

# **Moffat County Planning Commission Minutes**

## **October 3rd, 2023**

The Moffat County Planning Commission met in the Moffat County BOCC Chambers on October 3rd, 2023 at 6:30 p.m. The following were present:

**Members:** Shauana Merrill, Lonnie Gustin, Dorina Fredrickson, Janalee Adams

**Staff:** Candace Miller, Melody Villard

**Applicants and Guests:** Megan Cook, Jenna Cook, Mary Hammond, Lance Hammond, Dean Carey, Kathy Jo Carey, Karla Pitha, Dawn Pitha, John Pitha

**Approval of minutes** –Dorina made a motion to approve Minutes from August 2nd, Lonnie second Motion passes 3-0

### **ANNOUNCEMENTS**

The County Commissioners will meet **Tuesday October 10th 2023**  
The next Planning Commission Meeting will be **Tuesday November 7th at 6:30 p.m.**

### **DISCUSSION ITEMS**

#### **ACTION ITEMS**

Lynette Haskins applications- C

Candace explained that these applications had been tabled at the previous meeting based on some questions from the board. Answers to questions were emailed to provide clarity. Condition use- Property will be taxed based on building permit information. Vacation- No issues from adjacent property owner or Road and bridge department. Variance- no concerns from adjacent property owner.

Lonnie made a motion to approve all applications as presented, not stipulations. All members voted in favor.

Jenna & Megan Cook-

Exemption- Candace explained application, description and map for exemption. Clarified that Johns Trail is a public

Candace paused meeting to circle back to public comment as it was skipped over at the beginning of meeting as listed on agenda.

Lance Hammond, Representing homeowners of Johnson trail. major concerns in regard to access to the property via Johnson trail road, expressed that it was private, snow removal, condition of road and maintenance being done by property owners.

Water/well issues-Being drawn on more than what is available, some owners having issues will existing wells. Animal/Game migration. Seen feeding on the parcel.

Dean Carey CR22- Well having issues. Large number of antelope/deer and elk.

Jenna Cook- expressed that the property is Alfalfa for the last 6 years which draw animals. Also explained that there is an existing well on the exempted parcel and that the new parcels would be sold as Cistern only. Expressed that they are not trying to make anyone's lives harder.

Candace explained that the state ultimately decides who can obtain a well permit and that it is her understanding that parcels under 35 acres would not be able to obtain a well permit without an augmentation plans which the county does not have currently have in place. She also shared that the plats for Johnson Trail notes that the road was dedicated to use by the public and is not a private road. It is simply not managed by the county. Candace also spoke about CPW and that animal migration would not prevent the BOCC from allowing landowners to do what they would like with their property.

Both Lonnie and Dorena stated that the have been told, at a local level, differently on well permitting.

Lonnie expressed concern for approving either application due to the well questions.

The board voted to table the applications until we had more clarity.

## **OTHER BUSINESS**

**ADJORNED-** 7:25pm