

Architectural Committee Meeting Minutes – April 7, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Grant Hilton	Jeff Ferrel	#06358
Stacy Ossorio	Cyndi Miller	None
Suzan Scott	Mike Staudt	#02812
Amy San Nicolas	Jennifer Reed	#02728
Clay Lorinsky	Matt Martine	#04538
	Joe Schwem	#06335
	Brian O’ dowd	None
	Jason Dunkerton	#06019
	Colleen McCaffery	#02812
<u>Attending via GoTo</u>	Cassandra Ellwell	#06045A
Greg Clark	Steve Chernausek	#02812
John Seelye		
Maggie Good		

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 called the meeting to order at 9:05 AM.

Motion made by Clay Lorinsky to nominate Stacy Ossorio as temporary Chair for this meeting; seconded by Grant Hilton. Motion passed.

3. **Meeting Minutes** – March 17, 2022 Meeting Minutes Corrections: Maggie to send correction to one typo.

Motion made by Clay Lorinsky to approve the March 17, 2022 Meeting Minutes; seconded by John Seelye. Motion passed.

4. Single-Family Residence – Final:

BSOA: #06358 Becker
Legal: Cascade Block 6 lot 358
Street: 24 Low Dog

Staff presented the Becker Single-Family Final Plan application noting that the following changes had been made since sketch: minor siding reconfigurations, added windows to the north elevation, added chimney to east/west ridgeline, and minor floor plan reconfigurations. A landscaping plan was submitted which included Douglas firs, bristlecone pines, dwarf mungo pines, common white snowberry shrubs, green mound alpine currants, and blue wheat grass, as well as shredded mulch, decorative gravel, and a native seed mix. The lighting plan proposed 9 wall mounted sconces, and 5 ceiling mounted lights. Staff noted that the address sign would be just over six feet from grade including the decorative boulders at its base.

Staff recommended the Committee approve the application as submitted with the understanding that the sign itself was between the 4-5 feet in height required by the Design Regulations.

There was discussion about the sign and it was determined that it should be dropped as to not exceed six feet.

Motion made by Grant Hilton to approve the application subject to the submission of a compliant address marker not to exceed 6 feet in height from the ground; seconded by Clay Lorinsky. Motion passed.

5. Single-Family Residence – Sketch:

BSOA: #06045A Wiesner
Legal: Casc. Block 2 Lot 45A
Street: TBD Little Thunder

Staff presented the Wiesner Single-Family Sketch application which proposed a 2-story traditional mountain home with 4 bedrooms/4.5 baths, 3,905 livable square-feet and a 984 square-foot garage and mechanical room. Staff noted that two ridgelines exceeded the 40-foot max defined by the Design Regulation but that the longer of the two was possibly broken up by another ridgeline that crested the view behind the long ridgeline by a little over a foot.

Staff recommends that the BSAC approve the application conditional on an updated site plan including the construction staging items and snow storage, as well as an added design element change in the hidden south elevation ridgeline.

There was discussion about what constitutes a design element change. It was determined that the north elevation, which has a 52-foot ridgeline provides a design element change in the view due to the taller ridgeline behind it, but that this determination would in no way set precedence for future decision.

Motion made by Grant Hilton to approve the application conditional on the addition of design element change on hidden south elevation, submission of an updated site plan, and noting that staging or parking is not permitted on adjacent lots; seconded by Maggie Good. Motion passed with four in favor and two against.

6. Major Alteration – Final:

BSOA: #06335 Molde
Legal: Cascade Block 6 Lot 335
Street: 17 Low Dog Rd.

Staff presented the Mold Major Alteration Final Plan, noting that no changes had been made since sketch. The landscaping plan was minimal and consisted of paving the driveway addition, adding decorative boulders, and reseeding disturbed areas with a native seed mix. Two new lights will be added to the addition and these fixtures will match the existing fixtures.

Staff recommended the Committee approve the application as submitted with one condition; an updated site plan be submitted showing the height of the retaining wall and relative size of the boulders.

Motion made by Grant Hilton to approve the application conditional on the submission of the boulder and retaining wall details/specifications to staff for approval prior to construction; seconded by Clay Lorinsky. Motion passed.

7. Minor and Landscape Alterations:

BSOA: #04538 Rehabilitation and Restoration LLC
Legal: MV Block 5 Lot 38
Street: 1900 Little Coyote Road

Staff presented the Rehab and Rest minor alteration which proposed an expansion to the existing deck.

Staff recommended the Committee approve the application as submitted with one condition: an updated site plan be submitted showing the snow storage, construction staging, construction parking, and dumpster location.

Motion made by Clay Lorinsky to approve the application conditional on the submission of an updated site plan and noting all materials will match the existing materials except for Trex caps; seconded by John Seelye. Motion passed.

BSOA: #02728 Reed
Legal: Aspen Groves Block C lot 27A
Street: 146 W. Pine Cone Terrace

Staff presented the Reed minor and landscape alterations which included several landscaping upgrades and updates that will enhance the property's value, as well as significantly reduce the overall use of water on the property. Additionally, the Reeds' proposed replacing the current window in their room with a smaller one and adding another small window on that same side of the home. Staff noted that this had been reviewed by members of the Aspen Groves Owners Association.

Staff recommended the Committee approve the applications as submitted.

Motion made by Grant Hilton to approve the application as submitted as submitted; seconded by John Seelye. Motion passed.

BSOA: #02812 Chernausek
Legal: AG Block D lot 12
Street: 35 Silverado Trail

Staff presented the Chernausek/McCaffery Landscape alteration which proposed a relocation of utility lines and service box based on an easement agreement between the two owners above and Northwestern Energy. It was noted utility site disturbance would be covered under the McCaffery SFR-Landscape deposit but that Chernausek would need an approval for the portion of the work to occur on their side of the property line.

Staff recommended the Committee approve the application as submitted.

Motion made by Grant Hilton to approve the application as submit noting that applicant will reseed the disturbed areas with native seed to match the existing topography; seconded by Clay Lorinsky. Motion passed.

8. Alteration-to-Approved Plan:

BSOA: #06019 Boyer
Legal: Cascade Block 1 Lot 19A
Street: TBD Cheyenne Rd.

Staff presented the Boyer AAP noting that due to a lot aggregation that split the lot beneath the original home location between lots 18 and 20 to create lot 19A, the home was being moved to the new building envelope on the new lot 19A. No other changes were being made and staff noted that Madison County approved the aggregation.

Staff recommended the Committee approve the application as submitted.

Motion made by Clay Lorinsky to approve the application as submitted; seconded by Maggie Good. Motion passed.

9. Discussion:

- a. *Staff Proposal:* Staff presented a proposal to add "no parking" signs on the corner of Beehive Basin Road and Plenty Coup Road where there have been continuous parking issues over the past few years.

Motion made by Clay Lorinsky to send letter to the owner with a presumptive close to put up three no parking directional no parking signs on beehive and Little Thunder; seconded by Maggie Good. Motion passed with five in favor and one against.

- b. *Staff Releases and Approvals*: Staff made no approval or releases since the last meeting.
- c. *Compliance Tracking Report*: Staff updated the Committee on the ongoing issue with a shed on Little Coyote. No action was needed from the Committee at this time. In favor of signs and encourage landscaping if owner and neighbors are open it. Staff to send a letter to owner.
- d. *Performance Deposit Tracking*: Staff has updated a handful of the older items on the tracking sheet.
- e. *Design Regulations Revision Subcommittee*: Staff to send out doodle poll presently for next meeting, the goal was to finish the revisions by June so a notice could be included in the Annual Packet.

10. Adjourn – The meeting adjourned at 10:12 AM.

Stacy Ossorio, Temporary BSAC Chair