

## **Moffat County Planning Commission Minutes**

**March 4th 2025**

The Moffat County Planning Commission met in the Moffat County BOCC Chambers on March 4th 2025 at 6:30 p.m. The following were present:

**Members:** Megan Cook, Rena Olson, Shauana Merrill

**Staff:** Candace Miller

**Applicants and Guests:** David Fleming, Ryan Swartzell, Mr. & Mrs. Birch, Harry Colborn

Shauana Called meeting to order at 6:30 pm

**Approval of minutes** –Rena made a motion to approve minutes from February 4<sup>th</sup> meeting, Megan seconded. Motion passes.

### **ANNOUNCEMENTS**

The County Commissioners will meet **Tuesday March 11th 2025- at 8:30 am- Public meeting starts at 8:45**

The next Planning Commission Meeting will be **Tuesday April 1<sup>st</sup> 2025 @ 6:30 pm in the Commissioners chambers.**

### **Public Comment:**

### **Action items:**

- ☐ North Maybell Minor Subdivision- S-25-01 FINAL Candace presented the final application. No changes made since the approval of the sketch prelim at the February 4<sup>th</sup> meeting. Board voted 3-0 to recommend approval of minor subdivision application
- ☐ Robert Flores Conditional use application C-25-02 Candace; This conditional use application is for additional dwellings on the property. Mr. Flores intends to build two cabins. I spoke with Marlin Eckhoff, an email from him was included in your packet, and he did not have any concerns about the setbacks. Mr. Flores will need to provide the planning office the records of building permitting. This parcel has an easement for the Maybell sewer which will allow him two sewer taps free of charge. This only covers the tap fee, not the construction to attach or the quarterly fees. Board voted 3-0 to recommend approval of conditional use application
- ☐ Exemption- David Fleming E-25-02 Candace shared application for exemption. The existing parcel is 35acre. This exemption will create a 25.805 acre parcel and a 9.225 acre parcel where a home exists. The driveway easement on the parcel will allow for access to both parcels created by the exemption. Mr. Swartzell asked if this was a subdivision, Candace explained the exemption and exemption process. Ms. Birch also asked if the application was doing a subdivision and

questioned the intentions of the division. Board voted 3-0 to recommend approval of exemption application

Mrs. Birch asked if the exemption would be

- Badger Hole LLC- Conditional use application C-25-03 – This application for conditional use is for mineral or natural resource exploration and associated facilities. Mr. Colborn has purchased a parcel as well as obtained permitting from the state for him mining operations. He will be placing a septic system to accommodate seasonal campers for workers, he will be fencing around the site to secure equipment.

Board vote 3-0 to recommend approval of conditional use application