliance with the requirements of the National Flood Insurance Program (NFIP). Staff is proposing changes to Chapter 15, Article 8 of the Municipal Code which would ensure continued compliance with the Federal Emergency Management Agency (FEMA)'s requirements.

The Planning Commission is responsible for reviewing and making recommendations on any update to the Land Use Code. In forming a recommendation, the Planning Commission must conduct a public hearing to hear and consider testimony on the proposed changes to the Land Use Code. Following the required public hearing, the Planning Commission may deliberate and form its recommendation. The recommendation of the Planning Commission is forwarded to the Board of Trustees, and the Board may take final action for adoption of any changes to the Land Use Code. This Land Use Code amendment is anticipated to be presented to the Board of Trustees at its regular meeting of October 13, 2026.

BACKGROUND / DISCUSSION

Background

On May 27, 2026, the Town received a Letter of Final Determination from FEMA establishing updated flood hazard information for Larimer County, including the portion of Boxelder Creek located within Wellington. The updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) become effective on November 27, 2026.

To maintain compliance with the National Flood Insurance Program (NFIP), communities must adopt and enforce floodplain management regulations that reference the effective FIS and FIRMs in a legally enforceable document. The proposed amendments to Chapter 15, Article 8 of the Wellington Municipal Code are necessary to satisfy these federal requirements and ensure the Town remains eligible to participate in the NFIP.

Project History

The updated floodplain mapping is the result of a multi-year effort initiated following the significant flooding events that occurred throughout northern Colorado in 2013. The project was completed through a partnership between local communities, the Colorado Water Conservation Board (CWCB), and FEMA to update floodplain mapping throughout Larimer County.

Preliminary mapping affecting Wellington and the Boxelder Creek floodplain was released in 2021. As part of that process, CWCB and its consultant hosted public outreach meetings to present the proposed mapping updates, explain the NFIP, and provide information regarding flood insurance, appeals, and available resources for affected property owners.



Following the release of the preliminary maps, FEMA and CWCB worked through comments, appeals, and technical revisions before issuing the final determination in 2026. During this period, the Town successfully completed a Letter of Map Revision (LOMR) that modified the preliminary mapping. As a result, 52 properties were removed from the preliminary Special Flood Hazard Area, and an additional 10 properties and two structures were removed from the preliminary floodway. Most of these properties are located within the Harvest Village and Boxelder Commons neighborhoods.

The final FIRMs are included in the meeting packet for reference. The mapping updates affect only Boxelder Creek and do not include Coal Creek, which was outside the scope of this study. The FIS is a 6 volume ~600 page packet of generally technical information. Hardcopies of both the FIS and FIRMS are retained for public viewing at the Municipal Services Building and electronic copies of the document are available from the Town Floodplain Manager/Town Engineer's office as well as available for download from the FEMA Map Service Center after November 27, 2026.

Proposed Code Changes

The Town of Wellington currently participates in the NFIP. Participation in the program allows property owners within the Town to obtain federally backed flood insurance and helps maintain eligibility for certain forms of federal disaster assistance and funding.

To remain compliant with NFIP requirements, the Town must update its floodplain regulations before November 27, 2026. The primary amendment is the adoption of the updated Flood Insurance Study for Larimer County, Colorado and Incorporated Areas, with an effective date of November 27, 2026. Additional amendments are required to align the code with current federal and state floodplain management standards.

The proposed changes include:

Sec. 15-8-10. Purpose and Definition section (d) Definitions

- Remove in its entirety the definition for "Area of Special Flood Hazard"
- Add the definition for "Base Flood Elevation (BFE)"
- Add the definition for "Special Flood Hazard Area"

Sec. 15-8-20 General Provisions

- Update the text to list the new FIRM title "The Flood Insurance Study for Larimer County, Colorado, and Incorporated Areas" and effective date of "November 27, 2026" as well as other text as suggested by the State of Colorado Model floodplain ordinance.
- Add Severability Clause as required by Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.

Sec. 15-8-30 Administration

- Update section (c)(1)(a.) to match the language as required by the Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.



- Update and add section (d)(4) Penalties for non-compliance as required by Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.

Add new section for "Certification"

- Text as required by Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.

The redlined text as well as a "clean" text version of the code (Article 8 Floodplain Regulations) is included in the packet to clearly show the changes being proposed as well as the final code text without markups. Prior to this meeting, the same code documents showing the revised code and final code were provided to the State of Colorado NFIP - Floodplain Management Assistance Coordinator for review. His review was completed and confirmed compliance with the NFIP requirements as well as the State of Colorado Requirements.

STAFF RECOMMENDATION

Town staff recommends adoption of the amendments to Chapter 15, Article 8, as presented. Below is a recommended motion for the Planning Commission to consider:

- Move to adopt the Land Use Code amendments to Chapter 15, Article 8 related to a revised floodplain map released by FEMA and for conformance with State and FEMA standards and forward a recommendation of approval to the Board of Trustees.

ATTACHMENTS

1. Final Hazard Determination Ltr_Wellington
2. ARTICLE_8__Floodplain_Regulations - REDLINED
3. ARTICLE_8__Floodplain_Regulations_CLEAN
4. 08069C0757G
5. 08069C0759G
6. 08069C0767G
7. 08069C0786G
8. Ordinance Update Presentation



FEMA

May 27, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Rebekka Dailey
Mayor, Town of Wellington
3735 Cleveland Avenue
Wellington, CO 80549

Community Name: Town of Wellington,
Larimer County,
Colorado
Community No.: 080104
Map Panels Affected: See FIRM Index

Dear Mayor Dailey:

This is to notify you of the final flood hazard determination for Larimer County, Colorado and Incorporated Areas, 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*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on November 27, 2026. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report 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.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This

includes adoption of the current effective FIS report 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 in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 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 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations 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.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

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, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at

(877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Doug Mahan, CFM, NFIP State Coordinator for Colorado by telephone at (303) 866-3441 ext. 3221. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 8 at (303) 235-4975 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>.

Sincerely,

A handwritten signature in dark ink, reading "David N. Bascom". The signature is fluid and cursive, with a long horizontal stroke at the end.

David N. Bascom, Acting Director
Engineering and Modeling Division
Federal Insurance Directorate, Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Nathan Ewert, Civil Engineer II, Town of Wellington

FINAL SUMMARY OF MAP ACTIONS

Community: WELLINGTON, TOWN OF

Community No: 080104

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on November 27, 2026.

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	Original Panel	Current Panel
LOMR	12-08-0629P	02/04/2013	COAL CREEK FLOOD MITIGATION PROJECT	08069C0759F	08069C0759G
LOMR	24-08-0267P	01/29/2025	Boxelder Commons LOMR	08069C0759F	08069C0759G

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or 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.

FINAL SUMMARY OF MAP ACTIONS

Community: WELLINGTON, TOWN OF

Community No: 080104

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	99-08-103A	03/19/1999	MILLIKEN & CARPER ADDITION, LOT 2 -- 8009 5TH STREET	0801040001D	08069C0759G
LOMA	99-08-126A	03/19/1999	MILLIKEN AND CARPER ADDITON, LOT 35 -- 3915 ROOSEVELT AVENUE	0801040001D	08069C0759G
LOMA	02-08-242A	04/12/2002	SHEARER ADDITION, BLOCK 1, LOTS 6-8 -- 3902 & 3910 FRANKLIN AVENUE	0801040001D	08069C0759G
LOMA	02-08-351A	06/26/2002	SHEARER ADDITION, BLOCK 2, LOT 2 -- 8540 THIRD STREET	0801040001D	08069C0759G
LOMA	03-08-0651A	10/29/2003	MILLIKEN & CARPER ADDITION REPLAT, LOT 33 -- 3911 ROOSEVELT STREET	0801040001D	08069C0759G
LOMA	05-08-0634A	08/18/2005	PARK ADDITION, BLOCK 1, LOT 4A -- 8002 4TH STREET	0801040001D	08069C0759G
LOMR-F	06-08-B143X	02/16/2006	PORTION TRACT C, THE MEADOWS	0801010150D	08069C0786G
LOMA	13-08-0449A	02/21/2013	PIATT AND BRENIMAN ADDITION, LOTS 20-22 -- 4003, 4009 & 4013 CLEVELAND AVENUE	08069C0759F	08069C0759G
LOMA	13-08-0452A	02/21/2013	WELLINGTON MANOR MINOR SUBDIV, LOT 1 -- 3922 CLEVELAND AVENUE	08069C0759F	08069C0759G
LOMA	13-08-0447A	03/21/2013	MARTIN'S ADDITION, BLOCK 4, PORTION OF LOTS 1-3 & 13-16 -- 4026 & 4030 GARFIELD, 4027 & 4031 HAYES	08069C0759F	08069C0759G
LOMA	13-08-0450A	03/19/2013	CODDINGTON ADDITION, BLOCK 4, LOTS 9 & 10 -- 3920 GARFIELD AVENUE	08069C0759F	08069C0759G
LOMA	13-08-0451A	03/19/2013	MOORE ADDITION, BLOCK 2, PORTION OF LOTS 1 & 2 -- 3829 MCKINLEY AVENUE	08069C0759F	08069C0759G
LOMA	13-08-0453A	03/19/2013	WELLINGTON GARDENS, LOTS 1 & 10, & 5 -- 3921 CLEVELAND AVENUE & 8130 4TH STREET	08069C0759F	08069C0759G
LOMA	13-08-0454A	03/19/2013	SHEARER ADDITION, BLOCK 1, PART LOTS 6-7 & BLOCK 3, PART LOTS 5 & 7 -- 3902 FRANKLIN & 8509 4TH	08069C0759F	08069C0759G
LOMA	13-08-0455A	03/19/2013	CODDINGTON ADDITION, BLOCK 4, PORTION OF LOTS 6-8 -- 8402 4TH STREET, 3908 & 3912 GARFIELD AVENUE	08069C0759F	08069C0759G
LOMA	13-08-0456A	03/19/2013	AMENDED PLAT OF PARK ADDITION, LOT 3A -- 8006 4TH STREET	08069C0759F	08069C0759G

FINAL SUMMARY OF MAP ACTIONS

Community: WELLINGTON, TOWN OF

Community No: 080104

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	13-08-0457A	03/19/2013	MILLER'S ADDITION, BLOCK 4, LOTS 4-9 -- 3906 CLEVELAND AVENUE	08069C0759F	08069C0759G
LOMA	13-08-0601A	03/19/2013	WELLINGTON GARDENS, LOT 8 -- 8125 5TH STREET	08069C0759F	08069C0759G
LOMA	13-08-0448A	03/26/2013	BENDER'S ADDITION, PORTION OF MULTIPLE LOTS IN BLOCKS 1 & 4	08069C0759F	08069C0759G
LOMA	13-08-0606A	03/26/2013	BENDER'S ADDITION, BLOCK 1, PORTION OF LOTS 4, 6, 8 -- 8310 & 8306 5TH STREET, 4006 HARRISON AVENUE	08069C0759F	08069C0759G
LOMA	13-08-1043A	09/17/2013	PARK ADDITION, BLOCK 2, LOT 1 -- 8009 4TH STREET	08069C0759F	08069C0759G
LOMA	13-08-1042A	09/24/2013	MOORE ADDITION, BLOCK 2, LOTS 18 & 19 -- 3826 ROOSEVELT AVENUE	08069C0759F	08069C0759G
LOMA	15-08-0642A	06/08/2015	CODINGTON, BLOCK 3, LOTS 4 & 5 -- 3818 GARFIELD AVENUE (MULTIPLE STRUCTURES)	08069C0759F	08069C0759G
LOMA	16-08-0349A	03/16/2016	Lot 2-B, Block 1, Bender's Addition, Replat of Lot 2 Subdivision - 4009 Garfield Avenue	08069C0759F	08069C0759G
LOMR-F	16-08-1118A	08/16/2016	PARK ADDITION, BLOCK 1, LOT 4A -- 8002/8004 4TH STREET	08069C0759F	08069C0759G
LOMA	17-08-0373A	02/08/2017	Lot 6, 6th Street Business Park, Phase 4 Subdivision - 4050 & 4070 Sveta Lane	08069C0759F	08069C0759G
LOMA	17-08-0868A	06/08/2017	Lot 2, GWG, Phase 2 Subdivision - 5th Street	08069C0759F	08069C0759G
LOMA	19-08-0739A	06/12/2019	4020 Washington Avenue	08069C0759F	08069C0759G
LOMA	20-08-0977A	11/05/2020	SHEARER ADDITION REPLAT, LOT 2 -- 8521 4TH STREET	08069C0759F	08069C0759G
LOMA	23-08-0242A	02/14/2023	CODDINGTON ADDITION, BLOCK 2, LOT 4 -- 8433 4TH STREET	08069C0759F	08069C0759G

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: WELLINGTON, TOWN OF

Community No: 080104

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 or revised 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.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR	17-08-1283P	10/09/2018	BOXELDER CREEK FLOODPLAIN AT EAST COUNTY ROAD 60, LARIMER COUNTY, CO	4
LOMR	26-08-0216P	04/23/2026	Boxelder Creek Floodplain at East County Road 60, Larimer County, CO REISSUANCE	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.
6. Superseded by another LOMC.

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 is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

ARTICLE 8 Floodplain Regulations

Sec. 15-8-10. Purpose and definitions.

(a) *General purpose.*

- (1) It is the purpose of this article to meet or exceed the minimum standards for floodplain regulations in accordance with the Federal Emergency Management Agency (FEMA) by provisions designed to:
 - a. Protect human life and health;
 - b. Minimize expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruptions;
 - e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
 - f. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
 - g. Ensure that potential buyers are notified that property is in a flood area.

(b) *Applicability.*

- (1) The Legislature of the State of Colorado has, in Title 29, Article 20 of the Colorado Revised Statutes delegated the responsibility to local governments to adopt regulations designed to minimize flood loss.
- (2) Applicability. This Section shall apply to all areas of special flood hazard and areas removed from the flood plain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of the Town.

(c) *Methods of reducing flood losses.*

- (1) In order to accomplish its purposes, this article uses the following methods:
 - a. Restricting or prohibiting uses which are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 - b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - c. Controlling the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters;
 - d. Controlling filling, grading, dredging and other development which may increase flood damage; and
 - e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(d) *Definitions.* Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application:

Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Area of shallow flooding means a designated AO or AH zone on the community's Flood Insurance Rate Map (FIRM) with a one-percent chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

~~*Area of special flood hazard* means the land in the floodplain within the community subject to a one-percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1—99.~~

Base flood means the flood having a one-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) means the elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement means any area of the building having its floor sub-grade (below ground level) on all sides.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development means any human-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building means a non-basement building: (i) built, in the case of a building in Zones A, AE, AH, AO, A1—30, A99, B, C, D and X, to have the top of the elevated floor or, in the case of a building in Zones V1—30, VE or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water; and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A, AE, AH, AO, A1—30, A99, B, C, D and X, elevated building also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters. In the case of Zones V1—30, VE or V, elevated building also includes a building otherwise meeting the definition of elevated building, even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.

Existing construction means, for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. Existing construction may also be referred to as existing structures.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of water from channels and reservoir spillways;
- b. The unusual and rapid accumulation or runoff of surface waters from any source, and/or
- c. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

Flood Insurance Rate Map or FIRM means an official map of the community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood insurance study means the official report provided by the Federal Emergency Management Agency. The report contains flood profiles and water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see definition of flooding).

Flood protection system means those physical structural works for which funds have been authorized, appropriated and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means this Chapter 15 of this Code, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood-proofing means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (regulatory floodway) means the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half (½) foot (six (6) inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (i) By an approved state program as determined by the Secretary of the Interior; or
 - (ii) Directly by the Secretary of the Interior in states without approved programs.

Levee means a human-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR 65.10.

Levee system means a flood protection system which consists of a levee or levees and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term manufactured home does not include a recreational vehicle.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Mean sea level means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other Datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction means, for the purpose of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For flood-plain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

No-rise certification means record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A No-Rise Certification must be supported by technical data and signed by a registered Colorado Professional Engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).

Recreational vehicle means a vehicle which is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projections;
- c. Designed to be self-propelled or permanently towable by a light-duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Special Flood Hazard Area – The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, i.e. the 100-year floodplain.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act [Pub. L. 97-348]) includes substantial improvement and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before start of construction of the improvement. This includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the Code Enforcement Officer and which are the minimum necessary conditions; or
- b. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief to a person from the requirements of this article when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this article. (For full requirements, see Section 60.6 of the National Flood Insurance Program regulations.)

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4) or (e)(5) of the National Flood Insurance Program regulations is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 07-2022, § 1(8.01), 3-22-22)

Sec. 15-8-20. General provisions.

- (a) *Basis for establishing areas of special flood hazard.* ~~The areas of special flood hazard established by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for Larimer County, Colorado, and Incorporated Areas," dated February 6, 2013, with accompanying Flood Insurance Rate Maps and Flood Boundary Floodway Maps (FIRM and FBFM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this article. The Flood Study and FIRM is on file at the Town Hall.~~ The special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Larimer County, Colorado, and Incorporated Areas; effective November 27, 2026", with accompanying Flood Insurance Rate Maps and/or Flood Boundary Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be part of this ordinance. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by studies designated and approved by the Town Board of the Town of Wellington. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMS, and/or FBFMs on file and available for public inspection.
- (b) *Compliance.* No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this article and other applicable regulations.
- (c) *Abrogation and greater restrictions.* This article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this article and another Code provision, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (d) *Interpretation.*
 - (1) In the interpretation and application of this article, all provisions shall be:
 - a. Considered as minimum requirements;
 - b. Liberally construed in favor of the Town; and
 - c. Deemed neither to limit nor repeal any other powers granted under state statutes.
- (e) *Warning and disclaimer of liability.* The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the Town, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

(f) Severability. This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

Sec. 15-8-30. Administration.

- (a) *Floodplain Development Permit.* A floodplain development permit shall be required to ensure conformance with the provisions of this article.
- (b) *Designation of Town official for administration.* The Town Administrator or his/her designee is hereby appointed to administer and implement this article by granting or denying development permit applications in accordance with its provisions and other appropriate sections of 44 C.F.R. (National Flood Insurance Program Regulations) pertaining to floodplain management.
- (c) *Duties and responsibilities of Floodplain Administrator.*
 - (1) Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. ~~Maintain and hold open for public inspection all records pertaining to the provisions of this article.~~ Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by the International Building Code 1612.4.
 - b. Review, approve, or deny all required floodplain development permit applications to determine whether the proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 - c. Review proposed development applications to assure that all necessary permits have been obtained from those federal state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. § 1334) from which prior approval is required.
 - d. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation.
 - e. Notify, in riverine situations, adjacent communities and the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - f. Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - g. When base flood elevation has not been provided in accordance with Section 15-8-20(a) of this article, obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of this article.

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- h. When a regulatory floodway has not been designated, require that no new construction, substantial improvements or other development, including fill, shall be permitted within Zones A1—30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half (½) foot at any point within the community.
- (d) *Permit procedures.*
- (1) The Floodplain Administrator shall accept applications on forms including but not limited to the following information: plans in duplicate drawn to scale showing the location, dimensions and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
- a. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;
 - b. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - c. A certificate from a Colorado Professional Engineer or Architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Section 15-8-40(b);
 - d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
- (2) Approval or denial of a development permit by the Town shall be based on all of the provisions of this article and the following relevant factors:
- a. The danger to life and property due to flooding or erosion damage;
 - b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - c. The danger that materials may be swept onto other lands to the injury of others;
 - d. The compatibility of the proposed use with existing and anticipated development;
 - e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges and public utilities and facilities such as sewer, gas, electrical and water systems;
 - g. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - h. The necessity to the facility of a waterfront location, where applicable;
 - i. The availability of alternative locations not subject to flooding or erosion damage for the proposed use; and
 - j. The relationship of the proposed use to the Comprehensive Plan for that area.
- (3) All variances shall follow the procedures set forth in Section 15-2-220.
- a. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

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- b. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - d. Variances shall only be issued upon:
 - 1. Showing a good and sufficient cause;
 - 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - 3. determination that the granting of a variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - e. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(Ord. No. 07-2022, § 1(8.03), 3-22-22)

(4) Penalties for noncompliance

a. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor.

Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined as provided by the laws of the Town of Wellington. Nothing herein contained shall prevent the Town of Wellington from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 15-8-40. Standards for flood hazard reduction.

- (a) *General standards for flood hazard reduction.* In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:
 - (1) *Anchoring.* All new construction or substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - a. All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors as follows:
 - b. Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side;

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- c. Frame ties shall be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side;
 - d. All components of the anchoring system be capable of carrying a force of four thousand four hundred (4,400) pounds; and
 - e. Any structural additions to the manufactured home shall be similarly anchored.
- (2) *Construction materials and methods.*
- a. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
 - b. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
 - c. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (3) *Utilities.*
- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;
 - b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
 - c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (4) *Subdivision proposals.*
- a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with this article;
 - b. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than fifty (50) lots or five (5) acres (whichever is less) if not otherwise provided pursuant to this Section.
 - c. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards; and
 - d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.
- (5) *Encroachments.* In Zones AE and AH the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one-half ($\frac{1}{2}$) foot at any point. In areas of special flood hazards, where base flood elevation data has not been provided, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one-half ($\frac{1}{2}$) foot at any point.
- (b) *Specific standards for flood hazard reduction.*

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- (1) In all areas of special flood hazards where base flood elevation data has been provided as set forth herein, the following provisions are required:
- a. *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air condition equipment and other service facilities (including ductwork) elevated a minimum of twelve (12) inches above the base flood elevation. A registered professional engineer, architect or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this Subsection is satisfied.
 - b. *Nonresidential construction.* New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated a minimum of twelve (12) inches above the base flood level or, together with attendant utility and sanitary facilities, be designed so that, below the base flood level, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this Subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
 - c. *[Enclosures.]* Enclosures, new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
 2. The bottom of all openings shall be no higher than one (1) foot above grade.
 3. Openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
 - d. *Manufactured homes.*
 1. All manufactured homes to be placed within Zone A on the Town's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 2. All manufactured homes that are placed or substantially improved within Zones A1—30, AH and AE on the Town's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of twelve (12) inches above the base flood

elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movements.

3. Manufactured homes that are placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1—30, AH and AE on the Town's FIRM that are not subject to the provisions of this Paragraph shall be elevated so that either:

- (i) The lowest floor of the manufactured home is a minimum of twelve (12) inches above the base flood elevation; or
- (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and are securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

- e. *Recreational vehicles.* Recreational vehicles that are placed on sites within Zones A1—30, AH and AE on the Town's FIRM shall either:

- 1. Be on the site for fewer than one hundred eighty (180) consecutive days;
- 2. Be fully licensed and ready for highway use; or
- 3. Meet the permit requirements of Section 15-8-30(d) Permit Procedures of this article and the elevation and anchoring requirements for manufactured homes in Paragraph (d) above. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect types utilities and security devices and has no permanently attached additions.

(c) *Standards for areas of shallow flooding (AO/AH Zones).*

- (1) Located within the Special Flood Hazard Area are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- a. *Residential construction.* All new construction and Substantial Improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one (1) foot above the depth number specified in feet on the community's FIRM (at least three (3) feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
- b. *Nonresidential construction.* With the exception of critical facilities, all new construction and Substantial Improvements of non-residential structures, must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one (1) foot above the depth number specified in feet on the community's FIRM (at least three (3) feet if no depth number is specified), or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one (1) foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A

registered Colorado Professional Engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section are satisfied.

- (2) Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.

(d) *Floodways.*

- (1) Floodways are administrative limits and tools used to regulate existing and future floodplain development. The State of Colorado has adopted floodway standards that are more stringent than the FEMA minimum standard (see definition). Located within special flood hazard areas are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a no-rise certification) in flood levels within the community during the occurrence of the base flood discharge.
 - b. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.

(e) *Alteration of a watercourse.*

- (1) For all proposed developments that alter a watercourse within a special flood hazard area, the following standards apply:
- a. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
 - b. Channelization and flow diversion projects shall evaluate the residual 100-year floodplain.
 - c. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable Federal, State and local floodplain rules, regulations and ordinances.
 - d. Any stream alteration activity shall be designed and sealed by a registered Colorado Professional Engineer or Certified Professional Hydrologist.
 - e. All activities within the regulatory floodplain shall meet all applicable Federal, State and Town floodplain requirements and regulations.
 - f. Within the regulatory floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a registered Colorado Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions floodway resulting from the project, otherwise known as a no-rise certification, unless the community first applies for a CLOMR and floodway revision.

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- g. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.
- (f) *Properties removed from the floodplain by fill.*
- (1) A floodplain development permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:
 - a. Residential construction. The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one (1) foot above the base flood elevation that existed prior to the placement of fill.
 - b. Nonresidential construction. The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one (1) foot above the base flood elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one (1) foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
- (g) *Standards for critical facilities.*
- (1) A critical facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.
 - (2) Classification of critical facilities. It is the responsibility of the Town Board of Trustees to identify and confirm that specific structures in their community meet the following criteria:
 - (3) Critical facilities are classified under the following categories: (a) essential services; (b) hazardous materials; (c) at-risk populations; and (d) vital to restoring normal services.
 - (4) Essential services facilities include:
 - a. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
 - b. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors' offices, and non-urgent care medical structures that do not provide these functions);
 - c. Designated emergency shelters;
 - d. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
 - e. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and

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- f. Air transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).
- (5) Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.
- (6) Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Town Board of Trustees that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this Article, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town Board of Trustees on an as-needed basis upon request.
- (7) Hazardous materials facilities are comprised of facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials and may include:
- a. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
 - b. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
 - c. Refineries;
 - d. Hazardous waste storage and disposal sites; and
 - e. Above ground gasoline or propane storage or sales centers.
- (8) Facilities shall be determined to be critical facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, and the chemical(s) is stored in quantities equal to or greater than the threshold planning quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either five hundred (500) pounds or the TPQ listed (whichever is lower) for the three hundred fifty-six (356) chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R. § 302 (2010) and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R. § 1910 (2010) are incorporated herein by reference and include the regulations in existence at the time of the promulgation this ordinance, but exclude later amendments to or editions of the regulations.
- (9) Specific exemptions to this category include:
- a. Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use.
 - b. Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use

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- authority) that a release of the subject hazardous material does not pose a major threat to the public.
- c. Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.
- (10) These exemptions shall not apply to buildings or other structures that also function as critical facilities under another category outlined in this article.
- a. At-risk population facilities include medical care, congregate care, and schools. These facilities consist of:
1. Elder care (nursing homes);
 2. Congregate care serving twelve (12) or more individuals (day care and assisted living);
 3. Public and private schools (pre-schools, K—12 schools), before-school and after-school care serving twelve (12) or more children);
- b. Facilities vital to restoring normal services including government operations. These facilities consist of:
1. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
 2. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).
- (11) These facilities may be exempted if it is demonstrated to the Town Board of Trustees that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this ordinance, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town Board of Trustees on an as-needed basis upon request.
- (12) Protection of critical facilities. All new and substantially improved critical facilities and new additions to critical facilities located within the special flood hazard area shall be regulated to a higher standard than structures not determined to be critical facilities. For the purposes of this article, protection shall include one (1) of the following:
- a. Location outside the special flood hazard area; or
- b. Elevation of the lowest floor or floodproofing of the structure, together with attendant utility and sanitary facilities, to at least two (2) feet above the base flood elevation.
- (13) Ingress and egress for new critical facilities. New critical facilities shall, when practicable as determined by the Town Board of Trustees, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

(Ord. No. 07-2022, § 1(8.04), 3-22-22)

CERTIFICATION

It is hereby found and declared by the Town of Wellington that flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding is likely to result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the National Flood Insurance Program; and in order to effectively remedy the situation described herein, it is necessary that this ordinance become effective immediately.

Therefore, an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect from and after its passage and approval.

APPROVED; _____

PASSED: _____

(date)

I, the undersigned, _____, do hereby certify that the above is a

true and correct copy of an ordinance duly adopted by the Town of Wellington at a regular meeting duly convened on _____.

(Secretary or responsible person)

(SEAL)

ARTICLE 8 Floodplain Regulations

Sec. 15-8-10. Purpose and definitions.

(a) *General purpose.*

- (1) It is the purpose of this article to meet or exceed the minimum standards for floodplain regulations in accordance with the Federal Emergency Management Agency (FEMA) by provisions designed to:
 - a. Protect human life and health;
 - b. Minimize expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruptions;
 - e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
 - f. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
 - g. Ensure that potential buyers are notified that property is in a flood area.

(b) *Applicability.*

- (1) The Legislature of the State of Colorado has, in Title 29, Article 20 of the Colorado Revised Statutes delegated the responsibility to local governments to adopt regulations designed to minimize flood loss.
- (2) Applicability. This Section shall apply to all areas of special flood hazard and areas removed from the flood plain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of the Town.

(c) *Methods of reducing flood losses.*

- (1) In order to accomplish its purposes, this article uses the following methods:
 - a. Restricting or prohibiting uses which are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 - b. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - c. Controlling the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters;
 - d. Controlling filling, grading, dredging and other development which may increase flood damage; and
 - e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(d) *Definitions.* Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application:

Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Area of shallow flooding means a designated AO or AH zone on the community's Flood Insurance Rate Map (FIRM) with a one-percent chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base flood means the flood having a one-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) means the elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement means any area of the building having its floor sub-grade (below ground level) on all sides.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development means any human-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building means a non-basement building: (i) built, in the case of a building in Zones A, AE, AH, AO, A1—30, A99, B, C, D and X, to have the top of the elevated floor or, in the case of a building in Zones V1—30, VE or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water; and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A, AE, AH, AO, A1—30, A99, B, C, D and X, elevated building also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters. In the case of Zones V1—30, VE or V, elevated building also includes a building otherwise meeting the definition of elevated building, even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.

Existing construction means, for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. Existing construction may also be referred to as existing structures.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of water from channels and reservoir spillways;
- b. The unusual and rapid accumulation or runoff of surface waters from any source, and/or
- c. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

Flood Insurance Rate Map or *FIRM* means an official map of the community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood insurance study means the official report provided by the Federal Emergency Management Agency. The report contains flood profiles and water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see definition of flooding).

Flood protection system means those physical structural works for which funds have been authorized, appropriated and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means this Chapter 15 of this Code, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood-proofing means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway (regulatory floodway) means the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half ($\frac{1}{2}$) foot (six (6) inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

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- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (i) By an approved state program as determined by the Secretary of the Interior; or
 - (ii) Directly by the Secretary of the Interior in states without approved programs.

Levee means a human-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR 65.10.

Levee system means a flood protection system which consists of a levee or levees and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term manufactured home does not include a recreational vehicle.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Mean sea level means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other Datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction means, for the purpose of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For flood-plain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

No-rise certification means record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A No-Rise Certification must be supported by technical data and signed by a registered Colorado Professional Engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).

Recreational vehicle means a vehicle which is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less when measured at the largest horizontal projections;
- c. Designed to be self-propelled or permanently towable by a light-duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Special Flood Hazard Area – The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, i.e. the 100-year floodplain.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act [Pub. L. 97-348]) includes substantial improvement and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before start of construction of the improvement. This includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the Code Enforcement Officer and which are the minimum necessary conditions; or
- b. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief to a person from the requirements of this article when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this article. (For full requirements, see Section 60.6 of the National Flood Insurance Program regulations.)

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4) or (e)(5) of the National Flood Insurance Program regulations is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 07-2022, § 1(8.01), 3-22-22)

Sec. 15-8-20. General provisions.

- (a) *Basis for establishing areas of special flood hazard.* The special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Larimer County, Colorado, and Incorporated Areas; effective November 27, 2026", with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be part of this ordinance. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by studies designated and approved by the Town Board of the Town of Wellington. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs, and/or FBFMs on file and available for public inspection.
- (b) *Compliance.* No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this article and other applicable regulations.
- (c) *Abrogation and greater restrictions.* This article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this article and another Code provision, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (d) *Interpretation.*
 - (1) In the interpretation and application of this article, all provisions shall be:
 - a. Considered as minimum requirements;
 - b. Liberally construed in favor of the Town; and
 - c. Deemed neither to limit nor repeal any other powers granted under state statutes.
- (e) *Warning and disclaimer of liability.* The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the Town, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

(Ord. No. 07-2022, § 1(8.02), 3-22-22)

- (f) *Severability.* This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not

affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

Sec. 15-8-30. Administration.

- (a) *Floodplain Development Permit.* A floodplain development permit shall be required to ensure conformance with the provisions of this article.
- (b) *Designation of Town official for administration.* The Town Administrator or his/her designee is hereby appointed to administer and implement this article by granting or denying development permit applications in accordance with its provisions and other appropriate sections of 44 C.F.R. (National Flood Insurance Program Regulations) pertaining to floodplain management.
- (c) *Duties and responsibilities of Floodplain Administrator.*
 - (1) Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by the International Building Code 1612.4.
 - b. Review, approve, or deny all required floodplain development permit applications to determine whether the proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 - c. Review proposed development applications to assure that all necessary permits have been obtained from those federal state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. § 1334) from which prior approval is required.
 - d. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation.
 - e. Notify, in riverine situations, adjacent communities and the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - f. Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - g. When base flood elevation has not been provided in accordance with Section 15-8-20(a) of this article, obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of this article.
 - h. When a regulatory floodway has not been designated, require that no new construction, substantial improvements or other development, including fill, shall be permitted within Zones A1—30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half (½) foot at any point within the community.

(d) *Permit procedures.*

- (1) The Floodplain Administrator shall accept applications on forms including but not limited to the following information: plans in duplicate drawn to scale showing the location, dimensions and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - a. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures;
 - b. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - c. A certificate from a Colorado Professional Engineer or Architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Section 15-8-40(b);
 - d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
- (2) Approval or denial of a development permit by the Town shall be based on all of the provisions of this article and the following relevant factors:
 - a. The danger to life and property due to flooding or erosion damage;
 - b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - c. The danger that materials may be swept onto other lands to the injury of others;
 - d. The compatibility of the proposed use with existing and anticipated development;
 - e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges and public utilities and facilities such as sewer, gas, electrical and water systems;
 - g. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - h. The necessity to the facility of a waterfront location, where applicable;
 - i. The availability of alternative locations not subject to flooding or erosion damage for the proposed use; and
 - j. The relationship of the proposed use to the Comprehensive Plan for that area.
- (3) All variances shall follow the procedures set forth in Section 15-2-220.
 - a. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - b. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 - c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

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- d. Variances shall only be issued upon:
 - 1. Showing a good and sufficient cause;
 - 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - 3. determination that the granting of a variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - e. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(Ord. No. 07-2022, § 1(8.03), 3-22-22)

(4) Penalties for noncompliance

- a. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor.

Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined as provided by the laws of the Town of Wellington. Nothing herein contained shall prevent the Town of Wellington from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 15-8-40. Standards for flood hazard reduction.

- (a) *General standards for flood hazard reduction.* In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:
 - (1) *Anchoring.* All new construction or substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - a. All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors as follows:
 - b. Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side;
 - c. Frame ties shall be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side;
 - d. All components of the anchoring system be capable of carrying a force of four thousand four hundred (4,400) pounds; and
 - e. Any structural additions to the manufactured home shall be similarly anchored.

(2) *Construction materials and methods.*

- a. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- b. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
- c. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(3) *Utilities.*

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
- c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(4) *Subdivision proposals.*

- a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with this article;
- b. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than fifty (50) lots or five (5) acres (whichever is less) if not otherwise provided pursuant to this Section.
- c. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards; and
- d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.

(5) *Encroachments.* In Zones AE and AH the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one-half (½) foot at any point. In areas of special flood hazards, where base flood elevation data has not been provided, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one-half (½) foot at any point.

(b) *Specific standards for flood hazard reduction.*

- (1) In all areas of special flood hazards where base flood elevation data has been provided as set forth herein, the following provisions are required:
 - a. *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing and air condition equipment and other service facilities (including ductwork) elevated a minimum of twelve (12) inches above the base flood elevation. A registered professional engineer, architect or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this Subsection is satisfied.

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- b. *Nonresidential construction.* New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated a minimum of twelve (12) inches above the base flood level or, together with attendant utility and sanitary facilities, be designed so that, below the base flood level, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this Subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
- c. *[Enclosures.]* Enclosures, new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
 2. The bottom of all openings shall be no higher than one (1) foot above grade.
 3. Openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- d. *Manufactured homes.*
1. All manufactured homes to be placed within Zone A on the Town's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 2. All manufactured homes that are placed or substantially improved within Zones A1—30, AH and AE on the Town's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of twelve (12) inches above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movements.
 3. Manufactured homes that are placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1—30, AH and AE on the Town's FIRM that are not subject to the provisions of this Paragraph shall be elevated so that either:
 - (i) The lowest floor of the manufactured home is a minimum of twelve (12) inches above the base flood elevation; or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-

six (36) inches in height above grade and are securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

- e. *Recreational vehicles.* Recreational vehicles that are placed on sites within Zones A1—30, AH and AE on the Town's FIRM shall either:
 - 1. Be on the site for fewer than one hundred eighty (180) consecutive days;
 - 2. Be fully licensed and ready for highway use; or
 - 3. Meet the permit requirements of Section 15-8-30(d) Permit Procedures of this article and the elevation and anchoring requirements for manufactured homes in Paragraph (d) above. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect types utilities and security devices and has no permanently attached additions.
- (c) *Standards for areas of shallow flooding (AO/AH Zones).*
 - (1) Located within the Special Flood Hazard Area are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:
 - a. *Residential construction.* All new construction and Substantial Improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one (1) foot above the depth number specified in feet on the community's FIRM (at least three (3) feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
 - b. *Nonresidential construction.* With the exception of critical facilities, all new construction and Substantial Improvements of non-residential structures, must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one (1) foot above the depth number specified in feet on the community's FIRM (at least three (3) feet if no depth number is specified), or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one (1) foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A registered Colorado Professional Engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section are satisfied.
 - (2) Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.
- (d) *Floodways.*
 - (1) Floodways are administrative limits and tools used to regulate existing and future floodplain development. The State of Colorado has adopted floodway standards that are more stringent than the FEMA minimum standard (see definition). Located within special flood hazard areas are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of

floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a no-rise certification) in flood levels within the community during the occurrence of the base flood discharge.
- b. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.

(e) *Alteration of a watercourse.*

- (1) For all proposed developments that alter a watercourse within a special flood hazard area, the following standards apply:
 - a. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
 - b. Channelization and flow diversion projects shall evaluate the residual 100-year floodplain.
 - c. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable Federal, State and local floodplain rules, regulations and ordinances.
 - d. Any stream alteration activity shall be designed and sealed by a registered Colorado Professional Engineer or Certified Professional Hydrologist.
 - e. All activities within the regulatory floodplain shall meet all applicable Federal, State and Town floodplain requirements and regulations.
 - f. Within the regulatory floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a registered Colorado Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions floodway resulting from the project, otherwise known as a no-rise certification, unless the community first applies for a CLOMR and floodway revision.
 - g. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.

(f) *Properties removed from the floodplain by fill.*

- (1) A floodplain development permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:
 - a. Residential construction. The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must

be elevated to one (1) foot above the base flood elevation that existed prior to the placement of fill.

- b. Nonresidential construction. The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one (1) foot above the base flood elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one (1) foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

(g) *Standards for critical facilities.*

- (1) A critical facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.
- (2) Classification of critical facilities. It is the responsibility of the Town Board of Trustees to identify and confirm that specific structures in their community meet the following criteria:
- (3) Critical facilities are classified under the following categories: (a) essential services; (b) hazardous materials; (c) at-risk populations; and (d) vital to restoring normal services.
- (4) Essential services facilities include:
 - a. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
 - b. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors' offices, and non-urgent care medical structures that do not provide these functions);
 - c. Designated emergency shelters;
 - d. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
 - e. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
 - f. Air transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).
- (5) Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.
- (6) Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Town Board of Trustees that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this Article, and an operations plan is in effect that

states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town Board of Trustees on an as-needed basis upon request.

- (7) Hazardous materials facilities are comprised of facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials and may include:
- a. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
 - b. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
 - c. Refineries;
 - d. Hazardous waste storage and disposal sites; and
 - e. Above ground gasoline or propane storage or sales centers.
- (8) Facilities shall be determined to be critical facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, and the chemical(s) is stored in quantities equal to or greater than the threshold planning quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either five hundred (500) pounds or the TPQ listed (whichever is lower) for the three hundred fifty-six (356) chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R. § 302 (2010) and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R. § 1910 (2010) are incorporated herein by reference and include the regulations in existence at the time of the promulgation this ordinance, but exclude later amendments to or editions of the regulations.
- (9) Specific exemptions to this category include:
- a. Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use.
 - b. Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public.
 - c. Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.
- (10) These exemptions shall not apply to buildings or other structures that also function as critical facilities under another category outlined in this article.
- a. At-risk population facilities include medical care, congregate care, and schools. These facilities consist of:
 1. Elder care (nursing homes);
 2. Congregate care serving twelve (12) or more individuals (day care and assisted living);

-
3. Public and private schools (pre-schools, K—12 schools), before-school and after-school care serving twelve (12) or more children);
 - b. Facilities vital to restoring normal services including government operations. These facilities consist of:
 1. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
 2. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).
- (11) These facilities may be exempted if it is demonstrated to the Town Board of Trustees that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this ordinance, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town Board of Trustees on an as-needed basis upon request.
- (12) Protection of critical facilities. All new and substantially improved critical facilities and new additions to critical facilities located within the special flood hazard area shall be regulated to a higher standard than structures not determined to be critical facilities. For the purposes of this article, protection shall include one (1) of the following:
- a. Location outside the special flood hazard area; or
 - b. Elevation of the lowest floor or floodproofing of the structure, together with attendant utility and sanitary facilities, to at least two (2) feet above the base flood elevation.
- (13) Ingress and egress for new critical facilities. New critical facilities shall, when practicable as determined by the Town Board of Trustees, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

(Ord. No. 07-2022, § 1(8.04), 3-22-22)

CERTIFICATION

It is hereby found and declared by the Town of Wellington that flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding is likely to result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the National Flood Insurance Program; and in order to effectively remedy the situation described herein, it is necessary that this ordinance become effective immediately.

Therefore, an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect from and after its passage and approval.

APPROVED; _____

PASSED: _____

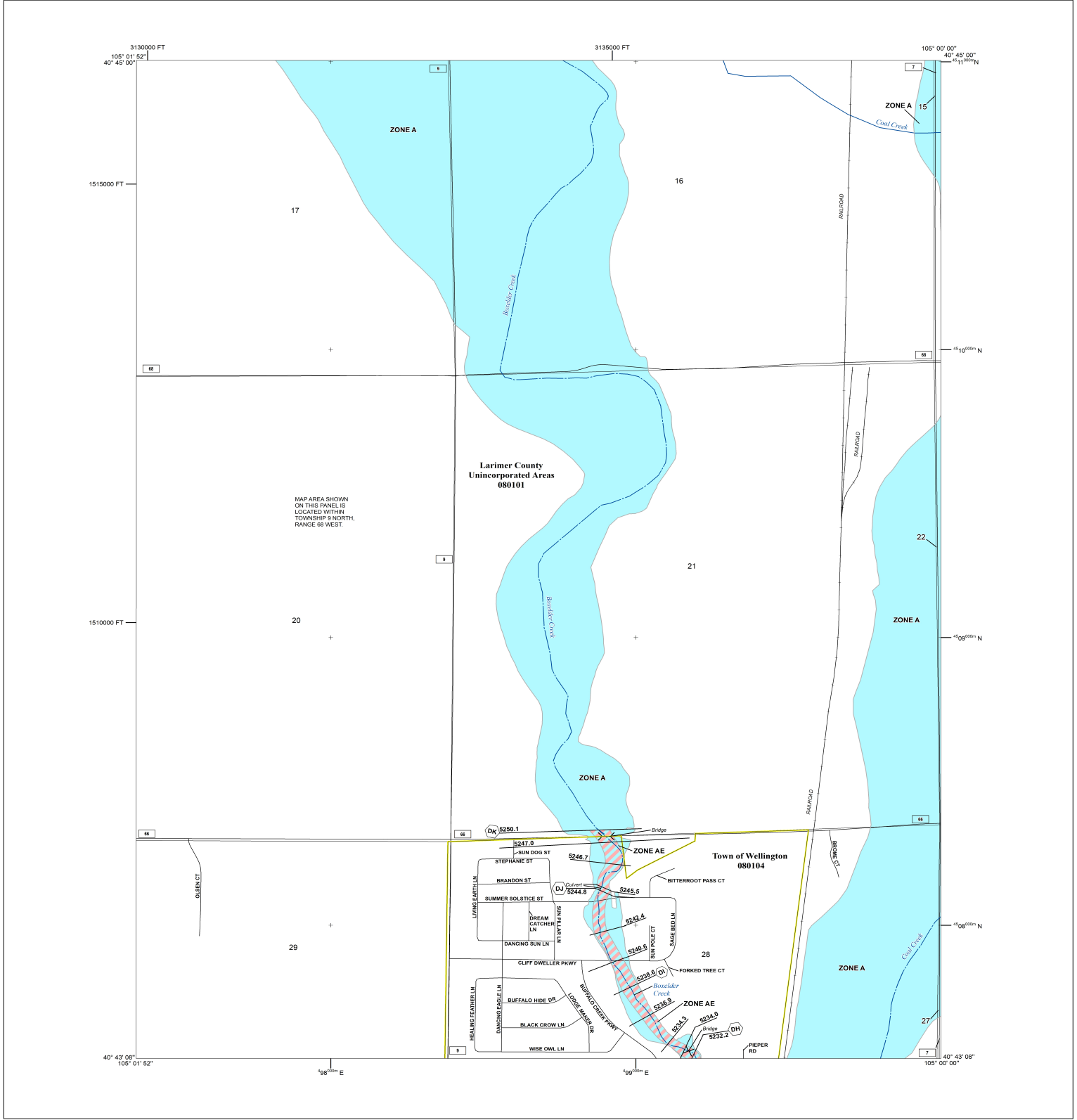
(date)

I, the undersigned, _____, do hereby certify that the above is a

true and correct copy of an ordinance duly adopted by the Town of Wellington at a regular meeting duly convened on _____.

(Secretary or responsible person)

(SEAL)



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone AE, AH, VE, AR
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance Exchange at 1-877-FEMA-MAP (1-877-366-2627) or visit the FEMA Flood Map Service Center website at <https://mms.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

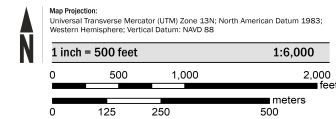
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

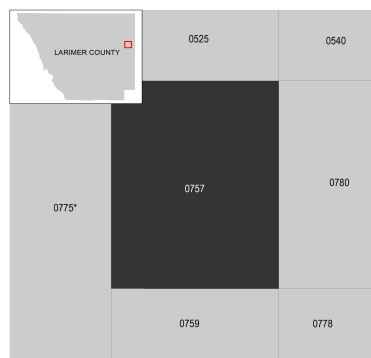
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

Base map information shown on this FIRM was derived from the National Flood Hazard Layer (NFHL), dated 2013 and digital data provided by Larimer County GIS Department, dated 2016.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

LARIMER COUNTY, COLORADO
and Incorporated Areas

PANEL 757 OF 1420

Panel Contains:			
COMMUNITY	NUMBER	PANEL	SUFFIX
WELLINGTON, TOWN OF LARIMER COUNTY	080104 080101	0757	G 6

VERSION NUMBER
2.6.4.6

MAP NUMBER
08069C0757G

DATE
12/15/2016



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
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SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone AE, AO, AH, VE, AR
		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS OF FLOOD HAZARD		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
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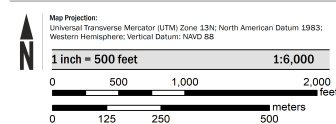
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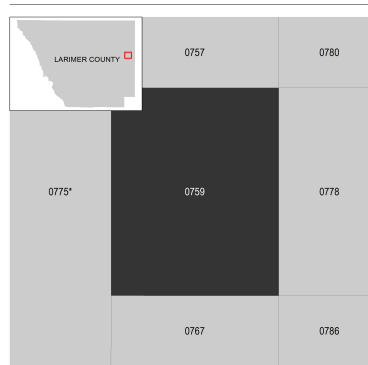
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SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

LARIMER COUNTY, COLORADO
 and Incorporated Areas

PANEL 759 of 1420

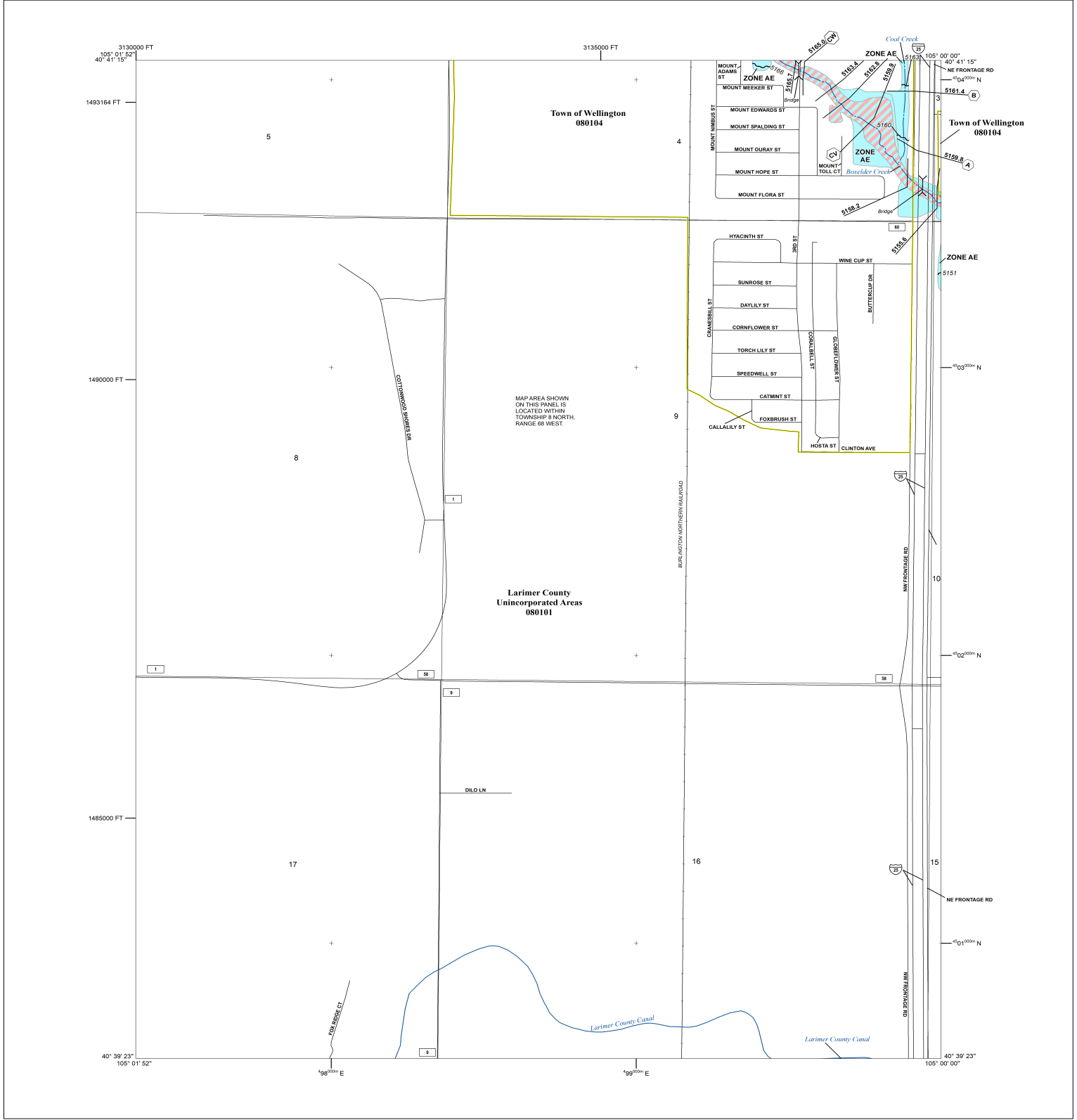
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
WELLINGTON, TOWN OF	080104	0759	G
LARIMER COUNTY	080101		

VERSION NUMBER
 2.6.4.6

MAP NUMBER
 08069C0759G

DATE
 10/26/2016



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone AE, AH, VE, AR
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://mms.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

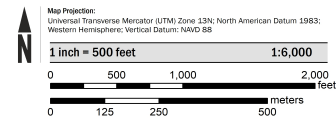
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8623.

Base map information shown on this FIRM was derived from the National Flood Hazard Layer (NFHL), dated 2013 and digital data provided by Larimer County GIS Department, dated 2016.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
LARIMER COUNTY, COLORADO
and Incorporated Areas
PANEL 767 of 1420

Panel Contains:			
COMMUNITY	NUMBER	PANEL	SUFFIX
WELLINGTON, TOWN OF	080104	0767	G
LARIMER COUNTY	080101	0767	G

Panel 767 of 1420

COMMUNITY NUMBER PANEL SUFFIX
WELLINGTON, TOWN OF 080104 0767 G
LARIMER COUNTY 080101 0767 G

Version Number 2.6.4.6
Map Number 08069C0767G
Map Date 06/16/2026

Land Use Code, Chapter 15, Article 8- Floodplain Regulations

Presented by:

Nathan Ewert PE, Deputy Director of Public Works – Engineering / Floodplain
Administrator



Larimer County Physical Map Revision (PMR) Partnership between CWCB, FEMA, and Local Agencies (2016 – 2026)

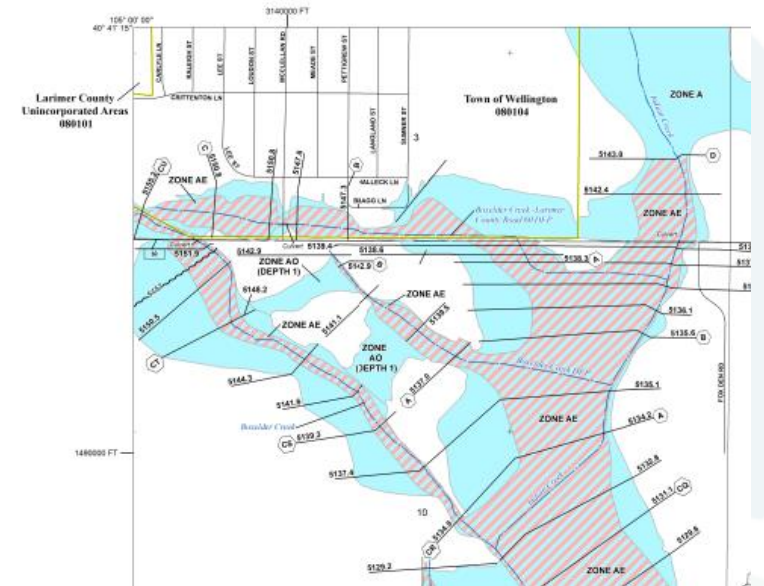
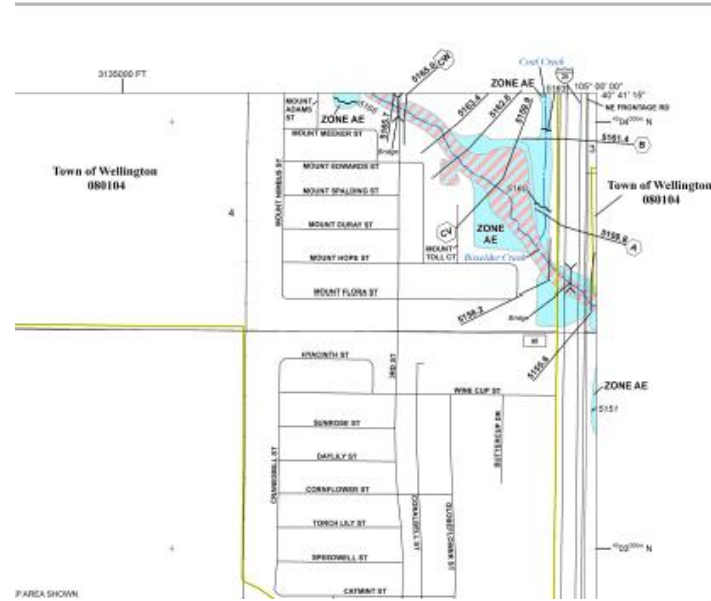
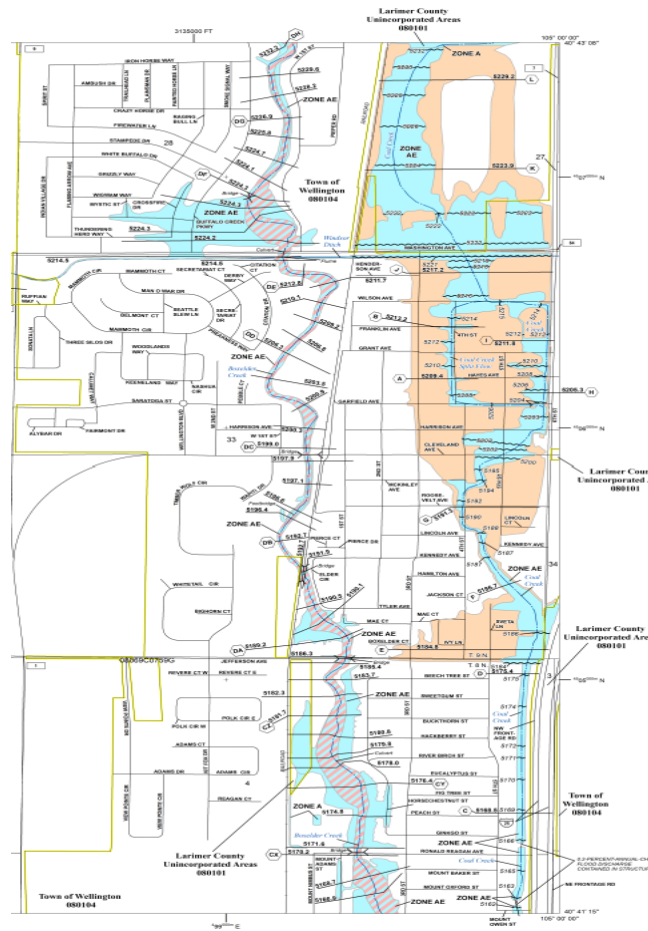
Project Scope:

- Updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) within Larimer County.
- Study only included revisions to Boxelder Creek Floodplain and Floodway.

Project Schedule:

- Started Post 2013 floods
- Preliminary Maps released in 2021
- 2021 – 2026 Comments/Appeals/Technical Revisions
 - Town funded LOMR for Boxelder Commons/Harvest Village completed 2024/2025 and incorporated into new maps.
- Final Letter of Determination Issued May 27, 2026

FIRMs



National Flood Insurance Program (NFIP)

- Program Benefits
 - Residents eligible for Flood Insurance through the program
 - Town eligible for Grant assistance for future flood studies in the form of Hazard Mitigation Assistance Grants
 - Town previous used this Grant to fund a portion of the Stormwater Master Plan
 - Town eligible for disaster assistance following flood assistance

National Flood Insurance Program (NFIP)

- Program Requirements:
 - Regulate development within Floodplains based on the requirements provided by the NFIP OR more restrictive requirements as required by CWCB.
 - Specific Floodplain Ordinance Language is required.
 - The following code changes are based on the requirements of the NFIP as specified in Title 44 Code of Federal Regulations (CFR) Part 59 and 60.
 - Changes are triggered by the release of the new FIRMs and FIS as part of the Larimer County PMR.
 - Changes must be adopted on a timeline to take effect by November 27, 2026 (effective date of the new maps).
 - Note: Code changes were previously reviewed by the State of Colorado NFIP Coordinator to ensure they were in accordance with the requirements of the NFIP and CWCB.

Proposed Code Changes

Sec. 15-8-10. Purpose and Definition section (d) Definitions

- Remove in its entirety the definition for "Area of Special Flood Hazard"
- Add the definition for "Base Flood Elevation (BFE)"
 - *Base Flood Elevation (BFE) means the elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.*
- Add the definition for "Special Flood Hazard Area"
 - *Special Flood Hazard Area – The land in the floodplain within a community subject to a one percent ofr greater chance of flooding in any given year, i.e. the 100-year floodplain.*

Proposed Code Changes

Sec. 15-8-20 General Provisions

- Update the text to list the new FIRM title "The Flood Insurance Study for Larimer County, Colorado, and Incorporated Areas" and effective date of "November 27, 2026" as well as other text as suggested by the State of Colorado Model floodplain ordinance.
 - The special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Larimer County, Colorado, and Incorporated Areas; effective November 27, 2026", with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be part of this ordinance. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by studies designated and approved by the Town Board of the Town of Wellington. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMS, and/or FBFMs on file and available for public inspection.

Proposed Code Changes

Sec. 15-8-20 General Provisions

- Add Severability Clause as required by Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.
 - (f) *Severability*. This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

Proposed Code Changes

Sec. 15-8-30 Administration

- Update section (c)(1)(a.) to match the language as required by the Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.
 - Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by the International Building Code 1612.4.

Proposed Code Changes

Sec. 15-8-30 Administration

- Update and add section (d)(4) Penalties for non-compliance as required by Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.
 - (4) Penalties for noncompliance
 - a. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor.

Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined as provided by the laws of the Town of Wellington. Nothing herein contained shall prevent the Town of Wellington from taking such other lawful action as is necessary to prevent or remedy any violation.

Proposed Code Changes

Add “Certification” section

- Text as required by Title 44 Code of Federal Regulations (CFR) Part 59 and 60, as well as the State of Colorado Model floodplain ordinance.

CERTIFICATION

It is hereby found and declared by the Town of Wellington that flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding is likely to result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the National Flood Insurance Program; and in order to effectively remedy the situation described herein, it is necessary that this ordinance become effective immediately.

Therefore, an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect from and after its passage and approval.

(Includes space for signatures at the bottom)



Next Steps

- If recommended for approval tonight
 - Town Board presentation and Land Use hearing on October 13, 2026.

Questions?

Planning Commission Meeting

Date: September 14, 2026
Submitted By: Brittany Lenoir, Planner III
Subject: Updates on Current and Upcoming Planning Work

EXECUTIVE SUMMARY

Staff shared updates on recent grant awards and Town Planning Dept. projects at the August Planning Commission meeting. Below is a preliminary schedule for upcoming projects that will be presented to the Planning Commission in the next several months. These timelines are estimated using project schedules that are in development or ongoing, and therefore are subject to change.

BACKGROUND / DISCUSSION

October 2026

- Housing Needs & Affordability Assessment - Technical Update Draft

November 2026

- Housing Needs & Affordability Assessment - Technical Update Final for Acceptance
- Transportation and Mobility Plan - Draft Presentation
- Property Inventory and Preliminary Site Analysis for Infill Housing (associated with the DOLA Local Planning Capacity Grant) - Meeting #1
- Work Session - Comprehensive Plan Element Updates (required by SB24-174 to be completed by December 31, 2026)

December 2026

- Comprehensive Plan Element Updates - Adoption (required by SB24-174 to be completed by December 31, 2026)
- Transportation and Mobility Plan - Adoption

January 2027

- Property Inventory and Preliminary Site Analysis for Infill Housing - Meeting #2

February 2027

- Property Inventory and Preliminary Site Analysis for Infill Housing - Meeting #3 and Final Presentation
- Draft Landscape and Irrigation Manual for review and discussion

March 2027

- Work Session - Initiatives associated with the Colorado Energy Office (CEO) Local IMPACT Accelerator Grant and associated ADU and Infill Rebate Program

Other Items for Future Consideration

- A Request for Proposal (RFP) is anticipated to be released in Q4 of 2026 for professional services to assist with evaluating initiatives associated with the CEO Impact Accelerator Grant. This includes advancing becoming an Accessory Dwelling Unit (ADU) Supportive Jurisdiction and establishment of Neighborhood Centers, as well as evaluation of and creation of an ADU and Infill Housing Rebate Program. Information regarding this topic is anticipated to be presented to the Planning Commission in Q1 of 2027.
- An RFP is anticipated to be released in Q4 of 2026 for evaluation and updates to the Waterwise Landscape and Irrigation Design Manual. This effort is in association with HB25-1113 requiring communities to update standards for irrigation by December 31, 2027. Information regarding this topic is anticipated to be presented to the Planning Commission in Q1 of 2027.
- An RFP is anticipated to be released in Q4 2026 for a Housing Action Plan required by SB24-174, with adoption of the plan required prior to December 31, 2027. Information regarding this topic is anticipated to be presented to the Planning Commission in Q2 of 2027.

STAFF RECOMMENDATION

This item is for informational purposes only - No action is required.

ATTACHMENTS

None