

**SAN MIGUEL COUNTY PLANNING COMMISSION
DRAFT MINUTES
THURSDAY, OCTOBER 9, 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 Planner
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. A number of open meetings were held around the county regarding the Housing Code Update, as well as the first Strategic Stakeholder Roundtable discussion. The consultant, Logan Simpson, also conducted one-on-one sit-down meetings with residents of the county. A SUP for a landscaping contractor's yard will be on the November 13th, 2025 agenda, which will include a site visit. It was removed from this agenda due to noticing issues. The application regarding the Final Plat for Society Turn was submitted and is currently being reviewed.

- a. June 26th, 2025 Minutes
Motion by Ian Bald to approve the June 26th, 2025 minutes. **Seconded** by Hallie Bevan Simpson. **PASSED 5-0.**

3. Public Hearing: Land Use Application

- a. Right of Way Vacation: County Road L63.7
Nicola Kerr, Associate Planner, gave a presentation regarding the Vacation of County Road L63.7.

Michelle Bulson (Assistant Town Manager of Mt. Village) & Haley Carmer (Assistant Town Attorney) gave a presentation regarding the ROW Vacation.

Motion by Hallie Bevan Simpson to approve the vacation of County Road L63.7, based on the finding that the vacation is consistent with LUC Section 5-501 L, Road Vacation, as presented.

Seconded by Josselin Lifton-Zoline.
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. Public Hearing: Land Use Application

- a. Substantial Planned Unit Development Amendment: Illium Park Owners Association

Nicola Kerr, Associate Planner, gave a presentation regarding the Substantial PUD Amendment.

Sherri Reeder (President of the Illium Park Owners Association) and Ryan Kasuno (Board Member of Illium Park Owners Association) spoke on the Substantial PUD Amendment.

Rich Bechtolt, Traffic Engineer, reassured the commission that there would be a less than 20% increase in traffic for the Hwy 145 and County Road 63L intersection.

The commission expressed concern about impacts from a brewery being built, and what other types of establishments would be developed that may drive industrial uses out of the park, which is one of the last industrial zones in the East End of the county.

Additionally, the submission of a new traffic study that had not yet been reviewed by CDOT concerned the commission.

The following members of the public provided comments: Michelle Bulson (Assistant Town Manager of Mt. Village), Ginny Gordon (Property owner in Illium Park & Upper Lawson), Laura Ellison (President of Lawson Hill).

Motion by Josselin Lifton-Zoline to continue the Substantial PUD Amendment to the Planning Commission's regularly scheduled November 13th, 2025 meeting. With direction to the applicant to revisit the proposed matrix uses and intensity of uses and direction to staff to resubmit the application to CDOT with the updated traffic information and refer the application to Lawson Hill.

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

The Planning Commission recessed for lunch.

5. Public Hearing: Land Use Application

- a. Referral by the BOCC to consider whether the draft Mining Regulations as revised meet the intent of the Planning Commission's Recommendation

Kaye Simonson, Planning Director, gave a presentation on the referral by the BOCC to consider whether the draft Mining Regulations as revised meet the intent of the Planning Commission's Recommendation regarding waive of standards.

The commission discussed how to determine what criteria are required and when to waive the required material or standard based on the type and scale of mining operation being applied for.

David Baumgarten (Consultant) provided further information regarding waiving application materials and standards.

The following members of the public provided comments: Christopher Neumann (Colorado Mining Association) & Adam Eckman (President of Colorado Mining Association).

Motion by Hallie Bevan Simpson to move to approve the language as revised in the July 2025 version for Section 6-302 B waiver of application materials, and that the San Miguel County Planning Commission, upon further consideration, hereby withdraws its recommendation regarding Section 6-302 C waiver of standards, and recommends retaining only the waiver of application materials. This revised recommendation takes into account the potential conflicts that may arise by allowing the Planning Director to make administrative decisions that rightfully should be made after consideration of the entire record by the decision-making body through an open public process and with full input from applicants, citizens, and interested parties. Further, it is the Planning Commission's position that the proposed language allowing the waiver of application materials sufficiently addresses concerns regarding the need to prepare materials that duplicate state and federal permit requirements, and is consistent with current provisions and process of the existing Land Use Code. Further, applicants retain the ability to state within their applications that a particular standard does not apply because there are no related impacts, at which time the decision-making body can concur, or request that further materials be prepared and submitted.

Seconded by Josselin Lifton-Zoline.

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

6. Adjournment

Adjourned at 2:03 p.m.

Respectfully submitted,

Approved: 11/13/2025
PLANNING COMMISSION

Matthew Bayma

Matthew Bayma (Nov 18, 2025 14:10:42 MST)

ATTEST:

Kris Rauscher

Kris Rauscher (Nov 18, 2025 12:17:30 MST)

PC.minutes.10.9.2025 DRAFT

Final Audit Report

2025-11-18

Created:	2025-11-18
By:	Kris Rauscher (krisr@sanmiguelcountyco.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnL5jVjliuawaaZE408ILTA3hwSeaQiML

"PC.minutes.10.9.2025 DRAFT" History

-  Document created by Kris Rauscher (krisr@sanmiguelcountyco.gov)
2025-11-18 - 7:16:41 PM GMT
-  Document e-signed by Kris Rauscher (krisr@sanmiguelcountyco.gov)
Signature Date: 2025-11-18 - 7:17:30 PM GMT - Time Source: server
-  Document emailed to mbayma08@gmail.com for signature
2025-11-18 - 7:17:32 PM GMT
-  Email viewed by mbayma08@gmail.com
2025-11-18 - 9:09:34 PM GMT
-  Signer mbayma08@gmail.com entered name at signing as Matthew Bayma
2025-11-18 - 9:10:40 PM GMT
-  Document e-signed by Matthew Bayma (mbayma08@gmail.com)
Signature Date: 2025-11-18 - 9:10:42 PM GMT - Time Source: server
-  Agreement completed.
2025-11-18 - 9:10:42 PM GMT