

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES**

THURSDAY, MARCH 13, 2025

1110 SUMMIT STREET NORWOOD SHERIFF'S ANNEX, NORWOOD, CO 81423

1. Call to Order

Present:

Commissioner Ian Bald

Commissioner Lee Taylor

Commissioner Josselin Lifton-Zoline

Commissioner Hallie Bevan Simpson

Commissioner Robyn Van Gelder

Staff Present:

Nicola Kerr, Associate Planner

John Huebner, Senior Planner

Kaye Simonson, Planning Director

Maura Fahey, Attorney

2. Approval of Minutes, Planning Commission and Staff Comments

Kaye Simonson, Planning Director, updated the commission. There will be no meeting in April due to a lack of applications and spring break. The Planning Commission has a vacancy to fill.

- a. February 13, 2015 Minutes

Motion by Josselin Lifton-Zoline to to **APPROVE** the February 13 Minutes as presented. **Seconded** by Ian Bald. **PASSED 5-0.**

3. Public Hearing: Land Use Application

- a. Applicant: Telluride Regional Airport
Proposal: Two-Step Wetland Special Use Permit
Location: 1500 Last Dollar Road (Telluride Regional Airport)
Size: 327 acres
Zone: Public (PUB)

John Huebner, Senior Planner, presented a powerpoint.

The commission discussed topics such as the zoning of the parcels, the role of a buffer zone in wetland protection, and the possibility of offering public input during the development review process.

Nick Farkouh, commented that there is no need for a road if there are no uses associated, and asked why a development of this size is only administrative approval.

Dirk de Pagter commented that the airport Redtail Estates parcels were originally created by the Airport Authority, when it was owned by Aldasoro Ranch, to preserve

their development rights. Additionally, he commented that the Mountain Village storage area is unsightly and temporary staging was never officially approved on these parcels.

Scott Bennet commented that there should be a site visit to the airport regarding this application. He added that the Redtail Estate lots were originally platted for preservation.

The Commission concluded that the wetlands map provided was lacking detail and continued the hearing to their regular meeting on May 8th 2025.

Motion by Robyn Van Gelder to continue consideration of the application to May 8th with direction to provide information that better identifies existing and potential impacts in the buffer zone and to determine if additional wetlands mitigation would be warranted. **Seconded** by Hallie Bevan Simpson.

Amendment by Josselin Lifton-Zoline to clearly delineate exsisting and proposed conditions on the site map.

Amendment **accepted** by Robyn Van Gelder and Hallie Bevan Simpson. **Motion PASSED 5-0.**

4. Adjournment

Respectfully submitted,

Approved: 05/08/20
PLANNING COMMISSION

Mathew Bayma

Mathew Bayma (Jul 28, 2025 10:07:02 MDT)

ATTEST:

Nicola Kerr

Nicola Kerr (Jul 24, 2025 14:05:36 MDT)

Minutes Preview

Final Audit Report

2025-07-28

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