

**SAN MIGUEL COUNTY PLANNING COMMISSION
DRAFT MINUTES
THURSDAY, MAY 8, 2025
333 WEST COLORADO AVENUE, 2ND FLOOR MEETING ROOM, TELLURIDE, CO
81435**

1. Call to Order

9:00 a.m.

Present:

Commissioner Ian Bald

Commissioner Lee Taylor

Commissioner Mathew Bayma

Commissioner Josselin Lifton-Zoline

Commissioner Hallie Bevan Simpson

Absent:

Commissioner Robyn Van Gelder

Staff Present:

Kaye Simonson, Planning Director

John Huebner, Senior Planner

Nicola Kerr, Associate Planner

Jarrold Biggs, Deputy County Manager

Maura Fahey, County Attorney

2. Approval of Minutes, Planning Commission and Staff Comments

Kaye Simonson, Planning Director, updated the Commission. The new draft of the Mining Regulations is online and comments are being accepted until June 9th. The Planning Commission will consider the regulations for adoption at their June meeting.

- a. March 2025 Minutes

Motion by Hallie Bevan Simpson to **APPROVE** the March 13th, 2025 Minutes.
Seconded by Lee Taylor. **PASSED 4-0.**

3. Discussion with Colorado Department of Reclamation, Mining and Safety - Russ Means

Russ Means, Division of Mining Reclamation and Safety Director, presented an educational powerpoint regarding state mining regulations.

Commissioner Josselin Lifton-Zoline arrived at the meeting via zoom.

4. Public Hearing: Land Use Application

- a. ****CONTINUED FROM MARCH 13TH****
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 Wetland Buffer Zones and the adjacent pavement improving the quality of the wetland by promoting increased hydrology.

Motion by Hallie Bevan Simpson to recommend to the Board of County Commissioners to **APPROVE** the Wetland Special Use Permit (WETLAND-24-0010) for the Telluride Regional Airport Southside Executive Hangar Complex Development Project based upon the finding that the application meets the review standards of Land Use Section 5-22 Wetland Areas, and that the development is proposed solely in a buffer zone, and that the project activities are not likely to adversely affect the adjacent wetland area(s), subject to the following conditions:

1. Complying with all written representations and best management practices as outlined in the December 3, 2024 application and supplement dated April 23, 2025 submitted by Michael Perkins, SWCA Environmental Consultants, on behalf of Telluride Regional Airport to minimize impacts to the wetland areas and wetland buffer zones, and to minimize the lag time between wetland buffer zone impact and construction of the airfield improvements and revegetation to allow for establishment and regrowth of wetland buffer zones, and mitigation of disturbed soils, and until revegetation has stabilized the site.
2. Install construction fencing and erosion control logs and grated inlet protection where required to minimize impact to adjacent and downstream wetlands and water resources. Provide photos of BMPs upon installation to the Planning Department.
3. All disturbed soils will be revegetated with (native species) and controlled for invasive plant species and noxious weeds.
4. A final inspection shall be scheduled with the Planning Department to certify compliance with the conditions of this Wetland Permit.
5. All written representations of the Applicant in the original application submittal and all supplements, letters, and emails, are deemed to be conditions of approval, except to the extent modified by this approval.

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

5. Adjournment

12 p.m. adjourned.

Respectfully submitted,

Approved:
PLANNING COMMISSION

Mathew Bayma
Mathew Bayma (Jul 28, 2025 10:07:44 MDT)

ATTEST:

Nicola Kerr
Nicola Kerr (Jul 24, 2025 14:04:15 MDT)

06/26/25

Minutes Preview

Final Audit Report

2025-07-28

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