



## **SAN MIGUEL COUNTY PLANNING COMMISSION**

### **PLANNING COMMISSION MEETING AGENDA THURSDAY, JANUARY 13, 2022 – 9:00 AM**

**MEETING INFORMATION** - This meeting will be held online due to the COVID-19 virus. To join the meeting: <https://zoom.us/join>, Meeting ID: 965 1288 5206, Password: 534277; Audio only; Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply)

**1. 9:00 A.M. CALL TO ORDER**

**2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS**

Approval of the December 9, 2021 minutes  
[pc.12.9.21 minutes DRAFT NH KS edits.docx](#)

**3. 9:15 A.M. PUBLIC HEARING: LAND USE APPLICATION**

Applicant: Gabriel Sweet, Big Rock Exploration of behalf of Alianza Minerals Limited  
Location: SH Highway 141 and County Road 23R, Klondike Basin, San Miguel County  
Parcel(s): Mining claims on Bureau of Land Management (BLM) lands, and lease on State Land Board section located at S16 T43N R16W  
Zone District: West End (WE) Zone District  
Proposal: Mineral Exploration of mining claims, Klondike Basin, located on public lands managed by the BLM, and the State of Colorado. The boring exploration program includes twenty (20) drill pads, each measuring about 50 feet by 50 feet, one (1) laydown yard, for the purpose of exploring for copper/MOTION

Recommended Motion:

I move to recommend to the Board of County Commissioners approval of a Special Use Permit (SUP) for Alianza Minerals Limited (Alinza) or its contractor, for the proposed Mining Exploration on mining claims in the Klondike Basin on Bureau of Land Management (BLM) public lands off County Roads 23R and P23, and on a State Land Board section located at S16 T43N R16W in San Miguel County, Colorado, based on the finding that the application is consistent with the County Master Plan, and with the Land Use Policies in LUC Section 2-8, Natural and Man-Made Hazard and Resource Area; LUC Section 2-11, Erosion; LUC Section 2-34, Revegetation with Native Species; LUC Section 2-35; Mining and Mineral Processing Operations, and complies with the Land Use Code review standards in Section 4-407 Wildlife Habitat Areas; Section 5-10, Special Uses; Section 5-11, Conditional Uses on Federal Lands; and Section 5-16; Mining; and Section 5-320 K, Review Standards for WE Zone District Special Uses, subject to the following specific terms and conditions:

1. The Special Use Permit is issued to the Applicant, Alianza Mineral Limited, and does not run with the land.
2. No future mining activity at the project site by Alianza, its lessees, or the property owners or its lessees is authorized by this approval.
3. Obtain a County Road & Bridge Special Construction Permit for the proposed improvements to County Road (CR) 23R, and a Driveway Access Permit for CR 23R and P23.
4. A traffic control plan shall be submitted to County Road and Bridge. The plan shall identify procedures, personnel, and equipment (signs, signals, barricades, etc.) to be used to protect workers and the public during the project.
5. Contact the Planning Department, Road and Bridge Department and County Sheriff's Office prior to mobilization of and the start of drilling activities.
6. Provide a list on onsite contacts for Alianza and the drilling project contractor.
7. Provide for review of the construction schedule by the Colorado Parks and Wildlife for any of seasonal timing limitations that may be necessary for the protection of wildlife. Findings shall be reported to County Planning at least two weeks prior to mobilization.
8. The revegetation and weed control along the county road right-of-way (ROW) will be reviewed by the County Vegetation Manager to assure reclamation of these areas.
9. This Special Use Permit conditional approval is subject to the Bureau of Land Management (BLM) and Colorado Division of Reclamation and Mining and Safety (CDRMS) approving this drilling program and issuing the requisite permits. Provide copies of these permits to County Planning.
10. The project drilling program and reclamation plan shall be consistent with and comply with the applicable provisions as approved by the County, unless specifically modified in the BLM and CDRMS approval action.
11. Comply with all terms and conditions of the Colorado Department of Public Health and Environment Stormwater Discharge Permit.. Provide a copy of the permit to County Planning
12. Provide monthly progress reports to County Planning.
13. 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.

[CPC Packet Materials - Allianza Klondike Basin Exploratory Drill Program 1.13.22.pdf](#)

**4. PUBLIC HEARING: CONTINUED REVIEW OF LAND USE APPLICATION FROM DECEMBER 9, 2021**

Applicant: Lawson Hill Property Owners Co & Telluride Mountain School  
 Location: Lot HI, Lawson Hill PUD located north of Society Drive off San Miguel Dr.

Parcel Size: 1.88 acres  
Zone District: Public (PUB)  
Proposal: Rezone from Public (PUB) to Industrial (I); and Substantial PUD Amendment to increase maximum Building Height/MOTION

Recommended Motion:

**MOTION** to recommend to the BOCC approval of the Substantial PUD Amendment and Rezone, based on the findings that the uses as proposed are consistent with Land Use Code 5-15 Final Plan and Planned Unit Development (PUD) Amendments; and Land Use Code 5-18 Land Use Code Amendments and Rezoning; and the County Master Plan, with the following conditions:

1. The approval is conditioned upon the Town of Telluride confirming they will provide water and sewer for the expanded uses.
2. All written representations of the applicant in the original submittal and all supplements, letters and emails are deemed to be conditions of approval, except to the extent modified by this Motion.

[Continuance 12-15-21 \(1\).pdf](#)

## **5. ADJOURN**

**NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. This meeting is considered a San Miguel County Committee Meeting.**

**If special accommodations are necessary per ADA, contact 970-728-3174, via email [bocc@sanmiguelcountyco.gov](mailto:bocc@sanmiguelcountyco.gov) prior to the meeting.**

The official, designate posting place for all meeting notices will be online at <https://www.sanmiguelcountyco.gov/liveagenda>. Use this link to view the live agenda with any last-minute changes. To be automatically notified, please sign up at [www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov), sign up for alerts, and follow the prompts.



## **AGENDA ITEM**

### **TITLE:**

Approval of the December 9, 2021 minutes

### **Presented by:**

### **Time needed:**

### **PREPARED BY:**

Nancy Hrupcin, Planning

### **RECOMMENDED ACTION/MOTION:**

### **INTRODUCTION/BACKGROUND:**

### **FISCAL IMPACT:**

### **ATTACHMENTS:**

[pc.12.9.21 minutes DRAFT NH KS edits.docx](#)

### **Description:**

**SAN MIGUEL COUNTY PLANNING COMMISSION  
MINUTES – REGULAR MEETING**

**December 9, 2021**

**On-line Meeting**

Present: Lee Taylor, Chair  
M.J. Schillaci, Secretary  
Ian Bald, Member  
Josselin Lifton-Zoline, Member  
Matthew Bayma, Sr. Alternate  
Tobin Brown, Jr. Alternate

Planning Staff Present: Kaye Simonson, Planning Director  
John Huebner, Senior Planner

County Staff Present: Amy Markwell, County Attorney  
Nancy Hrupcin, Legal Assistant, County Attorney's Office

9:00 A.M. Site Visit: Lot HI Lawson Hill Subdivision

10:00 a.m. Chair called the meeting to order.

**APPROVAL OF MINUTES**

**MOTION** by Tobin Brown to approve the November 18, 2021 as presented.  
**SECONDED** by MJ Schillaci. **VOTE PASSED 5-0.**

|                        |            |     |         |               |
|------------------------|------------|-----|---------|---------------|
| Lee Taylor             | <u>Aye</u> | Nay | Abstain | Absent        |
| Ian Bald               | <u>Aye</u> | Nay | Abstain | <u>Absent</u> |
| M.J. Schillaci         | <u>Aye</u> | Nay | Abstain | Absent        |
| Josselin Lifton-Zoline | <u>Aye</u> | Nay | Abstain | Absent        |
| Matthew Bayma          | <u>Aye</u> | Nay | Abstain | Absent        |
| Tobin Brown            | <u>Aye</u> | Nay | Abstain | Absent        |

**10:05 A.M. PUBLIC HEARING: LAND USE APPLICATION**

Applicant: Lawson Hill Property Owners Co & Telluride Mountain School  
Location: Lot HI, Lawson Hill PUD located north of Society Drive off San Miguel Dr.  
Parcel Size: 1.88 acres  
Zone District: Public (PUB)  
Proposal: Rezone from Public (PUB) to Industrial (I); and Substantial PUD Amendment to increase maximum Building Height. MOTION

10:10 A.M Ian Bald joined the meeting

Kaye Simonson presented the summary of the request made by Scott Strand, on behalf of Telluride Mountain School, and Pam Hall, on behalf of Lawson Hill Property Owners Company (LHPOC), seeking a Rezone and Substantial PUD Amendment on a vacant 1.88-acre parcel, #456532200602, presently zoned Public (P) located off Society Drive in the Lawson Hill Planned Unit Development approximately 3 miles west of the Town of Telluride. The parcel is Lot HI in the Lawson Hill PUD. The Rezone will also affect Lot G, which is proposed to be part of a Lot Line Adjustment with Lot HI.

The application was initiated as a means to accommodate the needs of the Telluride Mountain School and their desire to plan and build a new parking lot. The Lawson Hill Property Owners Co. (LHPOC) and the Telluride Mountain School have come to an agreement that includes the transfer of two wedges of land from HI to Lot G in trade for the transfer of 10,000 sq. ft. of Non-Residential Floor area and the Industrial zoning associated with the 10,000 sq. ft. to Lot HI, subject to approval of San Miguel County for these changes.

The LHPOC is proposing to rezone Lot HI from Public to Industrial, mainly to compliment all the other parcels that are Industrial zoning and allow a broader range of options for the property. With the rezone, the Lawson Hill Land Use Matrix must be amended with respect to allowed uses. The applicants are proposing to alter the uses allowed on Lot HI (Lot HI-R after the Lot Line Adjustment) for a combination of Public and Industrial uses.

The application's intent is to change the matrix to eliminate public uses that were negotiated as part of the original PUD approval but are not desirable or no longer anticipated to be built there. These uses include a regional medical center, helicopter landing pad, jail, and indoor pistol ranges, and are to be replaced with neighborhood community uses such as meeting rooms, offices, flex spaces and recreational uses as well as 10,000 sq. feet maximum of Light Industrial and Heavy Commercial uses.

A new plat has been created and Lawson Hill is requesting the permanent vacation of the temporary trail easement located on Lot HI and recorded at reception number 378699.

They are requesting a change for the maximum height of buildings, amending the parking requirement, and adding or changing uses allowed on the parcel. An insubstantial amendment, which can be approved administratively, would shift the floor area from Lot G to Lot HI, which ties into the substantial PUD amendment.

There is a proposed property line adjustment between lots G and HI, which will come before the BOCC in a one-step administrative review. They are also proposing to vacate the lot line between lots F1 & F2. To adjust the lot lines there needs to be consistent zoning across the property. If the rezone for Lot HI is not approved, a rezone for the portion of the lot that is within the boundary line adjustment and would become part of Lot G would still be needed.

Lawson Hill feels that in order to make use of the additional square feet, the primary height would need to increase from 24' to 35'. This height is comparable to other lots within the

vicinity of Lot HI within Lawson Hill. The applicants are also requesting consideration of allowing an additional 12' of height if the additional height is used for affordable housing.

The LHPOC is also requesting a modification to parking requirements. The current matrix requires 75 spaces for 30,000 sq. ft. of floor area. It is requested to maintain the 75 spaces with the maximum floor area proposed to be increased to 40,000 sq. ft. With this, the number of parking spaces per sq. ft. would be similar to parking ratio on other properties in the area. These changes require a Substantial PUD Amendment.

Multiple Land Use applications have been submitted in addition to the two (2) mentioned above including a Lot Line Adjustment, Lot Line Vacation, and an Insubstantial PUD Amendment, which are all One-Step Land Use Applications reviewed by the Board of County Commissioners. For clarity purposes, these will be discussed concurrent with the proposed Rezone and Substantial PUD Amendment where relevant.

It was asked if there were any conflicts of interest. Lee Taylor stated that he lives in Lawson and owns a business, but feels there is no conflict. Toby Brown also stated his wife is a volunteer at Mountain School, but has no conflicts. Ian Bald stated that his son went to the Mountain School, but also has no conflicts.

10:50 a.m. Opened Public Comment

Michelle Haynes – Lawson resident. Supportive of Mountain School. Strongly against rezoning. Would like to maintain public use of property

Dave Bulson- Lawson Resident, did not receive timely notice. Concerns about uses that are accessible to everyone. Traffic concerns

JJ Ossola- Via “Chat” What is County’s incentive to take a public use and convert it.

Bill de Alva – Addressing Dave & Michelle’s concerns, does not propose to reduce public uses, the shooting range, no one is interested. The hospital is contingent on the Genesee Project. There is intent to engage the Lawson Hill owners for a plan in the future.

11:04 a.m. Closed Public Comment

Bill de Alva spoke regarding the intent of the proposal, which would still be for public uses.

The commission discussed using more defined language regarding businesses and personal offices as opposed to public and community spaces.

Ian Bald asked for clarity as to what the advantage is to the Mountain School. They are getting part of HI for their parking layout.

It was further discussed by the commission regarding the degree to which the HOA should be responsive to the needs of the residents of Lawson Hill.

Kaye Simonson, Planning Director stated that the public benefit of Lawson Hill on a broad scale is the affordable housing. The substantial PUD Amendment does not require a new public benefit. Rather, it is more of a matter of defining the uses, or a zoning use question than a public benefit question. There is a need to protect public uses so it is not be overtaken by private, for profit development.

Scott Strand, applicant, commented on the unique situation of having almost 2 acres of land that is not yet developed. He asked the commission for direction regarding what elements need to be modified so they could work on those specific items.

The commission responded that there needs to be clarification on the following:

1. Clarification on the uses in the matrix on the public portion
2. Why is there a request for less parking on HI
3. Clarification on status of Town of Telluride water and sewer service agreement.

**MOTION** by Ian Bald to continue this discussion until the January 13, 2022 Planning Commission meeting, with the applicant to address the uses that should be or could be changed in the matrix, the public portion of the uses, why is less parking proposed on the HI Lot, and to have a discussion with the Town of Telluride about the water and sewer concerns.

Pam Hall added that the reduction in parking is actually a mathematical equation that is per sq. footage of area for a parking space. Currently it is 400 sq. ft is one (1) parking space which would align with the existing neighborhood parking requirements.

**SECONDED** By Matt Bayma.

**AMENDMENT TO THE MOTION** by Toby Brown to change “discussion” to accurately say, “public meeting”. Both Ian and Matt accepted the amendment.

**VOTE PASSED 5-0**

|                        |            |     |         |        |
|------------------------|------------|-----|---------|--------|
| Lee Taylor             | <u>Aye</u> | Nay | Abstain | Absent |
| Ian Bald               | <u>Aye</u> | Nay | Abstain | Absent |
| M.J. Schillaci         | <u>Aye</u> | Nay | Abstain | Absent |
| Josselin Lifton-Zoline | <u>Aye</u> | Nay | Abstain | Absent |
| Matthew Bayma          | <u>Aye</u> | Nay | Abstain | Absent |
| Tobin Brown            | <u>Aye</u> | Nay | Abstain | Absent |

11:32 a.m. Break

11:37 a.m. Reconvene

### **WORKSESSION: AFFORDABLE HOUSING**

Kaye Simonson reported on the joint meeting with Board of County Commissioners on December 8, 2021, and the Master Plan amendment regarding housing and the adoption of the Land Use Code Amendment for the Community Housing zone district.

The following were also discussed:

- Updates to the Affordable Housing mitigation rates and how they are calculated.

- Ideas to allow housing for public Park and Open Space Zones, for housing equipment operators, first responders, on-call staff, and law enforcement personnel.
- Caretaker units and ADU's being rented for local housing rather than just private use.
- On 35 acre parcels, the well permits allow up to three dwelling units. An option could be to allow additional caretaker units on a property as long as they were deed restricted.
- Short term rentals.

Josselin Lifton-Zoline asked about future development and affordable housing in the west end. Kaye Simonson responded with sharing details about the current affordable housing development by San Miguel County and the Telluride Foundation that is underway for 20+ units. The Town of Telluride and the Town of Mountain Village also just bought land in Norwood with the intent to develop affordable housing and house workers for the wastewater treatment plant expansion. It is timely for these discussions. The commission agreed and wishes to receive feedback from the west end communities.

An update on the housing authority was given as the Town of Mountain Village has formed their own housing authority. The county is realigning and looking for a new affordable housing manager as Coreena Howard will be leaving at the end of the year.

Amy Markwell shared that the Town of Telluride and the BOCC will be having a work session to look at the future of the Housing Authority entity. With an increase in the number of board members, a seat will be open for someone to serve who actually lives in deed restricted housing.

#### **PLANNING COMMISSION AND STAFF COMMENTS**

The planning and building departments are working on Code Enforcement cases.

The 2018 Building Code amendment resolution is ready to be presented to the board for adoption.

12:14 p.m. Adjourned.

Respectfully Submitted,

\_\_\_\_\_  
Nancy Hrupcin, Legal Assistant, County Attorney

Approved on \_\_\_\_\_, 2022.

SAN MIGUEL COUNTY PLANNING COMMISSION

\_\_\_\_\_  
M.J. Schillaci, Secretary

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## **AGENDA ITEM**

### **TITLE:**

Applicant: Gabriel Sweet, Big Rock Exploration of behalf of Alianza Minerals Limited  
Location: SH Highway 141 and County Road 23R, Klondike Basin, San Miguel County  
Parcel(s): Mining claims on Bureau of Land Management (BLM) lands, and lease on State Land Board section located at S16 T43N R16W  
Zone District: West End (WE) Zone District  
Proposal: Mineral Exploration of mining claims, Klondike Basin, located on public lands managed by the BLM, and the State of Colorado. The boring exploration program includes twenty (20) drill pads, each measuring about 50 feet by 50 feet, one (1) laydown yard, for the purpose of exploring for copper/MOTION

### **Presented by:**

### **Time needed:**

### **PREPARED BY:**

Nancy Hrupcin, Planning

### **RECOMMENDED ACTION/MOTION:**

### **INTRODUCTION/BACKGROUND:**

### **FISCAL IMPACT:**

### **ATTACHMENTS:**

[CPC Packet Materials - Alianza Klondike Basin Exploratory Drill Program 1.13.22.pdf](#)

### **Description:**

## PUBLIC HEARING RECORD

### County Planning Commission

Application: Alianza Minerals Limited – Klondike Basin, West End (WE) Zone District,  
Conditional Uses on Federal Lands, Mining Special Use Permit

Date: January 13, 2022

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner dated January 13, 2022.
4. Application and Supplements submitted by Gabriel Sweet, Big Rock Exploration LLC dated November 15, 2021 and December 20, 2021.
5. Applicant's Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated December 20, 2021.

### AGENCY COMMENTS

6. Email and Memo from John Huebner, Senior Planner, to Review Agencies dated December 14, 2021.
7. Email from Bill Masters, County Sheriff, to John Huebner, Senior Planner, dated December 15, 2021.
8. Email from Lucas West, Colorado Division of Reclamation, Mining and Safety to John Huebner, Senior Planner, dated December 15, 2021.
9. Letter received from Julie Kolb, County Vegetation Manager to County Planning Department dated January 6, 2022.

### PUBLIC COMMENT

10. Letter received from Mason Osgood, Sheep Mountain Alliance Executive Director and Jennifer Thurston, Information Network for Responsible Mining Executive Director to County Planning Commission dated January 6, 2022.

## MEMORANDUM

**TO:** San Miguel County Planning Commission  
**FROM:** John Huebner, Senior Planner  
**RE:** Alianza Minerals Limited – Klondike Basin, West End (WE) Zone District,  
Conditional Uses on Federal Lands, Mining Special Use Permit  
**DATE:** January 13, 2022  
[\"Z:\\Applications\\2021\_Klondike Basin\_Mineral Exploration\_SUP\\1 Staff Memo(s) and Resolution(s)\\CPC  
Project Report - Alianza Klondike Basin Mineral Exploration 1.13.22.docx\"]

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### Proposal

Gabriel Sweet, Big Rock Exploration LLC, submitted an application on behalf of Alianza Minerals Limited that proposes Mineral Exploration on mining claims in the Klondike Basin on Bureau of Land Management (BLM) public lands off County Roads 23R and P23, and on a State Land Board section located at S16 T43N R16W. The drilling program includes twenty (20) drill pads, each measuring about 50 feet by 50 feet, one (1) laydown, for the purpose of exploring for copper. The project involves using existing BLM roads and routes and county roads with limited development of temporary access drives. Primary access to the project is off State Highway 141 via County Road 23R in the West End of San Miguel County.

### Project Design

The proposed layout of project is designed to minimize new surface impact within the project area. Existing BLM roads, County roads and established access routes (two track) are utilized wherever practical, and the development of new access routes to drill pad locations is limited. The location of drill pads and laydown sites favor areas that are level or were previously disturbed and cleared. This site planning lessens the dirt work required to prepare access routes and drill pads, simplifies reclamation of new access routes, and minimizes the overall impacts of this project.

| Infrastructure Component   | Number / Linear Feet | Comments                       |
|----------------------------|----------------------|--------------------------------|
| Drill pads                 | 20                   | 50x50ft (2500 sq ft) footprint |
| Laydown                    | 1                    | ~10000 sq ft footprint         |
| New temporary access route | 5539                 | 12 ft nominal width            |

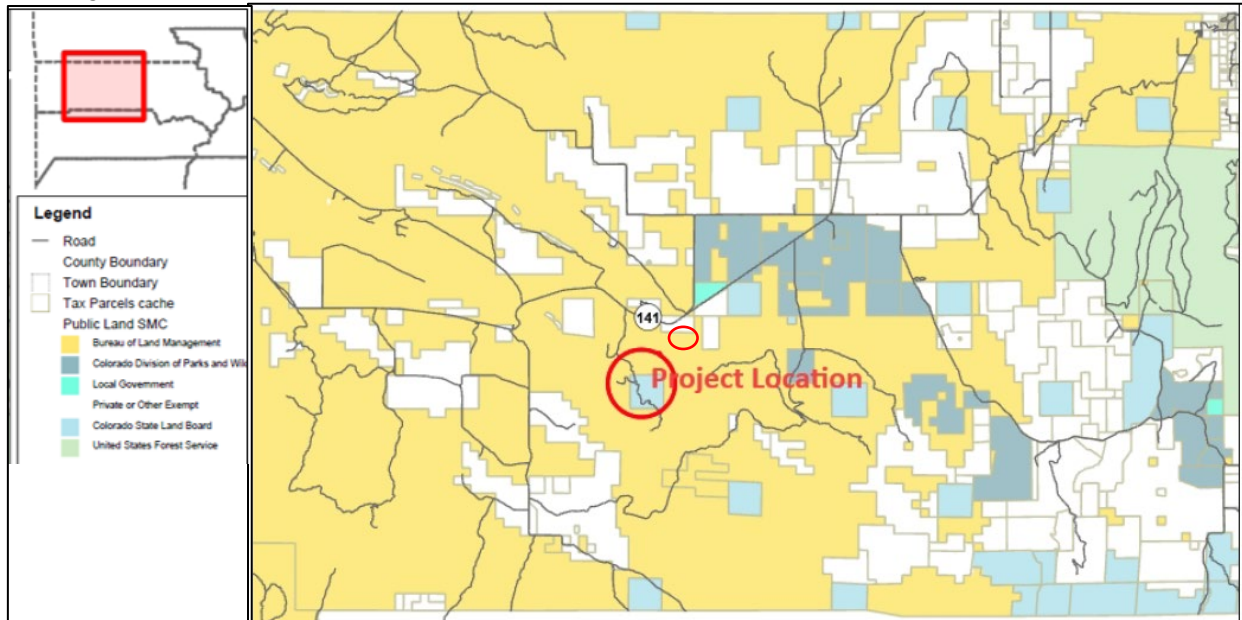
The existing access routes have been assessed to determine the level of improvement required to safely provide access to the project site for project personnel, vehicles and equipment. Multiple segments of existing BLM roads and routes, and the southern section of County Road 23R, will require maintenance prior to mobilizing drill equipment. Repairs will generally include:

- Clearing debris and rocks from road surfaces
- Filling potholes, ruts and washouts with gravel
- Grading and leveling

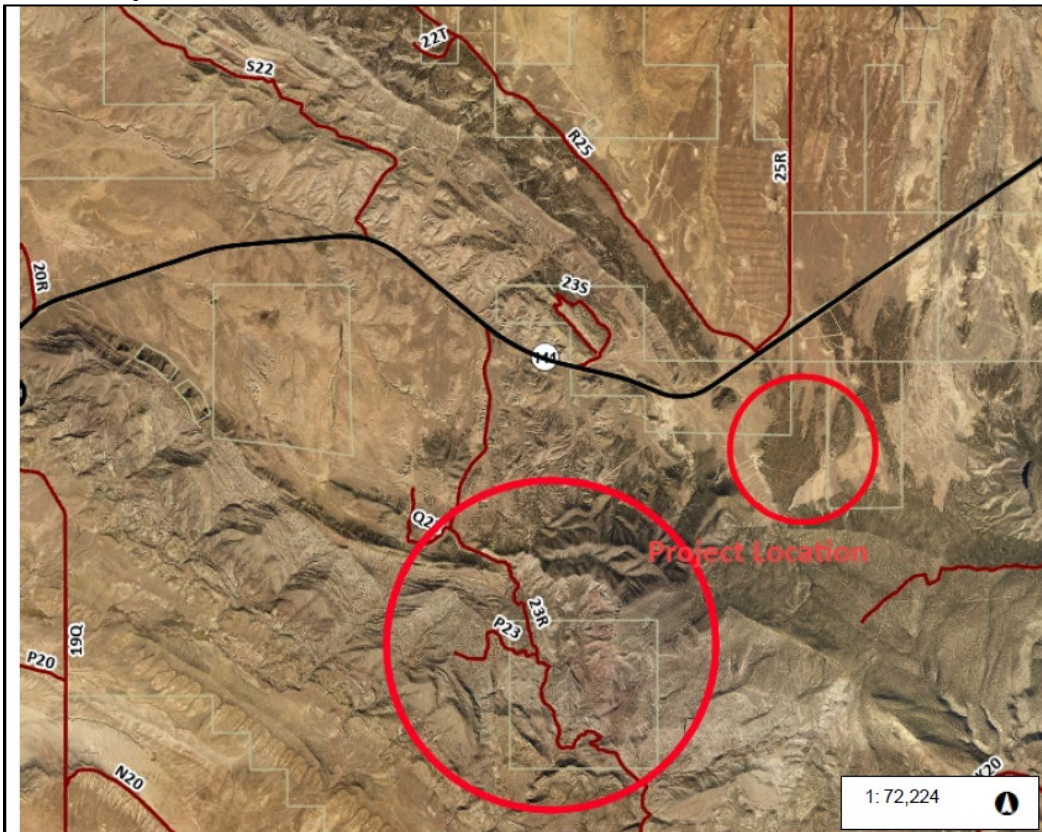
New temporary access routes with a nominal width of 12 feet are proposed in order to access 10 of the drill pad locations. These temporary drives will be constructed to the minimum standard possible in order to provide for safe access and to facilitate the reclamation of these temporary access routes at the conclusion of exploratory drilling.

Drill pads will have sump pits, approximately 15 feet by 15 feet and 5 feet deep, to retain drill cuttings and drilling mud and to allow for infiltration of water back into the ground during drilling operations. The laydown area will be unfenced and will be used to store drilling equipment and project materials. It is located in a level cleared area alongside County Road 23R.

## Vicinity Map

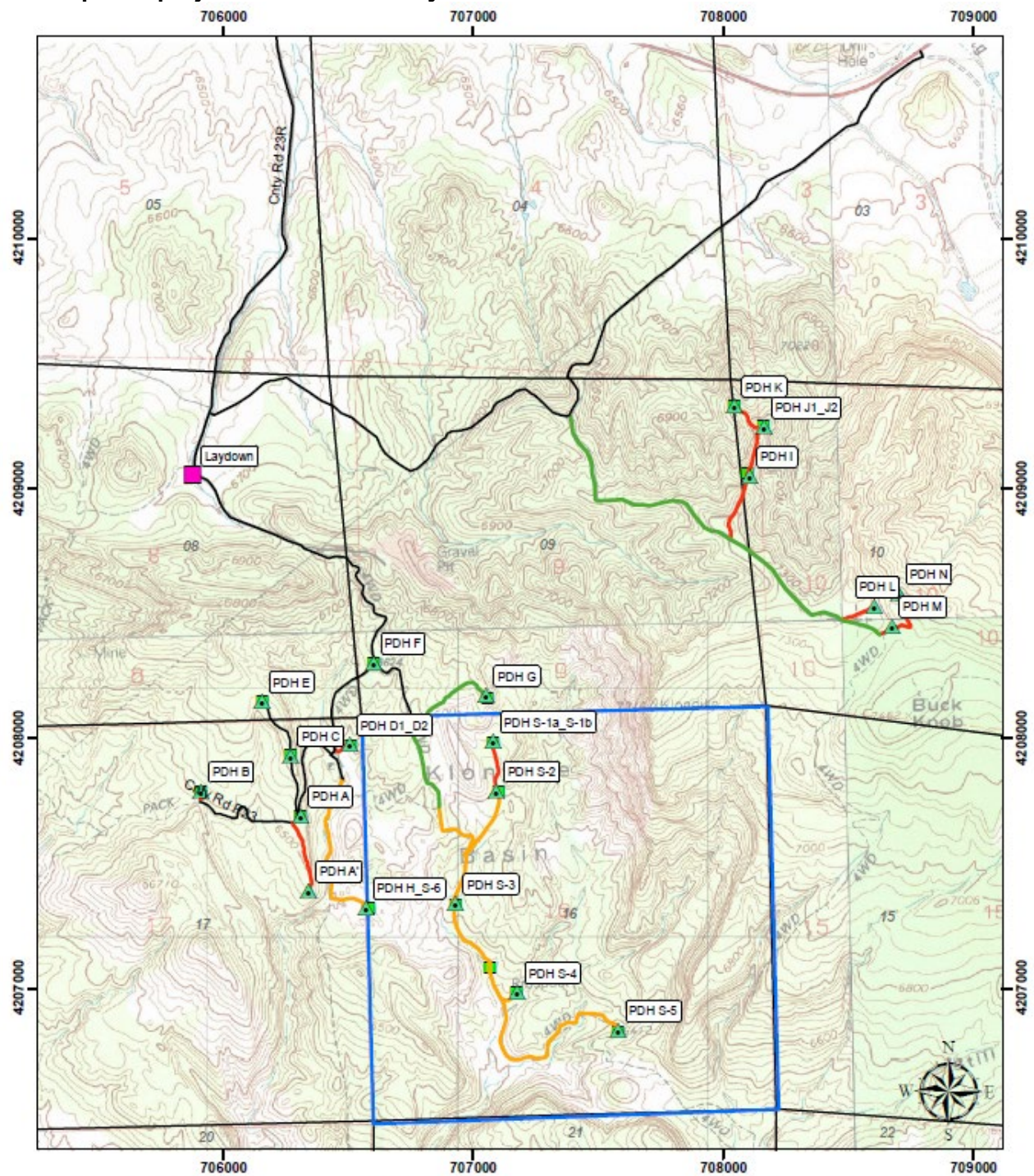


## Aerial Map



The proposed locations of drill pads, laydown and temporary access routes proposed in this application are preliminary. Final placement is dependent on input received from federal, state and local governments during the permit application processing.

## Site Map with project infrastructure layout

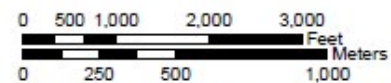


**Alianza Mineral Ltd**  
 Klondike Basin Project  
 Initial Drill Program Layout  
**NOT FOR PUBLIC DISTRIBUTION**  
 Prepared by Big Rock Exploration  
 Date: 11/12/2021



### Map Key

| <span style="color: blue;">—</span> State Section 16 | <b>KlonRds_20210910</b>                               |
|------------------------------------------------------|-------------------------------------------------------|
| Type                                                 | Status                                                |
| <span style="color: green;">▲</span> Drill pad       | <span style="color: black;">—</span> Existing - good  |
| <span style="color: magenta;">■</span> Laydown       | <span style="color: green;">—</span> Existing - mod   |
|                                                      | <span style="color: orange;">—</span> Existing - poor |
|                                                      | <span style="color: red;">—</span> New temp           |



Scale: 1:20,000

Coordinate System: NAD 1983 UTM Zone 12N  
 Projection: Transverse Mercator  
 Datum: North American 1983



## **Project Operations**

It is estimated that repairs to existing roads and construction of temporary access routes will take at least a full week. Following the preparation of drill pads, equipment and vehicles will be mobilized to the site.

The following equipment will be used to perform road maintenance, construct access routes, and conduct the exploratory drilling at Klondike:

- One (1) truck-mounted diamond drill rig equipped for coring HQ, NQ, or similar size
- Drill rod racks with drill pipe and casing pipe
- Two to three (2-3) 4x4 pickup trucks
- Two (2) UTVs
- One (1) water truck
- One (1) excavator
- One (1) dozer
- One (1) Skid-steer or backhoe
- One to Three (1-3) water storage tanks (up to 10,000 gallons per tank)
- Up to four (4) water supply pumps
- Water line/hose, Mud pump and mixing tanks for grouting/cementing of drill holes

The drill rig, rods, casing, rod tray and support vehicles will be used to conduct the exploratory drilling. This equipment will be used continuously throughout the project until the project is completed. Continuous, 24 hours a day, operation of the drilling rig is planned, to be conducted in 12 hour shifts. Personnel will use pickup trucks and/or ATVs/UTVs to access the drill pads. A water truck will be used to haul water as needed for drilling (once per 12-hour shift). Water is proposed to be hauled from the water dock in the Town of Naturita or from another local source. Approximately three to five (3-5) persons will work on site per shift, and will lodge in Naturita.

The applicant would like the flexibility to utilize two possible drilling methods for their exploratory drilling program: reverse circulation (RC) or diamond coring. Each are regularly used for mineral exploration and both result in the creation of a cylindrical hole (6") in ground via the extraction of rock material (crushed "chips" for RC vs sticks of drill core for coring), and do not constitute fracking or any other lateral void creation below surface. Each method has certain benefits and shortcomings (e.g., speed of drilling, quality of data derived from drilling, associated costs, etc.), and neither pose a hazard or risk to water or surface resources.

The bore holes will be drilled to depths of 100 to 1500 feet, range from vertical to angled, and take approximately 7-10 days to complete the drilling cycle. This project is not anticipated to negatively impact the access, safety, usability or enjoyment of these public lands by residents and visitors.

## **Reclamation**

All drill holes will be permanently sealed with a mixture of bentonite, clay and water with the final 30 feet capped with concrete that is mixed on site. Sump pits will be filled in with collected materials and fill dirt.

The total estimated ground disturbance for this project is less than five (5) acres. Reclamation of drill pads and holes will occur concurrently following the completion of drilling at individual pads. Drill pads will be regraded, the stockpiled top soil redistributed, and revegetated with a BLM

approved native seed mixture. Temporary access routes will be scarified and/or recontoured and revegetated as needed. All reclamation will conform to the specific guidance, protocols, and all permit requirements by the BLM, and Colorado DRMS.

A weed control plan is required and will include the washing of vehicles prior to entering and leaving sites. Reclamation bonds will be held by BLM and DRMS, which will include a three to five year warranty period.

### **Required Permits**

The following permits are required to be obtained prior to Alianza commencing the proposed exploratory boring program:

1. U.S. Bureau of Land Management (BLM) Notice of Intent (for operations on BLM land)
2. Colorado Department of Reclamation, Mining and Safety (CDRMS) Notice of Intent (NOI) (for operations on BLM land)
3. CDRMS Notice of Intent to Conduct Prospecting Operations on State land
4. San Miguel County Road and Bridge Special Construction, and Driveway Permits.
5. San Miguel County Special Use Permit
6. State of Colorado construction storm water management permit

CDRMS has entered into cooperative agreements with the BLM to coordinate the review of NOIs and the posting of financial warranties for this project. The BLM will examine the project area for things such as archeological remains, existing disturbances, and endangered wildlife. All prospecting operations must comply with the Colorado Mined Land Reclamation Act and all applicable CDRMS rules and regulations.

County staff plan to visit the Klondike Basin project site with the applicant on January 27, 2022. A slide show presentation is planned that will serve as a virtual site visit for the Planning Commission, using maps, aerial photos, drawings and site photos provided by the applicant.

Per Land Use Code (LUC) Section 5-320 F. XVII "Conditional uses on federal lands (BLM) – mineral exploration, mining and logging, subject to applicable state and federal statutes and regulation", and LUC Section 5-320 F.XVII "...new commercial resource development and extraction operations and facilities", the State Land Board section, require Two-Step Special Use Permit Planning Commission and Board of County Commissioners review.

### **Review Standards and Policies**

*(Staff comments in blue italics)*

The application shall be reviewed pursuant to applicable policies in LUC Sections 2-1 to 2-35 Land Use Policies, and to applicable standards in LUC Section 5-4, Areas and Activities of Local and State interest/"1041" Environmental Hazard Review, LUC Section 5-10, Special Uses; LUC Section 5-11, Conditional Uses on Federal Lands; LUC Section 5-16, Mining; and LUC Section 5-320 West End (WE). Areas of key concern include use of and impacts on County roads; development of access roads, mitigation of impacts to wildlife and natural resources during drilling; and site reclamation.

## **SECTION 2-8: NATURAL AND MAN-MADE HAZARD AND RESOURCE AREAS**

It is the policy of San Miguel County to prevent any use and development of land that may:

- 2-801 Unreasonably subject any person, or use, to natural or man-made hazards;
- 2-802 Unreasonably create or contribute to the danger of natural or man-made

- hazards that might affect lands or the use and development thereof;
- 2-803 Unreasonably subject other persons including the County to the risks and expenses necessary to mitigate hazardous conditions, respond to emergencies created by such conditions, or to rehabilitate any lands or improvements thereof;
- 2-804 Be unduly destructive to the natural resources of the County; or
- 2-805 Constitute a public or private nuisance.

## **SECTION 2-11: EROSION**

It is the policy of the County to prevent the acceleration of the erosion of soil and rock and whenever possible maintain vegetative cover to minimize soil disturbance.

*Best management practices (BMPs) in use will be surface roughening in the form of pocking the final reclaimed surfaces. Pocking helps collect and use moisture. At the end of the project all disturbed areas will be reseeded per the revegetation plan.*

## **SECTION 2-34: REVEGETATION WITH NATIVE SPECIES**

It is the policy of the County to prevent weed infestation and to ensure that all surface disturbances, especially of topsoil, are revegetated with native species.

*A plan and specification for weed management – clean equipment, etc. - is designed to meet BLM and CDRMS guidelines. The plan uses native species in a BLM approved seed mix. The plan includes storage of surface soils and their re-use.*

## **SECTION 2-35: MINING AND MINERAL PROCESSING OPERATIONS**

It is the policy of the County to permit commencement or expansion of Mining and Mineral Processing operations only in appropriate areas identified pursuant to the County Comprehensive Development Plan, with review, as appropriate, under Land Use Code Section 5-4 and CRS 24-65.1-101 et. seq., "Areas and Activities of State Interest," subject to adequate mitigation of environmental, noise, traffic, and other impacts of such activities.

*The proposed project location is within the West End Zone District of San Miguel County. The purpose of the proposed project is for mineral exploration, which is consistent with the West End Zone District's purpose to preserve large, relatively remote areas of western San Miguel County for resource, agricultural, open space, and recreational purposes, while protecting private property rights. The work will be consistent with the County Land Use Policies in Article 2 as detailed within this report. The potential environmental, noise, traffic, and other impacts are mitigated.*

## **5-407 Wildlife Habitat Areas**

This section establishes land use standards for wildlife habitat areas in addition to the general standards in Section 5-402. The standards apply to areas mapped by the Colorado Parks and Wildlife (CPW) on the County's adopted Wildlife Resource Information System (C.R.S.1041 Wildlife maps) and to areas known to be wildlife habitat areas by the Colorado Parks and Wildlife, and areas mapped by the Colorado Natural Heritage Program. Agricultural and Ranching activities are exempt from this Section.

5-407 A. General Standards. The standards in this section apply to all wildlife habitat areas.

- I. Residential development shall be clustered to avoid impacting wildlife and their habitat.
- II. Removal of vegetation shall be minimized. Vegetation removed shall be promptly replaced with beneficial native browse species.
- III. Wildlife food, cover and water shall be preserved and development effects that would destroy these shall be mitigated. Special consideration shall be given to trees and shrubs with high wildlife food value, especially heavy seed, berry and fruit producing species.
- IV The planting of wildlife food species and woody cover along fences shall be encouraged as one way of improving wildlife habitat.
- V. Waterholes, springs, seepage, marshes, pond and watering areas shall be preserved.
- VI. Known endangered species habitats shall be preserved and all disturbances to those habitats shall be minimized.
- VII. Every golden eagle nest site, bald eagle roost site, and all other raptor nest sites shall be protected from the adverse impacts of development within a ½ mile buffer.
- VIII. Mesh or woven fences shall be prohibited and are encouraged to be removed.
- IX. Fences located within CPW designated mapped wildlife habitat areas are discouraged. Fences in such wildlife habitat areas shall be limited to “wildlife friendly fences” that are in compliance with applicable CPW fencing standards. Wildlife friendly fences are very visible and allow wildlife to jump over or slip under the wires or rails.

5-407 B. Deer, Elk and Bighorn Sheep Winter Concentration Area/Severe Winter Range

Land uses in deer, elk or bighorn sheep winter concentration areas/severe winter range shall comply with the standards in Section 5-407 A. and the standards in this Section.

- I. Overgrazing of ranges by livestock shall be prohibited.
- II. Development shall be restricted to areas in which wildlife impacts can be minimized.
- III. Access for the Colorado Parks and Wildlife for managing wildlife shall be maintained.

5-407 C. Deer, Elk and Bighorn Sheep Winter Range.

Land uses located in deer, elk or bighorn sheep winter range shall comply with Sections 5-407 A. and 5-407 B.I.-III. and the standard in this section.

Commercial activity and recreational uses requiring County review shall be prohibited from December 1 through April 15, unless an applicant can demonstrate written approval from the Colorado Parks and Wildlife of a site-specific wildlife protection plan. Such plan shall include CPW monitoring provisions and set forth on-site protection, including but not limited to habitat enhancement and habitat protection, including but not limited to control of fencing, noise, lighting and siting of structures, and establishment of routes and means of transportation and hours/days of operation. Permits must be renewed annually. The dates in this section may be modified and permits may be suspended at any time upon CPW recommendation on a case-by-case basis as necessary to protect the health of the herd.

*The project area is located within mapped Deer and Elk Winter Range. The proposed project schedule will occur outside of the prohibited time period.*

#### **SECTION 5-1002: Standards for All Special Uses and Other Uses Requiring One-step and Two-step Review**

All Uses requiring One-step and Two-step Review shall comply with the standards in this section.

5-1002 A. Consistency with Master Plan, Land Use Policies, Zone District and Neighborhood

The Use shall be:

- I. Consistent with the County Master Plan;
- II. Consistent with County Land Use Policies in Article 2;
- III. Consistent with the purpose of the Zone District in which it is proposed to be located;
- IV. Consistent with and Compatible with the Character of the Neighborhood of the Parcel proposed for Development and surrounding land Uses, and may enhance the mixture of complimentary Uses and activities in the Neighborhood of the Parcel proposed for Development;
- V. Necessary for public convenience at the proposed location; and
- VI. Designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

*The proposed project location is within the West End Zone District and the land use is consistent with the purpose of the Zone District. The drilling program will be consistent with the County Land Use Policies in Article 2 as detailed within this report. No activities proposed for this exploratory boring program are anticipated to affect the access, functionality, safety or condition for any public land users. The impacted area will be reclaimed in a manner that protects public lands.*

5-1002 B. Impacts on Surrounding Area

Compatibility with the Character of Parcels adjacent to the Parcel shall be expressed in terms of appearance, scale and features, Site design, landscaping, weed seed dispersal, as well as, the control and Minimization of adverse Impacts including Noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, Impacts on pedestrian and traffic congestion, parking, trash, service delivery, or other undesirable or hazardous conditions.

*The proposed project is compatible with the character of parcels adjacent to the parcel in terms of appearance, scale and features.*

#### 5-1002 C. Public Facilities

Adequate public facilities and services shall exist or shall be provided to serve any reviewable Use including, but not limited to, roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical, hospital and medical, drainage system and schools.

*There are segments of the existing public roads that will need maintenance prior to use by Alianza for this project. The proposed temporary access routes to 10 of the drill pads will be reclaimed after project use where required.*

#### 5-1002 D. Bond Requirement

A bond may be required, as a condition of any reviewable Use permit as deemed necessary by the Board of Commissioners or the Planning Commission, sufficient to cover the cost of Site remediation and/or satisfaction of the other conditions and requirements.

*A reclamation bond will be required as designated by the CDRMS to cover the cost of reclamation conditions and weed control.*

#### 5-1002 E. The following must be addressed as part of any application:

- I. A Site plan including:
  - a. Ownership, Use and zoning of all adjacent Parcels;
  - b. Driveways, streets and right-of-way, Access ways, including points of ingress, egress, parking plan;
  - c. Easements;
  - d. Location and dimensions of Structures and Signs;
  - e. Typical elevations/Heights of such Buildings;
  - f. Landscaping;
  - g. Topography;
  - h. Specific areas proposed for specific types of land Use/the identification of specific land Uses; and
  - i. Information regarding the function and characteristics of any Building or Use proposed, including: days and hours of operation, number of employees, number of students, number of rooms for rent, etc., as applicable;
- II. Lighting plan;
- III. Signs – all Signs must meet Section 5-704 standards;
- IV. Water/sewer plan – must meet state standards and may include verification of a commercial well permit;
- V. Drainage plan;
- VI. Grading plan;
- VII. Dust control plan;
- VIII. Detailed engineered plans and specifications by a registered Colorado Professional Engineer as requested by staff or Referral Agents;
- IX. Weed control plan that must include use of weed free hay or straw;
- X. Fencing Plan; and
- XI. Additional permits as necessary from other agencies.

*The application includes a preliminary map of the project infrastructure layout and ownership. No lighting plan, fencing plan, water/sewer plans, or building plans are applicable to this project.*

*Additional permits from other agencies that are required for the use have been identified and listed within this report.*

5-1002 F Review of Approved Special Uses

## **SECTION 5-11: CONDITIONAL USES ON FEDERAL LANDS**

5-1101 General. This section of the Code establishes standards for review of conditional uses on Federal lands. Refer to Section 3-6 for two-step review procedures and Section 4-7 for submission contents. This Section does not apply to Minor Facility Oil and Gas Exploration and Development on Federal Lands.

*The Applicant acknowledges that the proposed use is partially located on Federal lands.*

5-1102 Standards

5-1102 A. The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations and odor on surrounding properties;

5-1102 B. The conditional use is designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

*The use is designed, located and proposed to be operated to protect public health safety and welfare.*

## **SECTION 5-16: MINING**

The standards in this Section are intended to mitigate the impacts of mining and mineral processing, including protecting the health, safety and welfare of persons residing in the vicinity and of persons traveling on roads, streets and highways in San Miguel County utilized for hauling of mined material. This Section also contains provisions to ensure that the environmental impacts of mining and mineral processing are adequately mitigated. Mining and mineral processing operations are also subject to the special use permit provisions of Section 5-10.

5-1601 Applicability

The standards and requirements in this Section 5-16 shall apply to all mining and mineral processing operations required to obtain special use permit approval from the County, including any expansion of existing mining and/or mineral processing operations. Mining and mineral processing operations also are subject to applicable review requirements for Activities of Local and State Interest, as set forth in Section 5-4, and for Wetland Areas, as set forth in Section 5-22.

*The applicant acknowledges that the exploratory drilling proposed at the Klondike Basin is subject to these standards.*

#### 5-1602 Mitigation of Impacts

All on-site and off-site impacts shall be adequately mitigated to protect the health, safety and welfare of persons in San Miguel County and to protect the integrity and appearance of the natural environment. Consideration shall be given to site-specific environmental assessments and mitigation plans approved by the appropriate Federal agencies and/or the Colorado Division of Minerals and Geology and/or the Colorado Department of Health. However, compliance with such plans, as well as additional mitigation, may be required by the County as part of the special use permit review process. Such mitigation may include, but is not limited to, revegetation, dust control, noise control, visual screening, limitations on hours of operations, truck haul routes and traffic volumes.

*The proposed drilling project layout and design has been developed to minimize new surface impact within the project area. The use of existing routes and areas previously disturbed serve to minimize the volume of dirt work and overall project impact, and will simplify project reclamation. No new permanent road construction is proposed. Temporary access routes will be reclaimed.*

#### 5-1603 Enforcement of State and Federal Regulations

In the event that the County discovers that applicable state and/or federal regulations pertaining to a specific mining activity in San Miguel County have not been adequately enforced by the appropriate agency or organization, the Board of County Commissioners may require the mining activity to comply with any and all terms of such regulations. If such regulations are not complied with, the Board of County Commissioners may order such mining activity to cease and desist.

*Work will comply with all conditions of a CDPHE Stormwater Discharge Permit. The project will conform to all Colorado Division of Mining, Reclamation, and Safety (DRMS) standards and to all BLM requirements.*

#### 5-1604 Traffic Impacts and Highway Access

Mining (including sand and gravel operations) and mineral processing shall be limited to the greatest extent possible to areas where the surrounding road, street and/or highway network can accommodate heavy truck traffic. In no event shall a proposed operation be permitted where the carrying capacity of the surrounding road, street and/or highway network is exceeded by existing traffic volumes, or would be exceeded by projected or proposed traffic volumes.

*Traffic is limited to the project area and use of staging area (laydown). Project vehicles are sized to actively minimize impacts.*

#### 5-1605 Additional Notice Requirements

In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than

20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.

*In addition to the notice requirement set forth in Section 3-9 of the Code, written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date was made to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.*

## **SECTION 5-320 West End (WE) Zone District**

### **5-320 A. Purpose**

The West End (WE) Zone District is intended to preserve large, relatively remote areas of western San Miguel County for resource, agricultural, open space, and recreational purposes, while protecting private property rights. These areas currently have minimum public facilities and services and are considered premature for substantial development. Development activities in these areas shall be encouraged to preserve historical, archeological and natural resources and landmarks, while allowing individuals the right to farm and ranch, using the necessary resources desired and needed with as little intrusion as possible on property rights.

Development Permits are not required in the WE Zone District except for Oil and Gas Exploration and Development.

### **5-320 K. Review Standards for all WE Zone District Special Uses**

All special uses shall:

- I. Be consistent with the County Master Plan, the County Land Use Policies in Article 2 and the purpose of the WE Zone District;
- II. Be consistent with and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses, and/or shall enhance the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development;
- III. Be designed, located and operated so that the public health, safety and welfare will be protected;
- IV. Be located, designed and operated to minimize adverse effects, including impacts on scenic quality, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibration and odor on surrounding properties;
- V. Provide adequate public facilities and services to serve the special use, including but not limited to roads, adequate water supply in terms of both quality and quantity, sewer, solid waste and fire protection;
- VI. Not substantially adversely affect agriculture or ranching operations and residences;
- VII. Only include roads, utilities and associated structures that bear logical relationships to existing topography and minimize cuts and fills; and
- VIII. Be consistent with the historic rural and agricultural character of the West End. Input from neighbors shall be considered by the County in determining consistency.

*The proposed project location is within the West End Zone District and the land use is consistent with the purpose of the Zone District. No activities proposed for this exploratory boring program are anticipated to affect the access, functionality, safety or condition for any public land users.*

## **Public Noticing**

In addition to the notice requirements set forth in Section 3-9, the applicant provided notice of the proposed application and the Planning Commission meeting date to all property owners within 1,500 feet of the subject parcel per Section 5-1605. The applicant also posted a sign on at the intersection of SH 141 and CR 23R that provided notice concerning this SUP application and information on the time and date of the Planning Commission meeting to be held on-line Thursday, January 13, 2022.

## **Referral Agents**

The application was referred to the County Manager, County Attorney, County Road and Bridge, County Natural Resources, County Sheriff, County Open Space and Parks, Colorado Department of Transportation, Colorado Department of Public Health & Environment, Colorado Division of Reclamation-Mining and Safety, Colorado Parks and Wildlife, Colorado State Land Board and US Bureau of Land Management for review and comment. The application was also sent to the Network for Responsible Mining and Sheep Mountain Alliance.

## **Referral Agency Comments**

Bill Masters, County Sheriff, does not expect impacts from this proposed drilling operation to the Sheriff's Office.

Lucas West, Colorado Division of Reclamation and Mining and Safety (CDRMS) Environmental Specialist, state CDRMS will not be providing comments to this application and any concerns they have will be addressed through their application process.

Julie Kolb, County Vegetation Manager, state that County Roads 23R and P23 will be used as access routes and laydown area for unused equipment. The laydown area is of concern. This area tends to be an area where a noxious weed infestation takes hold. There are five (5) noxious weed species listed by the State of Colorado in these areas. The identified species reproduce by seed, and the seeds are easily scatter and moved by motor vehicles. Washing vehicles only is not sufficient to manage weeds. There should also be herbicide controls in the spring and fall as well as potentially cutting of flowering shoots. The revegetation seed mix should be either BLM or San Miguel County approved. Any weed control measures required from SMC Vegetation Management along the road right-of-way (ROW) due to this project will require payment for those services by the applicant.

## **Public Comments**

Mason Osgood, Sheep Mountain Alliance Executive Director, and Jennifer Thurston, Information Network for Responsible Mining Executive Director, request the Planning Commission require the mitigation of local concerns related to impacts to wildlife, recreation and public land users, and environmental damage.

Exploration activities should be prohibited within the boundaries BLM Wild Horse Manage Area for the Spring Creek Heard, and during the winter to minimize disturbances to wildlife. If future mineral extraction is permitted in Klondike Basin, recreation, the benefit chiefly enjoyed here by the public could be lost. Also the best management practices should be required to mitigate off-site damages from stormwater events and waste disposal, which potentially include the release of sediment and contaminants into Disappointment Creek.

**Sample Motion:**

I move to recommend to the Board of County Commissioners approval of a Special Use Permit (SUP) for Alianza Minerals Limited (Alianza) or its contractor, for the proposed Mining Exploration on mining claims in the Klondike Basin on Bureau of Land Management (BLM) public lands off County Roads 23R and P23, and on a State Land Board section located at S16 T43N R16W in San Miguel County, Colorado, based on the finding that the application is consistent with the County Master Plan, and with the Land Use Policies in LUC Section 2-8, Natural and Man-Made Hazard and Resource Area; LUC Section 2-11, Erosion; LUC Section 2-34, Revegetation with Native Species; LUC Section 2-35, Mining and Mineral Processing Operations, and complies with the Land Use Code review standards in Section 5-407 Wildlife Habitat Areas; Section 5-10, Special Uses; Section 5-11, Conditional Uses on Federal Lands; and Section 5-16, Mining; and Section 5-320 K, Review Standards for WE Zone District Special Uses, subject to the following specific terms and conditions:

1. The Special Use Permit is issued to the Applicant, Alianza Minerals Limited, and does not run with the Land.
2. No future mining activity at the project site by Alianza, its lessees, or the property owners or its lessees is authorized by this approval.
3. Obtain a County Road & Bridge Special Construction Permit for the proposed improvements to County Road (CR) 23R, and a Driveway Access Permit for CR 23R and P23.
4. A traffic control plan shall be submitted to County Road and Bridge. The plan shall identify procedures, personnel, and equipment (signs, signals, barricades, etc.) to be used to protect workers and the public during the project.
5. Contact the Planning Department, Road and Bridge Department and County Sheriff's Office prior to mobilization of and the start of drilling activities.
6. Provide a list of onsite contacts for Alianza and the drilling project contractor.
7. Provide for review of the construction schedule by the Colorado Parks and Wildlife for any of seasonal timing limitations that may be necessary for the protection of wildlife. Findings shall be reported to County Planning at least two weeks prior to mobilization.
8. The revegetation and weed control along the county road right-of-way (ROW) will be reviewed by the County Vegetation Manager to assure reclamation of these areas.
9. This Special Use Permit conditional approval is subject to the Bureau of Land Management (BLM) and Colorado Division of Reclamation and Mining and Safety (CDRMS) approving this drilling program and issuing the requisite permits. Provide copies of these permits to County Planning.
10. The project drilling program and reclamation plan shall be consistent with and comply with the applicable provisions as approved by the County, unless specifically modified in the BLM and CDRMS approval action.
11. Comply with all terms and conditions of the Colorado Department of Public Health and Environment Stormwater Discharge Permit. Provide a copy of the permit to County Planning.
12. Provide monthly progress reports to County Planning.
13. 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.

## Alianza Klondike Basin Exploratory Drill Program Overview

Date: November 5<sup>th</sup>, 2021

***This document and its attachments serve to broadly outline drill program parameters for Alianza Minerals Limited (Alianza) Klondike Basin project drill program. This document does not constitute a formal submission for permit with the State of Colorado, Bureau of Land Management or any other regulatory agency, as the project scope and parameters may change following input from federal, state and private entities.***

### Introduction

Alianza Minerals Limited (Alianza) proposes to explore its Klondike property through a limited exploratory drilling program. The Klondike property constitutes a series of unpatented federal lode mining claims and an Exploration Permit and an exclusive right to a State lease for a single State mineral section from the State of Colorado held by Alianza and its partners. The legal description of lands

| Meridian            | Township | Range | Sections         |
|---------------------|----------|-------|------------------|
| New Mexico Meridian | 43N      | 16W   | 8, 9, 10, 16, 17 |

Table 1 – Project legal description.

involved in this project can be found below in Table 1.

The drill program will involve the location of 20 drill pads, 1 laydown, and the use of existing BLM and San Miguel County roads and trails. Limited development of temporary access routes will be required. No new permanent road construction is proposed for this project.

A map of the project infrastructure layout is attached to this document (see map).

No activities proposed for this exploratory boring program are anticipated to affect the access, functionality, safety or condition for any public land users.

### Project Design and Impact Minimization

The proposed drill project layout and design has been developed to minimize new surface impact within the project area. Existing roads and trails are utilized wherever practicable, and new access route development is kept to a minimum. Areas of prior disturbance are heavily favored for all project infrastructure. Drill pad and laydown locations favor areas of prior clearings and level ground where possible. This specificity serves to minimize dirt work and overall project impact, and will simplify project reclamation. Further, flexible drilling equipment layouts on individual drill pads will strive to minimize dirt work wherever possible.

| Infrastructure Component   | Number / Linear Feet | Comments                       |
|----------------------------|----------------------|--------------------------------|
| Drill pads                 | 20                   | 50x50ft (2500 sq ft) footprint |
| Laydown                    | 1                    | ~10000 sq ft footprint         |
| New temporary access route | 5539                 | 12 ft nominal width            |

Table 2 – Klondike Basin Project infrastructure parameters.

## Project Infrastructure

This project has been designed to minimize new surface impact within Klondike Basin via the use of existing trails and BLM/County roads wherever practicable. Primary access to the project area will be via County Road 23R, originating from Hwy 141. Additional County roads used for this program include a section of County Road P23. Existing BLM inventory roads are used, as well as previously-established access routes (two track road beds) throughout the project area. New, temporary access travel routes are proposed for establishing access to 10 drill pads locations (Fig. 1).

## Existing Access Route Maintenance

Multiple sections of existing San Miguel County and BLM roads will require maintenance prior to drill equipment mobilization. These sections are called out in Figure 1, and include:

- The southern section of County Road 23R
- Existing BLM inventory road extending from County Road P23 to drill pad PDH H\_S6
- Existing road extending north of County Road 23R to drill pad PDH S-2
- Existing road extending east from County Road 23R to drill pad PDH G

In general, existing road maintenance to provide safe access to the project site for all project personnel, vehicles and equipment will include:

- Filling of potholes, ruts and washouts
- Evening of surfaces and regrading
- Clearing rocks and other debris from road surfaces

The existing access routes have been subdivided into three general categories, based on level of improvement required:

1. Good condition – minimal if any improvement required
2. Moderate condition – improvement needed locally, approximating improvement of ~25% of alignment (by linear footage)
3. Poor condition – improvement required throughout, approximating improvement of ~50% of alignment (by linear footage)

These subdivisions are a first pass assessment of existing route conditions, and will be used to calculate project surface impact and bonding through the state of Colorado/BLM if approved by regulatory authorities.

## New Temporary Access Routes

New temporary access routes are proposed for this project in order to safely access 10 drill pads for the Klondike Basin drill program (Fig. 1). Where proposed, temporary access routes coincide with areas of prior disturbance and/or minimal foliage, and generally reflect the most direct and safest access option to proposed drill pad locations. These temporary access routes will be constructed to the minimum standard possible for safe access in order to facilitating future reclamation. Nominal width will be approximately 12ft.

## Drill Pads

Drill pads and the laydown have been located in areas of prior disturbance and/or clearings wherever possible. All drill pads will be constructed at a maximum footprint of approximately 2500 square feet (e.g., 50ft by 50ft), the shape and layout of which will be dictated by minimization of required foliage clearing and leveling/dirt work. The laydown has been located in a level cleared area alongside an

existing road (County Road 23R), and will be utilized as a location to store drilling equipment, muds and project materials.

As is best practice for the mineral exploration industry, drill pads will contain a sump. Sumps will retain drill cuttings and water during drilling operations. Sump size can vary, but may typically be dug



Figure 1 – Example drill rig setup with support equipment (rod tray, compressors, and water truck) from a separate 2020 drill program.

approximately 15 feet wide, 15 feet long and 5 feet deep. This standard system of water management allows for the percolation and infiltration of water back into the ground while retaining drill cuttings and mud in the sump. Depending on drilling conditions, a two-tiered sump may be constructed to facilitate settling of drilling fines.

### Project Operations

Project startup will likely involve at least 1 week of dirt work and maintenance prior to drill rig mobilization. Following access and drill pad preparation, the following equipment may be used to perform and support the exploratory drilling at Klondike:

- One (1) Diamond drill rig equipped for coring HQ, NQ, or similar size
- Drill rod racks with drill pipe and casing pipe
- Two to three (2-3) 4x4 pickup trucks
- Two (2) UTVs
- One (1) water truck
- One (1) excavator
- One (1) dozer
- One (1) Skid-steer or backhoe
- One to Three (1-3) water storage tanks (up to 10,000 gallons per tank)
- Up to four (4) water supply pumps
- Water line/hose, Mud pump and mixing tanks for grouting/cementing of drill holes

The drill rig, rods, casing, rod tray and support vehicles will be used to conduct the exploratory drilling. This equipment will be used continuously throughout the project until the project is completed.

The water truck will be used to haul water as needed for drilling (anticipated once per 12-hour shift).

Pickup trucks and/or ATVs/UTVs may be used by both Alianza and its contractors to access the drill pads.

The excavator, dozer, and skid-steer/backhoe will be utilized on an as-needed basis for clearing drill sites, maintenance, and reclamation. This equipment will be stored at the laydown site when not in use.

Drilling will be conducted in 12 hour shifts and may be continuous (24 hours a day) for the project.

Similar to the drilling of a water well, the proposed exploratory borings constitute a small diameter (<6") bore hole drilled into the ground from the drill pad to depths of approximately 100 to 1500 feet. The holes will range from vertical to angled. Drill core will be removed for analysis.

### Abandonment and Reclamation

Drill hole abandonment and reporting will be performed in accordance with all applicable Colorado State and federal rules and statutes.

Reclamation of project infrastructure will occur concurrently with the drill program and following drill program completion. Reclamation will comprise regrading and revegetation of drill pads, scarifying and/or recontouring of temporary access routes, and revegetating as needed. Reclamation-specific parameters, locations and requirements will be developed and finalized prior to project initiation with the BLM and Colorado DRMS, and will be reflected in bonding.

All reclamation-specific guidance and protocols will be specified in the formal project plan submission to state and federal regulators.

### Health, Safety and Environmental Considerations

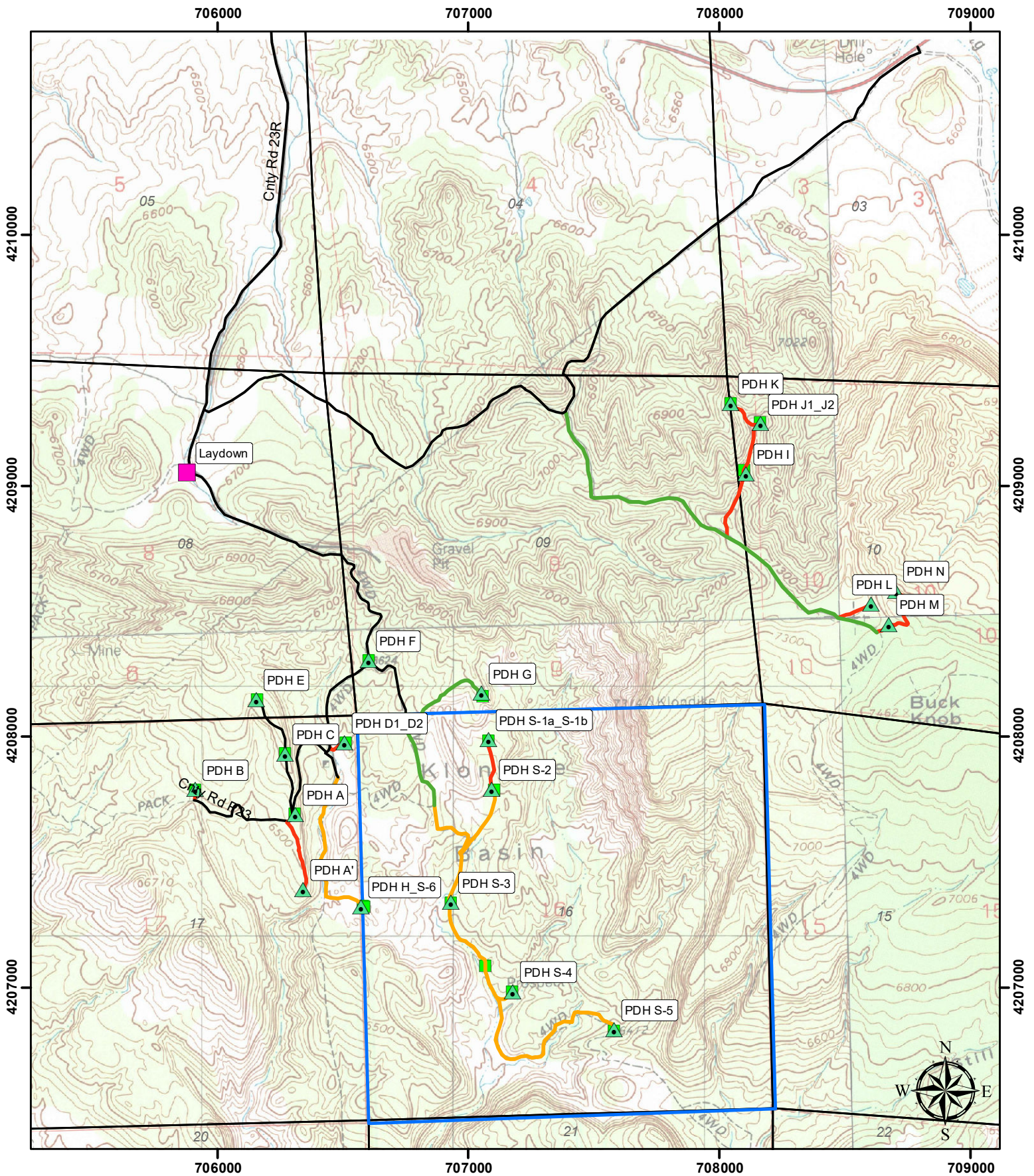
Alianza is developing the Klondike Canyon drill program in accordance with its best management practices and the input of federal and state regulatory agencies. No activities proposed for this exploratory boring program are anticipated to negatively impact the accessibility, safety, usability or enjoyment of public land.

The drill pad, laydown and temporary access route locations proposed within this document are preliminary. Final drill program infrastructure placement will be predicated on input from federal, state and local entities, as well as additional field data collected during permit application processing.

### Permits Required

Alianza anticipates requiring the following permits for the proposed Klondike Basin drill program:

1. BLM Notice of Intent (for operations on BLM land)
2. Colorado Department of Reclamation, Safety and Mining (CO DRMS) Notice of Intent (for operations on BLM land)
3. CO DRMS Notice of Intent (for operations on state land)
4. San Miguel County Two Step Special Use Permit
5. State of Colorado construction storm water management permit



## Alianza Mineral Ltd

Klondike Basin Project  
Initial Drill Program Layout

**NOT FOR PUBLIC DISTRIBUTION**

Prepared by Big Rock Exploration

Date: 11/12/2021



## Map Key

— State Section 16

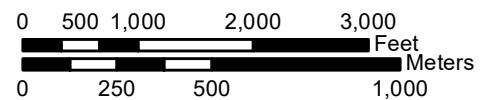
### Type

- ▲ Drill pad
- Laydown

### Status

- Existing - good
- Existing - mod
- Existing - poor
- New temp

KlonRds\_20210910



Scale: 1:20,000

Coordinate System: NAD 1983 UTM Zone 12N  
Projection: Transverse Mercator  
Datum: North American 1983





## Reverse Circulation vs Diamond Coring - Klondike Drill Program

1 message

Gabriel Sweet <gabe@bigrockexploration.com>  
To: John Huebner <johnh@sanmiguelcountyco.gov>  
Cc: "West - DNR, Lucas" <lucas.west@state.co.us>

Thu, Dec 16, 2021 at 10:31 AM

Hi John,

Per our last conversation, we would like to have the flexibility to utilize two possible drilling methods for the Klondike program: reverse circulation (RC) or diamond coring. Both are used regularly throughout the mineral exploration industry globally and constitute well-defined and well-known technologies. They both result in the creation of a cylindrical hole in ground via the extraction of rock material (crushed "chips" for RC vs sticks of drill core for coring), and do not constitute fracking or any other lateral void creation below surface. Each method has certain benefits and shortcomings (e.g., speed of drilling, quality of data derived from drilling, associated costs, etc.), and neither pose a hazard or risk to water or surface resources.

I have CC'd Lucas West from DRMS who may have some additional functional knowledge of RC and coring applications in mining and mineral exploration from the regulatory side of the coin. I am happy to answer other questions you may have, but Lucas should be able to speak to the safety and regular use of both methods in the industry.

Below is a quick breakdown of drilling types and some operating considerations.

### REVERSE CIRCULATION

- **Context:** used in mineral exploration, water well development, mining, etc.
- **Hole diameter:** 4-6", depending on bit size
- **Associated unique equipment:** trailer-mounted compressor(s)
- **General method:** A pneumatic hammer bit is used to pulverize rock down the hole. Pressurized air is injected through the bit to drive rock chips back up the hole for collection and sampling.
- **Other considerations:** If ground water is encountered, it will be brought up the hole with cuttings and need to be managed at surface (in sumps). Consideration of a two-tiered sump for settling and/or a larger sump as needed.

### DIAMOND CORING

- **Context:** used in mineral exploration, mining and geotechnical investigations
- **Hole diameter:** ~3.75"
- **Associated unique equipment:** cuttings/water tanks and water recycling system
- **General method:** a hollow-core drill bit "grinds" rock down the hole by rotation. Intervals (10-20') of intact drill core (cylinders of coherent rock) are pulled to surface and boxed for analysis.
- **Other considerations:** Uses water as lubricant, progress is slower. No considerations for additional management.

Here is a quick youtube video discussing some of the different facets of the two methods:

<https://www.youtube.com/watch?v=8RzPtA6IWp0>

cheers,

gabe

Gabriel Sweet, MSc, PG

Senior Geologist

**Big Rock Exploration, LLC**

1620 Central Ave NE, Ste 104

Minneapolis, MN 55413

P: 781-715-5016

[www.bigrockexploration.com](http://www.bigrockexploration.com)

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December 17, 2021

NOTICE TO PROPERTY OWNERS,

The San Miguel County Planning Commission has been asked to consider an application submitted by Gabriel Sweet, Big Rock Exploration LLC on behalf of Alianza Minerals LTD (Applicant). The applicant proposes Mining Exploration in Klondike Basin on BLM land off County Road 23R and on a State Land Board parcel located at S16 T43N R16W in West End (WE) zone district, San Miguel County. The drill program proposed will involve the location of 20 drill pads, each measuring about 50 feet by 50 feet for the purpose of exploring for copper, 1 laydown, and the use of existing BLM and San Miguel County roads and trails. An application for Conditional Uses on Federal Lands in the WE zone district requires Two-step review by the County Planning Commission and Board of County Commissioners pursuant to Land Use Code Section 5-319 G VII.

A public meeting on the above application will be held by the San Miguel County Planning Commission at 9:15 a.m. Thursday, January 13, 2022. This public meeting is the first step of a two-step review process by the Planning Commission and Board of County Commissioners. This meeting will be held online due to COVID-19 virus protocols. To provide comment or ask questions regarding the proposal, please join the meeting: <https://zoom.us/join>, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by January 4, 2022. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)

The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or potentially affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Respectfully,



---

Gabriel Sweet, Big Rock Exploration LLC

**APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING  
REQUIREMENTS OF THE SAN MIGUEL COUNTY LAND USE CODE SECTION 3-9**

Alianza Minerals Ltd, Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of a land use application. Applicant recognizes that the provisions of the San Miguel County Land Use Code (LUC) Section 3-9 require public notice by First Class mail and posting of the property not less than twenty (20) days before the date scheduled for a public meeting or hearing.

Applicant or Applicant's agent(s) have examined the current tax records of San Miguel County as they appeared either in the records of the San Miguel County Assessor or under the San Miguel County Geographic Information Systems\* (GIS) mapping program no more than sixty (60) days prior to the date of the public meeting or hearing. Applicant or Applicant's agent(s) hereby certifies that: (Applicant must check all.)

☒ Following an examination of the records in the San Miguel County Assessor or under the San Miguel County GIS\* mapping program, the Applicant has provided public notice, in compliance with LUC § 3-903C not less than twenty (20) days before the date scheduled for a public meeting or hearing, by First Class mail to every property owner and condominium unit owner within 500 feet of the perimeter of the subject property. **I hereby certify that I have attached a copy of this public notice letter and mailing list to this certification.**

AND

☒ Not less than twenty (20) days before the date scheduled for a public meeting or hearing, I hereby certify that, in compliance with LUC § 3-903B, public notice has also been provided by posting a sign in a conspicuous place on the property that is the subject of the land use application.

I understand that San Miguel County requires completion and delivery of this Certification of Compliance to the San Miguel County Planning Department at least ten (10) days prior to the initial public meeting or hearing on a land use application. I further understand that failure to submit the required Certification of Compliance to the County Planning Department at least ten (10) days prior to the initial public meeting on a land use application will result in the public meeting or hearing being rescheduled to a later date.

Alianza Minerals Ltd  
Name

Gabriel Sweet, Big Rock Exploration  
(Insert Applicant's name if executed by agent)

Portions of sections 8,9,10,16,17 of Township 43N, Range 16W, New Mexico meridian, San Miguel County, CO  
Physical location of Property and/or legal description

Alianza Minerals Ltd, 410 – 325 Howe Street, Vancouver, British Columbia, V6C 1Z7 Canada  
Mailing Address (if different from above)

Date: 12/15/2021

Signature: 

[text/luc/certification.property.owner]

\* GIS data may not accurately or completely reflect owners in multi-unit, multi-floor buildings in San Miguel County. In such instance, the applicant must examine the Assessor's information in addition to the GIS data in order to provide the required public notice.

7018 1130 0000 4790 9767

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Postage

\$8.70

\$

Total Postage and Fees

\$15.50

\$

0616  
04

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12/15/2021

Sent To

Colorado State Land Board; Greg Ochse

Street and Apt. No., or PO Box No.

1127 Sherman St. Suite 300

City, State, ZIP+4®

Denver, CO 80203

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

4216 0644 4790 9774

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☐ Return Receipt (hardcopy) \$0.00

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

\$8.70

\$

Total Postage and Fees

\$15.50

\$

0616  
04

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Here

12/15/2021

Sent To

BLM; Connie Clementson

Street and Apt. No., or PO Box No.

29211 Hwy 184

City, State, ZIP+4®

Dolores, CO 81323

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions





John Huebner <johnh@sanmiguelcountyco.gov>

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## Agency Referral: SMC Mining Special Use Permit - Alianza Klondike Basin Exploratory Drill project

1 message

John Huebner <johnh@sanmiguelcountyco.gov>

Tue, Dec 14, 2021 at 4:09 PM

To: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Starr Jamison <starrj@sanmiguelcountyco.gov>, Janet Kask <janetk@sanmiguelcountyco.gov>, Bill Masters <billm@sanmiguelsheriff.org>, Randee <randee.reider@state.co.us>, Lucas West - DNR <lucas.west@state.co.us>, Mark Caddy <mark.caddy@state.co.us>, greg.ochis@state.co.us, "Clementson, Connie" <cclementson@blm.gov>

Bcc: Kaye Simonson <kayes@sanmiguelcountyco.gov>

All,

Attached for your review and comment is an Application received from Gabriel Sweet, Big Rock Exploration for a San Miguel County Mining Special Use Permit for the proposed Mining Exploration for the purpose of exploring for copper in Klondike Basin on BLM land off County Road 23R and on a State Land Board parcel located at S16 T43N R16W. The drill program proposed will involve the location of 20 drill pads, each measuring about 50 feet by 50 feet, 1 laydown, and the use of existing BLM and San Miguel County roads and trails. Please provide comments by January 4, 2022 and let me know if you have any questions. Regards,

For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

John Huebner  
Senior Planner  
San Miguel County Planning Department  
Office: (970)728-3083  
[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)



**Alianza.Klondike.Basin.Mining.pdf**  
12984K



## PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

### MEMORANDUM

TO: Mike Bordogna, County Administrator  
Amy Markwell, County Attorney  
Ryan Righetti, County Road and Bridge Director  
Starr Jamison, County Government Affairs and Natural Resources  
Janet Kask, County Parks and Open Space  
Bill Masters, County Sheriff  
Randee Reider, Colorado Department of Transportation  
Lucas West, Colorado Division of Reclamation, Mining and Safety  
Mike Cosby, Colorado Department of Public Health & Environment  
Mark Caddy, Colorado Parks and Wildlife  
Greg Ochis, Colorado State Land Board  
Connie Clementson, US BLM-Tres Rios Field Office

FROM: John Huebner, Senior Planner

RE: Mining Special Use Permit- Alianza Klondike Basin Exploratory Drill Program

APPLICANT: Gabriel Sweet, Big Rock Exploration LLC

DATE: December 14, 2021

Please find the attached application submitted by the Gabriel Sweet for your review and comment. The County Planning Commission meeting date is Thursday, January 13, 2022. Please provide your review comments by January 4, 2022 to John Huebner, Senior Planner, [johnh@sanmiguelcountyco.gov](mailto:johnh@sanmiguelcountyco.gov) in the County Planning Department. Please contact the Planning Department if you have any questions.



John Huebner <johnh@sanmiguelcountyco.gov>

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**Re: Agency Referral: SMC Mining Special Use Permit - Alianza Klondike Basin Exploratory Drill project**

1 message

**Bill Masters** <billm@sanmiguelsheriff.org>

Tue, Dec 14, 2021 at 4:56 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>

Cc: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Starr Jamison <starrj@sanmiguelcountyco.gov>, Janet Kask <janetk@sanmiguelcountyco.gov>, Randee <randee.reider@state.co.us>, Lucas West - DNR <lucas.west@state.co.us>, Mark Caddy <mark.caddy@state.co.us>, greg.ochis@state.co.us, "Clementson, Connie" <cclementson@blm.gov>, gabe@bigrockexploration.com

John, I do not see an impact on the Sheriffs Office from this proposed drilling operation.

If approved I would like to know an approximate start and end date from the drilling operator so I can inform patrol deputies of the 24 hour activity in that area.

On Tue, Dec 14, 2021 at 4:09 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

Attached for your review and comment is an Application received from Gabriel Sweet, Big Rock Exploration for a San Miguel County Mining Special Use Permit for the proposed Mining Exploration for the purpose of exploring for copper in Klondike Basin on BLM land off County Road 23R and on a State Land Board parcel located at S16 T43N R16W. The drill program proposed will involve the location of 20 drill pads, each measuring about 50 feet by 50 feet, 1 laydown, and the use of existing BLM and San Miguel County roads and trails. Please provide comments by January 4, 2022 and let me know if you have any questions. Regards,

For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

John Huebner  
Senior Planner  
San Miguel County Planning Department  
Office: (970)728-3083  
[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)



--  
*Respectfully,*  
*Sheriff Bill Masters*

[billm@sanmiguelsheriff.org](mailto:billm@sanmiguelsheriff.org)

Direct 970.728.7948 | Cell 970.729-2025 | 24hr Dispatch 970.728.1911  
Physical and Mailing Address 684 CR 63L | Telluride, CO 81435

Under the Colorado Open Records Act (CORA) all messages sent by or to me on this county-owned email account may be subject to public disclosure.



John Huebner <johnh@sanmiguelcountyco.gov>

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**Re: Agency Referral: SMC Mining Special Use Permit - Alianza Klondike Basin Exploratory Drill project**

1 message

**West - DNR, Lucas** <lucas.west@state.co.us>

Tue, Dec 14, 2021 at 4:26 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>

John,

Thanks for reaching out, as is typical DRMS will not be providing comments to this application and any concerns we have will be addressed through our application process. I've been in close contact with Mr Sweet on another project and will be working with him on this one as well. Thanks again,  
Lucas

On Tue, Dec 14, 2021, 4:10 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

Attached for your review and comment is an Application received from Gabriel Sweet, Big Rock Exploration for a San Miguel County Mining Special Use Permit for the proposed Mining Exploration for the purpose of exploring for copper in Klondike Basin on BLM land off County Road 23R and on a State Land Board parcel located at S16 T43N R16W The drill program proposed will involve the location of 20 drill pads, each measuring about 50 feet by 50 feet, 1 laydown, and the use of existing BLM and San Miguel County roads and trails. Please provide comments by January 4, 2022 and let me know if you have any questions.  
Regards,

For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

John Huebner  
Senior Planner  
San Miguel County Planning Department  
Office: (970)728-3083  
[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)





## VEGETATION CONTROL and MANAGEMENT DEPARTMENT

---

JULIE KOLB

---

December 29, 2021

Applicant: Gabriel Sweet, Big Rock Exploration LLC:  
Klondike Basin Project

Dear Gabriel Sweet, Big Rock Exploration LLC:

In regards to the Vegetation/Weed Management Plan. County Roads 23R and P23 will be used as access routes with County Road 23R being the place for the laydown area for unused equipment.

The area mentioned has 5 species on the noxious weed lists. Including; Kochia, Russian Thistle, Russian Knapweed, Halogeton and Tamarix. Per the Stat of Colorado, Halogeton is a list C, and Tamarix, and Russian Knapweed are list B. Although Kochia and Russian Thistle are not actually listed on the State lists, they are a frequent problem, and are herbicide resistant in many cases. The state of Colorado designates list B species as control species, with the goal of not allowing them to go to seed and produce new infestations, and to reduce existing populations each year. Tamarix being a list C has less stringent requirements however, it is a frequent problem in this area and a species of concern which should not be allowed to spread. All of the above mentioned species reproduce by seed, and the seeds are easily scattered and moved by motor vehicles.

Washing the vehicles before entry and after each work day is a great step in weed management. However, this one mentioned weed control effort is not sufficient. There should also be herbicide controls in the spring and potentially the fall as well as some potential cutting of flowering shoots. My concern is also the laydown area, as these areas tend to be the places where a noxious weed infestation takes hold.

San Miguel County Vegetation Management requires that the revegetation seed mix come from either the BLM or San Miguel County. Any disturbance on the ROW that results in the increase of noxious weeds, will require corrective measures by the Vegetation Management Department, and payment for those services will be required by the applicant. On the county ROW, San Miguel County must be notified in advance of project operations so that weed control can take place, and also at the conclusion of the project so that weed control can take place.

The county roads used to access the site, must be returned to their pre-project status with regards to noxious weeds. Status will be determined by a site visit. When conditions permit in the spring Vegetation Management will conduct a weed survey on the County ROW to determine the status of any noxious weeds. Big Rock Exploration LLC will be provided a copy of this survey.

Thank you again!

Sincerely,

Julie Kolb  
Vegetation Control Manager

Cc:

January 6, 2022

San Miguel County Planning Commission  
333 W Colorado Avenue  
Telluride, Colorado 81435  
cc: John Huebner, senior planner, San Miguel County  
via email to [johnh@sanmiguelcountyco.gov](mailto:johnh@sanmiguelcountyco.gov)

Re: Klondike Basin Mining Special Use Permit, Alianza Minerals

Dear Members of the San Miguel County Planning Commission:

Thank you for the opportunity to review the mining special use application from Alianza Minerals Ltd. These comments are submitted on behalf of Sheep Mountain Alliance and the Information Network for Responsible Mining. We learned of the application very late and appreciate the effort by your staff to pass along comments from our organizations for your consideration. We are also appreciative of the overall opportunities to increase public participation in mining reviews in San Miguel County's West End and the Land Use Code amendments that make this public review possible.

Klondike Basin is a treasured little spot that stands out amidst the spectacular West End and its embarrassment of riches that are provided in natural form. First and foremost, we encourage you to require the mitigations necessary to protect this treasure from the permanent impacts of mineral exploration and mining. Alianza has proposed drilling on both BLM lands and on state trust land, and mitigations and other permit conditions imposed by San Miguel County are binding upon the permittee in accordance with BLM and Colorado State Land Board policy when such mitigations go beyond the requirements of state or federal law. Thus, local concerns that are addressed by the County Planning Commission should be respected and enforced by other agencies. There are three significant issues to address should mining activities proceed in Klondike Basin: the impacts to wildlife, impacts to recreation and public lands users, and potential environmental impacts and off-site damage.

The proposed exploration sites neighbor the Dry Creek Basin State Wildlife Area and are adjacent to the BLM Wild Horse Management Area for the Spring Creek herd. The horse management area partially overlaps the state trust parcel on the southeastern boundaries (see enclosed BLM map). Because the herd is treasured by county residents and it faces numerous pressures, we request that exploration activities be prohibited within the boundaries of the horse management area as a means to reducing conflicts and impacts. Klondike Basin is home to numerous species of wildlife, notably the sage thrasher and sage sparrows, as well as montane species such as black-throated grey warblers and flycatchers, reflecting the basin's especially valuable border zone habitat of pinyon-juniper woodlands and sagelands. The general exploration area contains severe winter range for elk, and is home to large populations of mule deer and pronghorn, not to

mention cattle grazing by a local rancher. Disappointment Valley is part of the Disappointment Creek Elk Herd, as identified by Colorado Parks and Wildlife (CPW). This elk herd has experienced steadily declining calf to cow ratios since 2006. Maintaining severe winter range is critical to this important Southwest Colorado elk herd. Other species found in the basin are raptors, lion and bobcat. In order to minimize disturbances to big game and other wildlife, it would be best to restrict mining activities during winter.

Klondike Basin is also utilized by the public for its trails and hunting, and especially in the fall months, for camping. As a side canyon to Disappointment Valley, it provides respite from the heat of the valley and has marvelous rocks. It would be a tremendous loss to the burgeoning recreation economy in the West End should Klondike Basin be lost to future mining, and its highest and best value with the most public benefit is found in recreation rather than extraction.

Off-site damages from stormwater events and waste disposal must be seriously considered in the permit conditions. Klondike Basin includes mixed habitat zones and soils that are easily disturbed and eroded. Strict erosion and sediment controls should be utilized in order to prevent the release of any contaminants into Disappointment Creek, where all stormwater runoff from Klondike Basin reports. In the natural conditions of Disappointment Valley, sediments can travel very quickly over long distances, ultimately increasing the sediment- and selenium-loading into the Dolores River and impacting water quality downstream. Although stormwater controls at permitted mines in Colorado are generally designed to withstand 100-year flood events, they have proven to be insufficient to prevent the off-site deposition of sediments. For example, at the Sunday Mine complex in Big Gyp Valley in 2014, just a few months after improvements to storm water controls (berms, ditches, and overflow basins) were upgraded and completed, a fast-moving stormburst overwhelmed the mines and resulted in significant erosion of the waste piles, deep rilling on their banks, and overflows of mine waste onto the valley floor; this was *not* a 100-year flood event, but rather a run-of-the-mill storm, albeit a strong one.<sup>1</sup> The permittee should be required to provide sediment fencing around drill pads, mud pits, and any disturbed areas during the drill. At a minimum, provisions for a monitoring plan, lined mud pits, and off-site disposal of cuttings and other waste, which could potentially include radioactive contaminants or materials with acid-generating potential, should be required. Hazardous substances used for mining activities – such as diesel – should be stored onsite only when secondary containment structures are also in place, in order to prevent damage to the surface from spills and leaks. We encourage you to require the best management practices that are appropriate for the drill sites in order to minimize any impacts to the watershed and to restore the area once exploration is completed.

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<sup>1</sup> See Division of Reclamation, Mining & Safety inspection reports for Sunday Mine following this event, available in permit database here: [https://dnrweblink.state.co.us/drms/0/edoc/1046888/2014-08-05\\_INSPECTION%20-%20M1977285.pdf?searchid=9c1b8d75-d3ae-48f4-9bcc-d4d5421ce371](https://dnrweblink.state.co.us/drms/0/edoc/1046888/2014-08-05_INSPECTION%20-%20M1977285.pdf?searchid=9c1b8d75-d3ae-48f4-9bcc-d4d5421ce371) and here: [https://dnrweblink.state.co.us/drms/0/edoc/1052126/2014-10-10\\_INSPECTION%20-%20M1977285.pdf?searchid=9c1b8d75-d3ae-48f4-9bcc-d4d5421ce371](https://dnrweblink.state.co.us/drms/0/edoc/1052126/2014-10-10_INSPECTION%20-%20M1977285.pdf?searchid=9c1b8d75-d3ae-48f4-9bcc-d4d5421ce371)

It is unclear why such extensive road development needs to occur, and under no circumstances should new or existing roads be left in an improved condition beyond their current state. Road development in Klondike Basin will have a negative impact on the public's ability to enjoy the lands and will change the primitive character of the canyon as it currently exists. The permittee should also be prohibited from disturbing or destroying any long-lived woody species, as their restoration after the fact would be difficult or impossible to achieve, considering the long-term drought conditions the region is experiencing. Any degradation of existing pinyon-juniper woodlands would be unfortunate, and during reclamation, the permittee should be required to re-seed with sage, pinyon and juniper in addition to (and not instead of) other native flora species.

In addition, before any surface disturbances occur, it would be prudent to inventory any cultural or historic resources that may be present in the project area, since archeological resources are widely dispersed in the West End, petroglyph sites and camps are nearby, and Klondike Basin itself was likely utilized by historic peoples.

San Miguel County owns and operates a small gravel mine just uphill from Klondike Basin, and through the years, we have had no concerns about mismanagement or neglect of the property; in fact, it has always appeared to have been taken care of in a serious and responsible manner, despite its lack of activity and use, and to have minimized impacts on Klondike Basin itself. We request that Alianza Minerals be subject to the same good housekeeping standards demonstrated by the San Miguel County Road and Bridge Department, and that the permittee be encouraged to be especially diligent in its care for the landscape should the application be approved.

Lastly, it is impossible to separate the approval of mineral exploration activities in Klondike Basin from the future possibility of a developed mine in Klondike Basin, despite the line of demarcation between an exploration permit and a mining permit. Again, we see recreation and grazing as the highest and best use for the basin, and mining is incompatible with those uses because of its exclusive dominance and permanent degradation of the landscape. If you don't want to get to the point where there is active mining in Klondike Basin – along with its associated waste dumps, roads, use of explosives, truck traffic and haulage, habitat fragmentation, and exclusion of other ways to responsibly enjoy and use the land – then we encourage you to nip it in the bud now by denying this application.

Thank you again for the opportunity to comment.

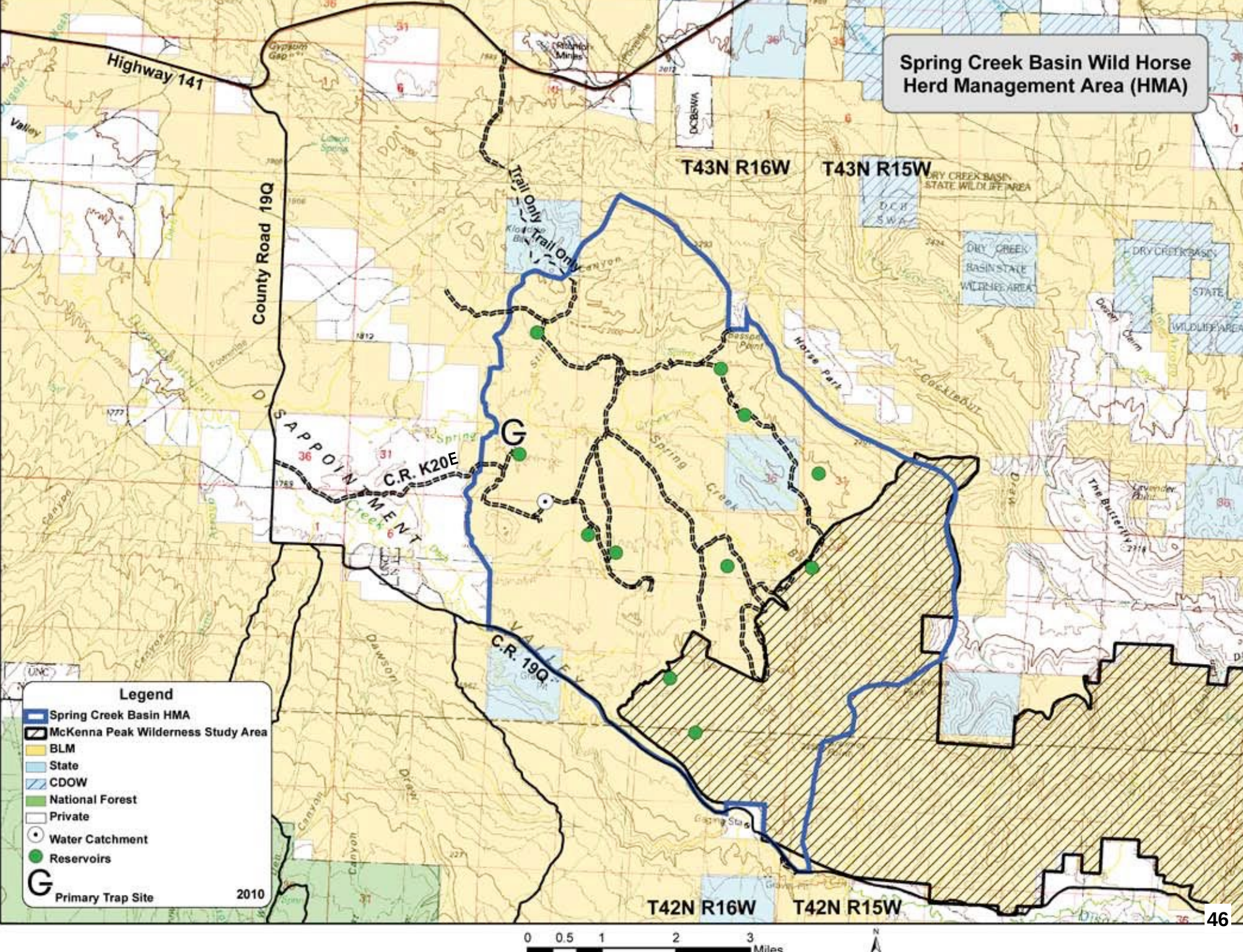
Respectfully submitted,

Mason Osgood  
Executive Director  
Sheep Mountain Alliance  
P.O. Box 389  
Telluride, CO 81435

(970) 728-3729  
mason@sheepmountainalliance.org

Jennifer Thurston  
Executive Director  
Information Network for Responsible Mining  
2205 W. 136th Ave. Ste. 106-311  
Broomfield, CO 80023  
(303) 586-1437  
jennifer@informcolorado.org

# Spring Creek Basin Wild Horse Herd Management Area (HMA)





## **AGENDA ITEM**

### **TITLE:**

Applicant: Lawson Hill Property Owners Co & Telluride Mountain School  
Location: Lot HI, Lawson Hill PUD located north of Society Drive off San Miguel Dr.  
Parcel Size: 1.88 acres  
Zone District: Public (PUB)  
Proposal: Rezone from Public (PUB) to Industrial (I); and Substantial PUD Amendment to increase maximum Building Height/MOTION

### **Presented by:**

### **Time needed:**

### **PREPARED BY:**

Nancy Hrupcin

### **RECOMMENDED ACTION/MOTION:**

### **INTRODUCTION/BACKGROUND:**

### **FISCAL IMPACT:**

### **ATTACHMENTS:**

[Continuance 12-15-21 \(1\).pdf](#)

### **Description:**

**Troy Hangen** <troyh@sanmiguelcountyco.gov>

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**Continuance**

3 messages

**Troy Hangen** <troyh@sanmiguelcountyco.gov>

Wed, Dec 15, 2021 at 2:36 PM

To: Pamela Hall &lt;lawsonhill@gmail.com&gt;, Scott Strand &lt;scottstrand@earthlink.net&gt;

Pam and Scott,

Pam has requested to continue the Planning Commission presentation from January to February 10. Please both reply to do this.

Thanks

--

**Troy Hangen**

Senior Planner

San Miguel County

P:970-728-3083

333 W Colorado Ave, 3rd Flr

Telluride, CO 81435

[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)

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**Pamela Hall** <lawsonhill@gmail.com>

Wed, Dec 15, 2021 at 3:02 PM

To: Troy Hangen &lt;troyh@sanmiguelcountyco.gov&gt;

Hi Troy,

The Lawson Hill board would like to request the continuance of the application to February 10th meeting.

Thank you,

Pam



Lawson Hill Property Owners Co.

P.O. Box 3927

Telluride, CO 81435

970-728-5893

<https://lawsonhill.com>

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Wed, Dec 15, 2021 at 3:05 PM

**Scott Strand** <scottstrand@earthlink.net>

Reply-To: scottstrand@earthlink.net

To: Troy Hangen <troyh@sanmiguelcountyco.gov>, Pamela Hall <lawsonhill@gmail.com>

Cc: Andy Shoff <ashoff@telluridemtnschool.org>

Hi Troy,

Yes, that is ok to move the continuance to the Feb 10 meeting date. I have spoken with Andy and Pam about this delay.

Please feel free to contact me with any question in the meantime.

Scott Strand

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