

Moffat County Planning Commission Minutes

July 2nd 2025

The Moffat County Planning Commission met in the Moffat County BOCC Chambers on July 2nd 2025 at 6:30 p.m. The following were present:

Members: Megan Cook, Rena Olsen, Ford Richmond, Shauana Merrill

Staff: Candace Miller

Applicants and Guests: Thomas and Amy Segura (and father)

Shauana Called meeting to order at 6:30 pm

Approval of minutes –Rena made a motion to approve minutes from March 4th meeting, Ford seconded. Motion passes.

ANNOUNCEMENTS

The County Commissioners will meet **July 8th 2025- at 8:30 am- Public meeting starts at 8:45**

The next Planning Commission Meeting will be **Wednesday August 6th 2025 @ 6:30 pm in the Commissioners chambers.**

Public Comment:

No public comment

Action items:

C-25-05- Stephen Hampton conditional use- Candace read application summary for conditional use application for home-based business/occupation. Candace shared that in the pre application meeting with Mr. Hampton that all areas of con Board did not have any questions or concerns. There was no public comment. Application was recommended for approval 3-0.

C25-07- Thomas and Amy Segura- Conditional use for additional dwelling. Candace read application summary for conditional use application for addition dwelling intended for in-laws. Rena asked if there will be a separate septic system for the new residence to which Mr. Segura said “yes, the engineer was just out today”. Rena asl asked about a current well, Mr. Segura stated that they haul water. Ford confirmed that this was an AG parcel and that this use was allowable under a conditional use. There were no additional questions, Application was recommended for approval 3-0.

Discussion item- Adding Solar- Utility scale to as a condition use in AG. The board discussed previously expressed concerns surrounding a Zone change, specifically AG to Heavy Industrial, and all of the potential uses both permitted and conditional uses in heavy industrial which could be done after the solar project comes to an end. It was discussed that making utility scale solar a conditional use in AG

would only allow for only the specific uses applied for and once the project ends the land is still agricultural. The board agreed that this would resolve many areas of concern and should be changed.