

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES
THURSDAY, DECEMBER 12, 2024**

1. Call to Order

2. Approval of Minutes, Planning Commission and Staff Comments

Kaye Simonson, Planning Director, gave an update regarding Camping regulations going before the BOCC on December 18th.

The Commission discussed the new formatting of the minutes and expressed a preference for greater detail.

- a. November 14 Minutes - -

Motion by Josselin Lifton-Zoline to approve the November 14 Minutes. **Seconded** by Galena Gleason. **5-0.**

3. Land Use Code Amendment Recommendation

- a. Consideration of a Land Use Code Amendment to add section 5-713 Excavation and Grading Permit and amending Section 5-502 DD, Driveways -

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John Huebner, Senior Planner, presented the amendment.

Matt Gonzales, Building Official, commented that he believed the threshold to require engineering on residential driveways should be lower than the proposed 6% grade and should include all driveways county wide.

The Commission discussed topics such as differentiating regulations between zone districts, methods for quantifying cubic feet of disturbance with regards to the threshold for a grading permit, and flow patterns resulting from grading.

Commissioner Gleason abstained from the vote.

Motion by Hallie Bevan Simpson to recommend to the Board of County Commissioners to adopt amendments to San Miguel County Land Use Code to add Section 5-713 Excavation and Grading and in order to provide standards that will help determine if a grading permit is needed and with an associated amendment to Sections 5502 DD Driveways, as presented, based on the finding that the proposed amendments complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code to the San Miguel County Land Use Code.

Seconded by Josselin Lifton-Zoline. **PASSED 5-0**, with the following conditions:

- 1. Add to 5-713 B. I "The standards in section 5-713 shall apply to all grading activity on

site."

2. Move 5-713 F (double counting) to 5-713 B and renumber accordingly.
3. Move 5-713 E Grading Calculations to 5-713 D III and renumber accordingly.
4. Move 5-713 D VI to 5-713 D IV and renumber accordingly.
5. Add to 5-173 F VIII "Grading cannot result in the change in historic flow patterns of stormwater and surface runoff onto or off of the property."

4. Adjournment

Respectfully submitted,

Approved 1/9/2025
PLANNING COMMISSION

Mathew Bayma
Mathew Bayma (Jan 27, 2025 11:39 MST)

ATTEST:

Nicola Kerr
Nicola Kerr (Jan 23, 2025 15:45 MST)