



To: Development Community and Consultants
Date: April 27, 2021
Re: Policy Clarification Geologic Hazard Study (or Report) Validation Letter

OVERVIEW:

This clarification documents acceptable justification for a Geological Hazard Study (or Report) Validation Letter in lieu of a full Geological Hazard Study, also referred to as a Geological Hazard Report, in areas that currently have an approved existing Geological Hazard Report and contain no significant modifications or other relevant factors requiring additional information.

DETAILS:

Colorado Springs, Colorado: City Code, Chapter 7, Article 4, Part 5, Section 502 states:

A. A geologic hazard study shall be required in conjunction with the City's review of the following type of land development proposals unless otherwise exempted or waived:

1. New or updated master plans.
2. In conjunction with rezoning requests when determined to be necessary by the Manager, City Engineer, Planning Commission or City Council.
3. Preliminary plats.
4. Final plats. A geologic hazard study is required if no report was reviewed in conjunction with the preliminary plat or development plan. Not required for replats of previous subdivisions in which buildings exist on each of the proposed lots, and no new structures (not including fences) or new building sites are being created. Manager may allow the study to be delayed until the submittal of a development plan. This option may be used where a final subdivision plat is submitted prior to the submittal of a development plan.
5. Development plans (including expired development plans which are being reconsidered). A geologic hazard study is required if no report was previously reviewed in conjunction with the plat or development plan. Not required for development plans in which no building, nor additions to an existing building is proposed.
6. Public improvement construction drawings.

B. The Manager, with written approval of the City Engineer, may request a site specific geologic hazard study in conjunction with a building permit for a new, reconstruction or an expansion of the building footprint of more than fifty percent (50%) of a single-family or duplex building where no previous geologic hazard study has been reviewed by the City as part of the master plan, zone change, development plan, preliminary plat or final plat.

POLICY:

A Geological Hazard Report Validation Letter may be submitted in writing in lieu of a complete Geological Hazard Report provided the site meets the following justifications:

1. The development site is within an area where there is a previously accepted Geological Hazard Report.
2. On-site and surrounding site conditions are similar to the conditions at the time of the Geologic Hazard Report.
3. No modification or new evidence of any geological hazard listed in the City Code is affecting the development of the site.
4. Letter reaffirms the recommendations and mitigation included in the previously accepted Geological Hazard Report are still valid.
5. Validation letter shall be prepared by, or under the direction of, a professional geologist as defined by C.R.S. § 23-41-208, or by a qualified Professional (geotechnical) Engineer licensed by the Colorado State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors. GHR Validation Letters shall be signed by the professional geologist and/or by the Professional (geotechnical) Engineer who prepared or certified the letter. If letter is signed by a professional geologist, document the geologist's experience to demonstrate necessary experience as defined by C.R.S. § 23-41-208.

The validation letter must be accompanied by the Geologic Hazard Report application form. Fees are not anticipated to be collected for accepted validation letters.