

**SAN MIGUEL COUNTY PLANNING COMMISSION  
MINUTES  
THURSDAY, NOVEMBER 14, 2024**

**1. 9:00 AM Call to Order**

Present:

Commissioner Ian Bald  
Commissioner Lee Taylor  
Commissioner Mathew Bayma  
Commissioner Josselin Lifton-Zoline  
Commissioner Hallie Bevan  
Commissioner Robyn Van Gelder  
Commissioner Galena Gleason

Staff Present:

Jarrold Biggs, County Assistant Manager  
Maura Fahey, Attorney  
Kaye Simonson, Planning Director  
John Huebner, Senior Planner  
Nicola Kerr, Associate Planner

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

Kaye Simonson, Planning Director, gave an update. The County has switched to YouTube for our streaming services and is no longer using Granicus. Zoom meeting ID's and passwords will now be unique for all Planning Commission meetings going forward. Please resubscribe to our notices on the San Miguel County website in order to receive email notices regarding agendas and meeting packets.

- a. October 10, 2024 Minutes - -

**Motion** by Galena Gleason to Approve the October 10th Minutes. **Seconded** by Josselin Lifton-Zoline. **PASSED 7-0.**

**3. Land Use Code Amendment Recommendation**

- a. Consideration of an amendment to the Land Use Code regarding cleanup and corrections / MOTION

Kaye Simonson, Planning Director, presented a powerpoint regarding the proposed cleanups and corrections to the Land Use Code.

**Motion** by Galena Gleason to recommend the Board of County Commissioners approve the amendments to Land Use Code for the purpose of cleanup and corrections as presented, based

on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code.

**With the following changes:**

Under ARTICLE 7 DEFINITIONS **Referral Agencies** update

1. (13) 'Colorado Engineer' to read 'Colorado State Engineer'
2. add 'Colorado Division of Water Resources'
3. add 'Non-profits or organizations with relevant expertise'

**Seconded** by Hallie Bevan. **PASSED 5-0.**

**4. Land Use Code Amendment Recommendation**

- a. Consideration of an amendment to the Land Use Code regarding Camping regulations / MOTION

John Huebner, Senior Planner, presented a PowerPoint regarding the change.

The commission discussed the amendment with focus on the topics of duration of stays for trailers on private property and sewage disposal requirements.

**Motion** by Josselin Lifton-Zoline to recommend to the Board of County Commissioners to adopt amendments to San Miguel County Land Use Code to add Section 5-714 Non-Commercial Camping in order to provide standards for the private occupancy of recreational vehicles and temporary shelters not located in campgrounds, and to add Section 5-1008 Standards for Recreational Vehicle Park, Trailer Park or Campground and Section 5-1009 Standards for Semi-Primitive Campground with associated amendments to Sections 5- 307 J. Forestry, Agriculture and Open and 5-319 H. IV f. Wrights Mesa Rural Agriculture and Article 7 Definitions, as presented, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code.

**With the following changes;**

1. 5-714 A 2A specify that the 14 day limitation is within a quarter calender year
2. 5-714 3C2 add 'appropriately sized' before 'OWTS'
3. 5-319 change semi-private to semi-primitive
4. 5-714 require proposals in the West End Zone to meet the standards in subsection 3
5. 5-1008 VI. add 'adjacent' before 'residential'
6. 5-1008 XIII. strike 'that is maintained year round'

**Seconded** by Galena Gleason. **PASSED 5-0.**

## 5. Work Session

- a. Discussion of proposed Land Use Code Amendment regarding the establishment of Grading and Excavation requirements

John Huebner, Senior Planner, presented the proposed amendment for discussion.

The commission discussed.

## 6. Adjournment

Respectfully submitted,

Approved 12/12/2024

PLANNING COMMISSION

Mathew Bayma

Mathew Bayma (Jan 27, 2025 11:40 MST)

ATTEST:

Nicola Kerr

Nicola Kerr (Jan 23, 2025 15:44 MST)