

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES
THURSDAY, FEBRUARY 13, 2025
NORWOOD SHERIFF'S ANNEX 1110 SUMMIT STREET, NORWOOD, CO 81423**

1. Call to Order

Present:

Commissioner Ian Bald
Commissioner Lee Taylor
Commissioner Mathew Bayma
Commissioner Josselin Lifton-Zoline
Commissioner Hallie Bevan Simpson
Commissioner Robyn Van Gelder

Staff Present:

Nicola Kerr, Associate Planner
John Huberner, Senior Planner
Kaye Simonson, Planning Director

2. Approval of Minutes, Planning Commission and Staff Comments

Kaye Simonson, Planning Director updated the Commission. The new draft of mining regulations has been sent out to review agents. There is a Wetland Special Use Permit from the Telluride Regional Airport coming before the board in addition to the mining work session in March. After the mining regulations are complete, there are still logging, oil and gas, and geothermal regulations to address.

- a. January 9, 2025 Minutes

Motion by Ian Bald to approve the January 9, 2025 Minutes. **Seconded** by Mathew Bayma. **PASSED 6-0.**

3. Public Meeting: Land Use Application

- a. Applicant: Dolores County Road and Bridge
Proposal: Gravel Pit Mining Special Use Permit/Conditional Uses on Federal Lands
Location: BLM lands off County Road 16R
Size: 11.60 acres
Zone: West End (WE)

John Huebner, Senior Planner, presented the application.

The commission discussed topics such as who will be on site determining whether there are culturally significant or sensitive findings and whether they receive training, the potential for royalties be paid to the Hopi tribe, removing vegetation with regards to impacts to migratory birds, and the potential to transplant removed vegetation and water revegetation, and where fuel will be stored on site.

Kaye Simonson responded that the County has no authority over federal royalties.

John Nielson, Dolores County Road and Bridge, responded to the Commission's questions. They will not be watering the revegetation; they will be relying on the rain. There will not be any on-site storage of fuel. Regarding the vegetation for migratory birds, the county plans to remove vegetation slowly over a period of many years.

Amber Fisher, Dolores County, responded that they are working with the BLM regarding any cultural resources discovered.

Motion by Mathew Bayma to recommend approval to the Board of County Commissioners to approve a Mining Special Use Permit (SUP) for Dolores County Road and Bridge or its contractor, for surface construction materials mineral development on Bureau of Land Management (BLM) public lands located at the Disappointment Valley Gravel Pit, San Miguel County, based on the finding that the proposed use is consistent with the County Master Plan, and with the Land Use Policies in LUC Section 2-8, Natural and Man-Made Hazard and Resource Area; LUC Section 2-11, Erosion; LUC Section 2-34, Revegetation with Native Species; LUC Section 2-35, Mining and Mineral Processing Operations, and complies with the Land Use Code review standards in Section 5-407 Wildlife Habitat Areas; Section 5-10, Special Uses; Section 5-11, Conditional Uses on Federal Lands; and Section 5-16, Mining; and Section 5-320 K, Review Standards for WE Zone District Special Uses, subject to the following specific terms and conditions:

1. The Special Use Permit is issued to the Applicant, Dolores County Road and Bridge, and does not run with the Land.
2. No future expansion of operations at the 11.60-acre gravel pit by Dolores County Road and Bridge is authorized by this approval.
3. Contact the Planning Department, Road and Bridge Department and County Sheriff's Office prior to mobilization of and the start of mining activities.
4. Provide a list of onsite contacts for Dolores County Road and Bridge, prior to commencement of mining and crushing activities.
5. This Special Use Permit conditional approval is subject to the Bureau of Land Management (BLM) and Colorado Division of Reclamation and Mining and Safety (CDRMS) approving this gravel pit expansion and issuing the requisite permits.
6. The gravel mining operation and reclamation plan shall be consistent with and comply with the applicable provisions as approved by the County, unless specifically modified in the BLM and CDRMS approval action.
7. Provide annual progress reports to County Planning.
8. Mining and crushing activities shall be limited to May 1 to November 30.
9. The County shall be informed of any cultural resources discovered in the course of work. All appropriate mitigation measures shall be taken to protect cultural resources.
10. The revegetation plan shall include soil restoration and best practices to maximize available water.
11. Identify any hazardous materials that will be used in the process, and describe how

those materials will be stored and transported.

12. All written representations of the applicant, in the original submittal and all supplements, are deemed to be conditions of approval except to the extent modified by this approval.

Seconded by Ian Bald. **PASSED 5-0.**

4. 2024 Planning Commission Recap

Nicola Kerr, Associate Planner, presented the commission with a recap of Planning Department applications and Planning Commission projects completed in 2024.

5. Adjournment

Respectfully submitted,

Approved 03/13/25
PLANNING COMMISSION

Mathew Bayma

Mathew Bayma (Jul 28, 2025 10:08:36 MDT)

ATTEST:

Nicola Kerr

Nicola Kerr (Jul 24, 2025 12:45:31 MDT)