

Moffat County Planning Commission Application Summary

October 1st 2025

J.J Scott Minor Subdivision - Final

Application: S-25-04

Applicant: Melissa Prestangen

Description: Minor Subdivision Final

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

Notes: It was brought to the attention of the planning office that a deeded easement was not reflected on the minor subdivision plat.

Results: 9/3/25 -Board voted 3-0 to recommended approval of the minor subdivision sketch/prelim once the easement is reflected on the plat.

Results: 10/1/25-

Conditions: Existing deeded easement through parcel must be reflected on the subdivided parcels. Surveyor will be making the updates to the final plat

Moffat County Planning Commission Application Summary

October 1st 2025

Powell Minor Subdivision - Final

Application: S-25-06

Applicant: Jerry Powell

Description: Minor Subdivision Final

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 but applicant is aware that an augmentation would be required to apply for any new wells.

Attachments: Copy of application and plat

Results: 9/3/2025-Board voted 3-0 to recommend approval of the sketch/prelim plat and application for minor subdivision. No changes, or conditions

Results: 10/1/2025-

Conditions: NA