SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS
MINUTES
WEDNESDAY, JUNE 3, 2026
333 WEST COLORADO AVE, 2ND FL, TELLURIDE, COLORADO 81435

1. Call to Order

9:32 a.m. Begin.

2. Roll Call

Present:
Lance Waring, Chair
Galena Gleason, Vice Chair
Anne Brown, Commissioner

Staff Present:
Jarrod Biggs, Deputy County Manager
Maura Boylan, County Attorney
Meghan Knowles, Communications Coordinator
Carmen Warfield, Chief Deputy Clerk

Absent:
Mike Bordogna, County Manager

3. Moment of Silence

4. Review of Agenda

5. Public Comment for Items Not on the Agenda

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

6. Consent Agenda

a. Ratification of the Commissioners' signatures on a letter of support to Governor Jared Polis to sign SB26-005 - Rights Violation in Immigration Enforcement Remedy.

b. Approval of an agreement for Professional Services for the Sheriff's Office County Jail-Based Behavioral Health Services ("JBBS") with Paragon Behavioral Health Connection, not to exceed $50,000.

c. Approval of Minutes: May 6, 2026.

d. Approval by the Board of County Commissioners to Execute a Professional Services Agreement Associated with the Request for Proposal (RFP) for the San Miguel County Deep Creek Workforce Housing Planning Project.

e. Approval of an IGA with the Town of Telluride for Miramonte Building Space Planning

Motion by Anne Brown to approve the consent agenda as presented. **Seconded by** Galena Gleason. **Passed 3-0**.

7. Administrative Matters

a. Discussion of an additional donation to the Telluride Foundation Housing./MOTION

Presented by: Elaine Demas, Telluride Foundation

Motion by Anne Brown to approve that we make an additional contribution for the calendar year 2026 in the amount of $100,000 to the Telluride Foundation Housing Opportunity Fund, San Miguel County. **Seconded by** Galena Gleason. **Passed 3-0**.

b. Consideration of approving Proclamation 2026-02, proclaiming June 15-21, 2026, as "Men's Health Week" throughout San Miguel County./MOTION

Presented by: Lance Waring, Commissioner

Motion by Galena Gleason to approve **Proclamation 2026-02** proclaiming June 15-21, 2026, as "Men's Health Week" throughout San Miguel County. **Seconded by** Anne Brown. **Passed 3-0**.

c. Public Hearing: Consideration of a Special Events Permit to serve Malt, Vinous, and Spirituous Beverages on July 31 and August 1, 2026, for the San Miguel Basin Rodeo Committee — San Miguel County Fairgrounds, location 1165 Summit Street, Norwood, Colorado./MOTION

9:59 a.m. The Chair opened the Public Hearing.
10:01 a.m. The Chair closed the Public Hearing.

Public Who Addressed the Board:
Douglas Tooley, Public Comment

Motion by Galena Gleason to approve the Special Events Permit as presented. **Seconded by** Anne Brown. **Passed 3-0**.

d. Public Hearing: Consideration of a Special Events Permit for Telluride Medical Center Foundation to serve Malt, Vinous, and Spirituous Beverages on July 19 from 3:00 pm to 11:30 pm on Lot 2R Golden Ledge, Telluride, Colorado./MOTION

Presented by: Carmen Warfield, Chief Deputy Clerk

10:02 a.m. The Chair opened the Public Hearing.
10:03 a.m. The Chair closed the Public hearing.

No public comment.

Motion by Anne Brown to approve the Special Events Permit as presented. **Seconded by** Galena Gleason. **Passed 3-0**.

e. Update with the Norwood Ranger District.

Presented by: Megan Eno, District Manager

Public Who Addressed the Board:
Douglas Tooley, Public

8. Planning Matters

a. Public Hearing: Consideration of the Land Use Code Amendment for the Accelerated Housing Review./MOTION

10:49 a.m. Recessed.
10:54 a.m. Reconvened.

Presented by: Kaye Simonson, Planning Director; Drea Araiza, Housing Specialist; Jarrod Biggs, Deputy County Manager

11:57 a.m. The Chair opened the Public Comment
12:04 p.m. The Chair closed the Public Comment

Public Who Addressed the Board:
Elaine Demas, Telluride Foundation
Douglas Tooley, Public

Motion by Galena Gleason to adopt **Resolution 2026-22,** approving amendments to the San Miguel County Land Use Code to add Section 3-15 "Accelerated Housing Review ", and with related amendments to Section 3-202F and Article 7 definitions as presented. Based on the findings that the proposed amendment complies with the standards of Land Use Code Sections 5-1802, Land Use Code Amendments are consistent with Land Use Code Section 1-4, for the purposes of the Land Use Code, and conforms with the requirements of the Colorado State Affordable Housing Fund, with two conditions:

1. Striking the additional language under the definition of affordable housing eligible for accelerated housing review, the language AMI, ranges are tied to the initial qualification and the qualification of each subsequent tenant or owner; and
2. Throughout the amendment, the title of the accelerated housing review is to be changed to "prioritized housing review." S**econded by** Anne Brown. **Passed 3-**

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9. Lunch

12:09 p.m. Recessed.
12:47 p.m. Reconvened.

a. Recognition of Christina Lambert for 5 years of service.

Thank you, Christina Lambert and Nancy Browing, for your dedicated service.

10. Planning Matters - Continued.

a. Public Hearing: Consideration of a Substantial PUD Amendment to increase the maximum floor area allowed by up to 1,200 square feet from the existing 6,600 square feet up to 7,800 square feet for Lot 400-15, Lawson Hill PUD Ilium./MOTION

Presented by: John Huebner, Senior Planner; Kaye Simonson, Planning Director; James Mahoney, Attorney for the Applicant; Takanori Kondo, Applicant, Toku Industries LLC

1:00 p.m. The Chair opened the Public Hearing.
1:01 p.m. The Chair closed the Public Hearing.

No public comment.

Motion by Galena Gleason to approve the proposed substantial PUD amendment to increase the maximum allowable floor area allowed by 1,200 square feet from the existing 6,600 square feet to 7,800 square feet for lot 400-15 Lawson Hill PUD, Ilium, as presented. And to authorize the Chair's signature on **Resolution 2026-21** and on the revised Lawson Hill PUD Development Plan Matrix, finding that the proposed substantial PUD amendment application is in compliance with all applicable land use code stands in Section 5-1503, Substantial amendments, and Section 5-1803, rezoning with one condition, that 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** Anne Brown. **Passed 3-0**.

b. Consideration of a proposed Deed Restriction and Covenant for Secondary Residential Units built to obtain a credit toward the Affordable Housing Impact Fee./MOTION

Presented by: John Huebner, Senior Planner; Kaye Simonson, Planning Director

Motion by Lance Waring to table this proposal, and let staff continue to work on the items that was discussed for a future discussion. **Seconded by** Galena Gleason. **Passed 3-0**.

c. Public Hearing: Consideration of a Land Use Code Amendment to Section 5-1302

Accessory Dwelling Units to clarify allowable floor area allowed, and Article 7 Definitions to add a definition of the term "Footprint"./MOTION

Presented by: Nicola Kerr, Associate Planner

1:42 p.m. The Chair opened the Public Hearing.
1:42 p.m. The Chair closed the Public Hearing.

There was no public comment.

Motion by Galena Gleason to approve the amendments to the Land Use Code for the purpose of clarifying the maximum size of accessory dwelling unit in Section 5-1302, and defining the term footprint in Article 7 as presented, and to adopt the Board of County Commissioners **Resolution 2026-23**, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, land use code amendments, and is consistent with Land Use Code Section 1-4, purposes of the Land Use Code. **Seconded by** Anne Brown. **Passed 3-0**.

11. Administrative Matters -Continued.

a. Presentation of the Behavioral Health Solutions Panel 2025 year in review.
1:43 p.m. Maura Boylan, County Attorney, left the meeting.

Presented by: Kerry Brock; Tri County Health Network; Mandy Miller, Vice Chair, Behavioral Health Solutions; John Pandolfo, President of the Behavioral Health Solutions Panel; Cole Cooper, Behavioral Health Project Lead

b. Consideration of the Board of County Commissioners, acting in the capacity of the Board of Health, approves the Chair's signature on Resolution 2026-16, adopting the new On-Site Wastewater Treatment Systems Regulations./MOTION

Motion by Galena Gleason to approve the Chair's signature on **Resolution 2026-16,** adopting the new on-site wastewater treatment system regulations. **Seconded by** Anne Brown. **Passed 3-0**.

c. Consideration of a Letter of Support for Fresh Foundation applying for a USDA Local Food Promotion Program (LFPP) grant focused on supporting food access in low-income and low-access communities./MOTION

Note: Staff direction is to proceed with Galena Gleason (Commissioner) finishing the letter, and it will be ratified on June 17, 2026.

12. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

Presented by: Jarrod Biggs, Deputy County Manager

1. There will be no board meeting on June 10, 2026.
2. The voting drop box in Placerville will not be available due to the need for 24-hour video surveillance. There is a chance that a signal will drop, and they will not have the required security. It will continue to be worked on.
3. There is a Planning Commission meeting scheduled for next week.
4. The staff is participating in accessibility refresher courses.
5. Attendance and update on the Summer CCI Conference.

13. Commissioner Updates

Positions on pending legislation in Colorado — if needed.
Anne Brown - Update on Outside Meetings.
Galena Gleason - Update on Outside Meetings.
Lance Waring - Update on Outside Meetings.

Anne Brown - 2nd Wildfire Prevention Preparedness meeting; Counties and Commissioners Acting Together (CCAT) meeting; Economic resilience on the East side of the County
Galena Gleason - Bill HR5911 the Crystal Reservoir Conveyance Act meeting in Ouray; Meeting with Scott Pearson, Town of Mountain Village, Chair, on Collaboration discussion (big projects); Norwood School Groundbreaking
Lance Waring- San Miguel Regional Housing Authority; Colorado Communities for Climate Action (CC4CA) training meeting; EcoAction Partners meeting

14. Adjournment

Motion by Anne Brown to adjourn the meeting. **Seconded by** Galena Gleason. **Passed 3-0**.

3:41 p.m. Adjourned.

Respectfully submitted,

Approved: July 8, 2026
BOARD OF COUNTY COMMISSIONERS

Lance Waring
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ATTEST:

Carmen Warfield
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