This public hearing was held virtually to accommodate the social distancing requirements implemented by the State of Colorado to prevent the spread of novel coronavirus 2019 (COVID-19).

Planning Commission Members Present: Charles Schultz, Jim Sapp, Jed Caswall, Geri Salsig, and Bob Banks

Staff Present: Sheila Cross, Director of Development Services attended virtually; John Deagan, Planner; Louise Derengowski, Planning Technician; Erin Smith County Attorney.

Charlie Schultz called the meeting to order at approximately 9:00 a.m. Charlie explained the hearing process.

APPROVAL OF AGENDA: Jed moved to approve the agenda, Jim seconded, and the motion passed unanimously.

APPROVAL OF MINUTES from June 9, 2020: Jed moved to approve the minutes, Geri seconded, and the motion passed unanimously.

**PLAT AMENDMENT CASE #20AMN-04**

Property is Lots 4, 5, and 7 within Burland Ranch-Ettes Unit 11, T07 R72 S23. The applicants are requesting to combine Lot 5 with lots 4 and 7.

**APPLICANTS:** Carolyn and Eugene Marsh, and Gary and Roxanne Turnbull

- John made a Power Point presentation.
- The applicants attended virtually and answered the Board’s questions.
- No one from the public had any comments on the application.
- Jim moved to approve the application as presented, Bob seconded, and the motion passed unanimously.

**PLAT AMENDMENT CASE #20AMN-02**

Property is addressed at 135 Garnet Lane, Pine, CO, 80407 also known as Lot 2, Lion’s Head Ranch. The applicant is requesting to amend the platted building envelope.

**APPLICANT:** Jared Phifer

- Louise made a Power Point Presentation.
- The applicant was present virtually and answered the Board’s questions.
- A neighboring owner and an adjacent property owner spoke against the application.
- Jed made a motion to deny the application, Jim seconded. A vote was taken and the motion passed unanimously.
**PLAT AMENDMENT CASE #20AMN-03**
Property is Outlot A within Elk Creek Highlands Filing 5, T06 R73 S23. The applicant is requesting to render Tract A into a buildable lot, to be known as Lot 44.

**APPLICANT:** Earl Kerr
- John made a Power Point presentation.
- The applicant was present and answered the Board’s questions.
- Many adjacent property owners and nearby lot owners attended virtually and spoke against the application.
- The applicant responded to many of the objections and questions from the neighbors.
- Jed made a motion to deny the application, Bob seconded. The motion passed unanimously.

**MINOR SUBDIVISION CASE #20SUB-01**
Property is 20.41 acres in Section 1, T7 R72 addressed as 669 Mt. Evans Blvd., Pine. The applicant is requesting to subdivide the property into three lots.

**APPLICANT:** Legacy 7 Homes, LLC
- John made a Power Point presentation.
- The applicant was present and answered the Board’s questions. He said he is willing to reconfigure the driveways so they all have access.
- The applicant requested to move this application review to move the application to a later date.
- Jed made a motion to move the application to a date uncertain, Bob seconded. The motion passed unanimously.

There was a discussion on the proposal of new Short-Term Rental Regulations with Sheila.