

**SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS
MINUTES**

WEDNESDAY, JULY 15, 2026

333 WEST COLORADO AVE 2ND FL, TELLURIDE, COLORADO 81435

1. Call to Order

9:31 a.m. Begin.

2. Roll Call

Present:

Lance Waring, Chair

Galena Gleason, Vice Chair

Anne Brown, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Boylan, County Attorney

Meghan Knowles, Communications Coordinator

Carmen Warfield, Chief Deputy Clerk

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. Approval of the Chair's Signature on the Road & Bridge County Road 58P Retaining Wall Agreement with EarthTech West II, Ltd.
- b. Approval of the June 2026 Vendor and Payroll Payments
- c. Approval of the reappointment of Sonny Lopez to the Board of Adjustments.
- d. Approval of the Chair's Signature on the Filming and Drone Permit for Use of a Drone at the County Fairgrounds during the San Miguel Basin Rodeo.
- e. Ratification of the San Miguel County Public Comment on Proposed Rulemaking for Livestock Grazing on Lands Managed by the Bureau of Land Management and the Forest Service - Docket ID BLM_FRDOC_0001-0238 (Federal Register Number 2026-09387).

- f. Ratification of the Commissioner's signature on a comment letter of San Miguel County, Colorado, on the Proposed Rule, Regulation for Federal Financial Assistance (2 CFR), published May 29, 2026; Docket No. OMB-2026-0034.

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

7. Administrative Matters

- a. Presentation of the County Board of Equalization (CBOE) Value Report

Presented by: Sarah Enders, County Assessor

- b. Public Hearing — Consideration of a Special Event Permit liquor license for the Telluride Rotary Foundation Inc location is the Telluride Airport on September 24, 25, and 26, 2026, from 12:00 pm to 10:00 pm; for Malt, Vinous, and Spirituous liquor./MOTION

Presented by: Carmen Warfield, Chief Deputy Clerk

9:49 a.m. The Chair opened the public hearing.

9:50 a.m. The Chair closed the public hearing.

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

Item 9. Manager Matters

Presented by Mike Bordogna, County Manager

1. Ongoing in-house programming to identify any cybersecurity vulnerabilities.
2. Black Bear Pass has reopened.
3. Secure Rural Schools elections of funds. The County will elect to use the 1908 methodology, which will increase the allotment from \$18,000 to approximately \$56,000.
4. The County has purchased a new water truck. The old water truck will be sold to the Egnar Fire Department.
5. The comment letter to the Office of Management and Budget [concerning the way Federal grants are administered] was sent on Monday, and copies were sent to our Federal representatives and Senators.
6. Mike met the new Deputy District Attorney.
7. The preparation for the 2027 budget has begun.
8. Attendance with Commissioner Brown at the Economic Resilience meeting.
9. The boiler replacement in the Miramonte building has been completed.
10. Update on the area wildfires.
11. Fair events all this week in Norwood.

12. Update on the Parks and Open Space Projects.

Manager Matters will continue later in the meeting.

8. 10:00 am Planning Matters

- a. Public Hearing — Consideration of Chair's signature on Resolution 2026-28 for an Amendment to the San Miguel County Land Use Code Section 5-31 Natural Medicine Businesses. / MOTION

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

10:19 a.m. The Chair opened the Public Hearing.

10:24 a.m. The Chair closed the Public Hearing.

Staff Who Addressed the Board:

Dan Covault, San Miguel County Sheriff

Motion by Galena Gleason to adopt an amendment to the San Miguel County Land Use Code to add Section 5-31 Natural Medicine and to adopt **Resolution 2026-28** in order to provide standards that determine where and how Natural Medicine businesses will operate, as presented, based on the finding that the proposed amendments 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.**

- b. Public Hearing — Consideration of Chair's signature on Resolution 2026-29 for an Amendment to the San Miguel County Land Use Code regarding Nonconforming Lots./ MOTION

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

11:40 a.m. The Chair opened the Public Hearing.

12:27 p.m. The Chair closed the Public Hearing.

Public Who Addressed the Board:

Chris Hawkins with Alpine Planning, Representating Ken and Carol Watt

Michelle Sherry, property owner

Paul Sherry, property owner

Stephanie Solomon, attorney representing Ken and Carol Watt

Kevin Watt, property owner

Carol (CJ) Watt, property owner

Jamie Schuler, County resident

Ruthie Boyd, Sheep Mountain Alliance

12:28 p.m. Recessed.

12:35 p.m. Reconvened.

Motion by Lance Waring to continue this public hearing until August 5th with the changes requested [staff direction — create the language necessary to have a 2-step review for nonconforming lots in all the zone areas that have been discussed.]

Seconded by Galena Gleason. **Passed 3-0.**

- c. Public Hearing — Consideration of Chair's signature on Resolution 2026-27 for the Vacation of Lot Lines for Lots 425-1 and 425-2 Lawson Hill PUD, i.e. the County Jail/
MOTION

Lunch

1:18 p.m. Recessed

1:40 p.m. Reconvened.

Presented by Nicola Kerr, Associate Planner; Kaye Simonson, Planning Director

1:16 p.m. The Chair opened the Public Hearing.

1:16 p.m. The Chair closed the Public Hearing.

There was no public comment.

1st Motion

Motion by Galena Gleason to approve the proposed Subdivision Exemption for Vacation of Lot Lines to vacate the property line between Lots 425-1 and 425-2, Lawson Hill PUD, as presented, to authorize the Chair's signature on the corresponding final plat, and to adopt the corresponding Board of County Commissioners **Resolution No. 2026-27**, finding that the proposed Subdivision Exemption for Vacation of Lot Lines is in compliance with all applicable Land Use Code standards in Section 5-1213, Vacation of Lot Lines, including the submission of a final plat that complies with the final plat submission contents required in the Land Use Code with following conditions:

1. Submission of a final plat that addresses all 16 of Dave Bulson, Deputy County Surveyor's, comments. **Seconded by** Anne Brown. **Passed 3-0.**

2nd Motion

Motion by Galena Gleason to approve the Chair's signature on the proposed Insubstantial PUD Amendment to the Lawson Hill PUD Development Plan Matrix, Page 14, finding that the proposed Insubstantial PUD amendment is in compliance with all applicable Land Use Code Standards in Section 5-1502, Insubstantial Amendments, as presented. **Seconded by** Anne Brown. **Passed 3-0.**

9. Manager Matters

Update and other, as needed

Mike Bordogna, County Manager; Jarrod Biggs, Deputy County Manager

Manager Matters Continued.

Presented by: Mike Bordogna, County Manager

1. Continued update on Parks and Open Space Projects

Presented by: Jarrod Biggs, Deputy County Manager

1. Attendance at the Historical Commission meeting
2. Attendance at the County Fair this week.

10. Administrative Matters -Continued.

- a. Consideration by the Board of the Chair's signature on Resolution 2026-32, Adopting the San Miguel County Records Retention Schedule and Policy as approved by the Colorado State Archives /MOTION

Presented by: Maura Boylan, County Attorney

Motion by Anne Brown to approve the chair's signature on **Resolution 2026-32**, Adopting the San Miguel County Record Retention Schedule and Policy as approved by the Colorado State Archives. **Seconded by** Galena Gleason. **Passed 3-0.**

11. Natural Resources and Climate Resilience

- a.
 1. Consideration of a Letter of Support for "EcoAction Partners for a grant from the Renewable Natural Resource Foundation (RNRf)" - Due July 22, 2026./Staff direction

Presented by: Starr Jamison, NRSP Director

Staff Direction: Move forward with the letter of support.

- b. Consideration of the chair to sign onto the "Mountain Pact Letter" - Pro public lands sign-on letter, option quote also from a Commissioner. Due Early August./Motion

Presented by: Starr Jamison, NRSP Director

Staff direction provided to have the Chair sign on for the Commissioners. Starr will work on including an optional quote.

- c. Consideration of a letter to Representative Hurd on the Public Lands Workforce Stability Act, H.R. 8523 ([the bill can be viewed here](#))and,

The Public Lands Integrity Act S. 4455/H.R. 9167 ([the bill can be viewed here](#)).

Presented by: Starr Jamison, Director of NRCR

Staff directions for Starr to work on this letter and send it to Representative Hurd.

12. 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 — San Miguel County Crisis Stakeholders; Telluride Foundation Summer Leadership meeting; Met with the Assistant District Attorney for Telluride; Economic Resilience meeting

Lance Waring - San Miguel Regional Housing Authority (SMRHA) meeting; Meeting with Paul Major on the Pinion Park parcels

Legislative items — discussion of adding a policy to CCI on business licenses in the County

Galena Gleason — Tabuage Scenic Byway meeting; Fresh Foundation Board meeting; Dark Sky Destination process; Attendance at the County Fair Dessert contest

13. Attorney Matters

Update and other, as needed.

Maura Boylan, County Attorney (Any of these items may involve an Executive Session C.R.S. 24-6-402(4))

- a. 2nd Quarter - Litigation Update.

Presented by: Maura Boylan, County Attorney

14. Adjournment

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

2:30 p.m. Adjourned.

Respectfully submitted,

Approved: August 19, 2026

BOARD OF COUNTY COMMISSIONERS

Lance Waring

ATTEST:



Carmen Warfield
