

**SAN MIGUEL COUNTY PLANNING COMMISSION  
DRAFT MINUTES  
THURSDAY, JUNE 26, 2025  
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

Staff Present:

Kaye Simonson, Planning Director

John Huebner, Senior Planning

Nicola Kerr, Associate Planner

Kris Rauscher, Community Development Permit Technician

**2. Approval of Minutes, Planning Commission and Staff Comments**

Kaye Simonson, Planning Director, updated the commission. The housing needs assessment will be discussed on Monday July 7th at 1pm via Zoom with the Towns of Telluride and Mountain Village. It will be recorded. The online Land Use Code has been updated and is current. The Planning Department is currently working on the Mining Land Use Code update with a Logging Land Use Code update to follow.

- a. May 8th, 2025 Planning Commission Minutes

**Motion** by Ian Bald to approve the May 12th minutes. **Seconded** by Hallie Bevan Simpson. **PASSED 5-0.**

**3. Land Use Code Amendment Recommendation**

- a. Consideration of proposed Land Use Code Amendment Section 6-3 Mining and related amendments

Kaye Simonson, Planning Director, and Torie Jarvis (Consultant) gave a presentation on the proposed amendment.

The commission discussed topics such as the scale of mining operations and how the regulations apply to each of them, the power to deny mining permits and under what circumstances, the effect of the 1/4-mile setback on all Colorado scenic byways and whether to change the setback distance, the mining communities' understanding of the regulations and the resources being provided to do so, and the impacts of brine extraction.

The following members of the public provided comments: Michael Moore (Member of the Public), Adam Eckman (Colorado Mining Association), Josh Leek (Western End Energy), Emily Laidlaw (Sheep Mountain Alliance), Ruthie Boyd (Sheep Mountain

Alliance), Mark A. Steen (Boulder County).

The commission addressed the comments and questions asked by the public. The commission clarified that they are concerned about the impacts, not the operations of mining.

**Motion** by Josselin Lifton-Zoline moved to recommend to the Board of County Commissioners to amend the San Miguel County Land Use Code and adopt the regulations for Mining, adding Section 6-3 to Article 6, Natural Resources, and make necessary amendments related to Mining throughout the Land Use Code, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and are consistent with Land Use Code Section 1-4, Purposes of the Land Use Code, and Section 2-35, Mining and Mineral Processing Operations. I further move that:

1. The list of amendments as discussed herein today shall be forwarded to the BOCC.  
(As attached to these minutes)

**Seconded** by Ian Bald.

**Vote: 5-0**

Commissioner Ian Bald: Aye

Commissioner Lee Taylor: Aye

Commissioner Mathew Bayma: Aye

Commissioner Josselin Lifton-Zoline: Aye

Commissioner Hallie Bevan Simpson: Aye

#### **4. Adjournment**

Adjourned 2:10 p.m.

Respectfully submitted,

Approved: 10/09/2025  
PLANNING COMMISSION

*Matthew Bayma*

Matthew Bayma (Nov 18, 2025 14:11:35 MST)

ATTEST:

*Kris Rauscher*

Kris Rauscher (Nov 18, 2025 12:15:15 MST)

# PC.minutes.6.26.2025

Final Audit Report

2025-11-18

|                 |                                              |
|-----------------|----------------------------------------------|
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