

Moffat County Planning Commission Application Summary

September 3rd

J.J Scott Minor Subdivision sketch/prelim

Application: S-25-04

Applicant: Melissa Prestangen

Description: Minor Subdivision Sketch/Prelim

Regulation Reference: Section 1.010 – Subdivision regulations with reference to Minor Subdivision

Location: T7N, R91W, Section 27

Access: County Road 7

Staff Comments: This is a 32.35-acre parcel - It will be divided into (4) lots: Lot 1- 5.079. Lot 2- 5.01 acres, lot 3- 5.010 acres and lot 4- 19.435 acres. Lots 1-3 have access via CR 7 and lot 4 has an easement through lot 1. There is an existing residence on lot 1. The Prestangens intend on giving one of the lots to their son and have no immediate intent on selling the remaining 2 parcels. These parcels have access to city water so no well permits are expected.

Attachments: Copy of application and plat

Results:

Conditions:

Moffat County Planning Commission Application Summary

September 3rd

Powell Minor Subdivision sketch/prelim

Application: S-25-06

Applicant: Jerry Powell

Description: Minor Subdivision Sketch/Prelim

Regulation Reference: Section 1.010 – Subdivision regulations with reference to Minor Subdivision

Location: T5N, R91W, Section 7

Access: HWY 13

Staff Comments: This is a 268.52-acre parcel. The minor subdivision consists of two parcels Lot 1- 7.192 acres and Lot 2- 11.647. The remain 250.72 acres remain exempt from subdivision regulations. There is an existing access via HWY 13. well permits are not expected.

Attachments: Copy of application and plat

Results:

Conditions:

Moffat County Planning Commission
Application Summary
September 3rd 2025

Application: R-25-02

Applicant: Morel Energy Storage LLC

Description: Application for Zone Change for Battery Storage Facility

Location: S21, T6N, R91W

Access: HWY 13 to CR 93 to private road 107 (Tri-State)

Staff Comments: The applicant, Morel Energy Storage LLC, would like build/install a battery storage facility which will tie into Tri-state. The proposed 32-acre site, currently under planning lease with State Land board, is located in S 21, T6N, R91W (just west of the power plant) This parcel is currently zoned as AG and according to section
Application packet has sent to the Conservations District, MC Road & Bridge

Attachments: Copy of Application and associated documents are attached

Note from Planner:

Planning Recommend conditions;

The Zone Change will only apply to the proposed project site, not the entirety of the State land aboard parcel. A survey with a legal description of the site must be submitted to the Planning Office for the zone change to be recorded.

Zone change application is contingent upon Morel Energy LLC providing the county with an executed production lease with State Land Board for the proposed project site.

Results:

Additional Conditions:

Notes:

Moffat County Planning Commission
Application Summary
September 3rd 2025

Application: C-25-08

Applicant: Morel Energy Storage LLC

Description: Application for Zone Change for Battery Storage Facility

Location: S21, T6N, R91W

Access: HWY 13 to CR 93 to private road 107 (Tri-State)

Staff Comments: The applicant, Morel Energy Storage LLC, would like build/install a battery storage facility which will tie into Tri-state. The proposed 32-acre site, currently under planning lease with State Land board, is located in S 21, T6N, R91W (just west of the power plant) This parcel is currently zoned as AG and according to section
Application packet has sent to the Conservations District, MC Road & Bridge

Attachments: Copy of Application and associated documents are attached

Note from Planner:

Planning Recommend conditions;

The Zone Change will only apply to the proposed project site, not the entirety of the State land aboard parcel. A survey with a legal description of the site must be submitted to the Planning Office for the zone change to be recorded.

Zone change application is contingent upon Morel Energy LLC providing the county with an executed production lease with State Land Board for the proposed project site.

Results:

Additional Conditions:

Notes: