



Architectural Committee Meeting Minutes – April 1, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Using GoTo Meeting:

Stacy Ossorio
Greg Clark
John Seelye
Clay Lorinsky

Guests:

Peter Bing - BRB
Eryn Schwehr – ELS
Adam Racow
Ron Jasken
Jess Patrick - Alpine
Eli Gillian
Mike Palmer - Hammond
Hart Wintraub
Lisa Marino

Project Attending For:

#06215A
#06215A, #08601
#04537
#04537
Hill Condo
Hill Condo
Townhomes @ Crail Ranch
#05109
#05109

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.

1. Membership Forum - None

- 2. Call to Order** – The Chair, Gary Walton was unable to attend. Stacy Ossorio chaired the meeting in his place and called it to order at 9:13 AM.

Motion made by Clay Lorinsky to elect Stacy Ossorio as temporary chair; seconded by John Seelye. Motion passed.

3. Meeting Minutes – March 18, 2021 Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the March 18, 2021 Meeting Minutes; seconded by Greg Clark. Motion passed. Clay Lorinsky abstained as he was not in attendance at that meeting.

4. Single-Family Condo – Master Final:

BSOA: #06512A Pinnacle
Legal: Cascade Block 4 Tract 12 Plat 4/537
Street: Highpoint Drive

Staff presented the Pinnacles Master Final Plan for the remaining 6 buildings in the development noting there had been no changes since Sketch. However, the applicant had met the Committee’s request for the 2005 height calculations as well as the recalculation diagrams for existing buildings 1 and 2. Staff presented the finish materials, lighting plan, and landscape plan. Proposed finishes would include: plywood clad garage door stained to match body in Basalt, tongue and groove vertical RS Fir Siding in Talus, RS Fir Fascia in Basalt, Malarky asphalt singles in black oak, metal standing seam roof in dark bronze, fir 8x8 timber in Basalt, Rs Fir WDW trim in Moccasin, ship lap RS Fir siding in Moccasin, Sandstone split face siding in Windsor gray, and metal window finishes in Dark Bronze. The lighting plan included a light fixture change from the original design but the proposed lights would still be dark sky compliant and there would be a total of 8 exterior lights. The landscape plan would include a variety of trees and shrubs including prairie cinquefoil, alpine junipers, and common ninebark, as wells as weed-free

certified native grass seed mix and river rock to match existing landscaping. The new retaining walls were all reduced to meet the 24-foot length requirement.

Staff recommended the Committee approve the application as submitted.

Committee discussed the submitted items for the height of the existing buildings and found that all requested documents had been submitted.

Motion made by John Seelye to approve the application as submitted; seconded by Greg Clark. Motion passed unanimously.

5. Single-Family Residence - Final:

BSOA: #04537 RGJ Properties LLC (Jasken)

Legal: Meadow Village Block 5 Lot 37

Street: 1880 Little Coyote Road

Staff presented the Jasken Final plan noting that no changes had been made to the structure or design since Sketch approval. The proposed finish materials would require an exception as the main body of the home would be sided entirely in a prefabricated steel made to look like wood. The lighting plan included two types of lights, recessed cans and sconces. A total of 11 exterior lights were proposed. The proposed landscaping would be quite minimal as there was little space on this lot for landscaping. It would include landscape rock, boulders, ornamental native prairie grass, green mound alpine currant shrubs to screen the hot tub, and a fescue and bluegrass mixed seed.

Staff recommended the committee discuss the potential exception for metal siding prior to approving the application.

Motion made by Clay Lorinsky to approve the application with an exception to 6.1; seconded by John Seelye. Motion passed.

6. Major Alteration – Final Plan:

BSOA: #06545 Hill Condos

Legal: Cascade Block 1 Lot 5A

Street: 21 Sitting Bull Rd

Staff presented the Hill Condo Final Plan noting that no changes had been made since Sketch approval. Finish materials were presented.

Staff recommended the Committee approve the application as submitted.

Motion made by Stacy Ossorio to approve the application as submitted; seconded by Clay Lorinsky. Motion passed.

BSOA: Townhomes at Crail Ranch

Legal: S36, T06 S, R03 E Track 9 Amended Lot 2

Street: 50 Crail Ranch Rd

Staff presented the Townhomes at Crail Ranch Major Alteration Final plan and noted that no changes had been made since Sketch. Finish materials were presented.

Staff recommended the Committee approve the application as submitted.

Motion made by Stacy Ossorio to approve the application as submitted; seconded by John Seelye. Motion passed.

7. Single-Family Residence – Sketch:

BSOA: #05109 Sky's the Limit LLC (Marino)

Legal: Sweetgrass Hill Block 1 lot 9

Street: 2 Two Guns White Calf

Staff presented the Marino Single-Family Sketch Plan represented by Lisa Marino and Hart Wintraub. The proposed home would be two stories with a walkout basement, 4440 square feet of livable space with 5 bedrooms, 6 bathrooms and a 484 square-foot garage. The home would be a mountain modern style with eco friendly designs including 36 tilt up solar panels. The lot pitch and easements would limit the house placement and necessitate a walkout basement and a longer driveway with a switchback. The average height of the proposed home would be 20 feet 10.5 inches and the longest ridgeline would be less than 40-feet making the house compliant with the covenant and design regulations. Due to the length and radii of the driveway, written approval from the Fire department would need to be received prior to Final approval.

Staff recommended the Committee discuss the exceptions prior to approving the application

The applicant reported the solar panels lift approximately 4' off the roof and that after working with the Fire Department, the applicant may raise the basement to allow the driveway be less steep. The Committee didn't feel comfortable approving the application with so many exceptions that may affect the house elevations and requested the applicant bring the application back once the driveway issues had been settled and asked staff to hold the review fee until the application comes back through. No motion was needed at this time as the application was tabled.

8. Discussion:

- a. Staff Releases and Approvals: Due to an expired check, staff re-released the Kern Construction deposit.
- b. Compliance Tracking Report: The trailer on Looking Glass had been removed. Staff had a meeting with the Smoots regarding the home being built on Bobtail Horse but no action is required of the Committee at this time.
- c. Performance Deposit Tracking Update: Staff reported that the reconciliation was complete.
- d. Design Regulations Revision Committee update: Staff reported that the next meeting April 30th and a complete draft with the first round of edits as well as a list of discussion items would be circulated between the Subcommittee in preparation.

Motion made by Clay Lorinsky to adjourn the meeting; seconded by John Seelye. Motion passed.

9. Adjourn - With nothing further to discuss, the meeting adjourned at 9:45 am.

Gary Walton, BSAC Chairman