

Architectural Committee Meeting Minutes – August 4, 2022

BSAC/Staff in Attendance:

Amy San Nicolas
Grant Hilton
John Seelye
Maggie Good

Applicants (all virtual):

Andrew Mazzella
Ben Davidson
Cyndi Israel
Adam Johnson
Whitney Montgomery
Kurt Treasure
Johanne Bouchard
Dewey Olson

Project Attending for:

#04125
#06122A
#06218A
#07206
#07206
#04506
#06213A
#06122A

Attending via GoTo

Clay Lorinsky
Greg Clark
Suzan Scott

Membership Guests

Ed Barr

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 9:35 AM.

Motion made by Clay Lorinsky to elect Grant Hilton as temporary chair; seconded by Maggie Good. Motion passed

3. **Meeting Minutes** – July 21, 2022 Meeting Minutes Corrections: None

Motion made by Maggie Good to approve the July 21, 2022 Meeting Minutes; seconded by John Seelye. Motion passed.

4. **Single-Family Residence – Sketch:**

BSOA: #06122A Davidson
Legal: Cascade Block 2 Lot 122A
Street: TBD White Butte

Staff presented the Davidson Single-Family Sketch Plan which proposed a 2.5-story 5,507 square foot home with a 1191 square foot garage. The home would include six bedrooms (one of which could be a workout room/office instead, five full baths and one half bath. Staff calculated the average height at just below 28 feet, the maximum in Cascade, making the home compliant. In addition to the traditional house plan, staff noted the plan included a proposal for a portable rope tow that would require some clearing of trees for use, as well as several landscaping features outside the building envelope including two retaining walls and a sand set stone patio.

Staff recommended the Committee approve the application as submitted and grant an exception for the retaining walls.

There was discussion about the items outside the building envelope and the rope tow. It was determined that the patio was not a permanent structure and therefore would be permitted to be installed outside the building envelope while both of the boulder retaining walls were structurally necessary. The Committee was not comfortable approving the portable rope tow without more detail on how many trees were planned to be removed and how wide the area would be. However, the Committee did tell the applicant that he was allowed to remove any and all dead or downed trees for fire mitigation efforts. The owner addressed the rope tow and noted that the Fire chief recommended thinning of the trees on this lot. The Committee expressed concern about the lack of windows on the road facing elevations. The applicant's architect explained that the road is at a higher elevation than the home elevation of concern and the home was designed to be built into the hillside to allow for neighbors driving passed to look over that ridgeline to view the mountains instead of at the house directly. Additionally, it was noted that the lot was heavily treed.

Motion made by John Seelye to approve the application as submitted excluding the rope tow; seconded by Clay Lorinsky. Motion passed with four in favor and one against.

5. Major Alteration Resubmission

BSOA: #06218A Lone Peak Land Co LLC/ Israel

Legal: Casc Bl 3 Lot 218A

Street: 38 Middle Rider

Staff presented the Israel Major Alteration resubmission noting that the resubmission was a result of lapsed approval. The submission included no changes from the original approval.

Staff recommended the Committee approve the application as submitted.

Motion made by Maggie Good to approve the application as resubmitted; seconded by John Seelye. Motion passed unanimously.

6. Commercial – New Construction:

BSOA: #07206 BSCO

Legal: SGH Lot 2A-1

Street: 25 Seeway Dr

Staff presented the BSCO redesign of the maintenance building noting that the previously designated workforce housing on the second floor had been replaced with office space. The entire structure was 5,040 square feet, the average height was 32 feet and the BSCO request a waiver of fees due to their non-profit status.

Staff recommended the BSAC deny the request for waiver of fees and deposits due to the time spent by staff and volunteers reviewing this project and the governing documents with regards to approvable uses of this lot. Staff recommends the committee approve the application as submitted but notes the style of the building may not be compatible as there are no other buildings of its type of the area excluding the new water treatment plant.

There was discussion about the aesthetics of this building. The Committee noted it looked very industrial and that metal as a main siding material was not permissible by the Design Regulations. The applicant noted that the design was conceived in compliment to the design of the new water sewer treatment plan and that this maintenance would be much smaller, therefore not being the focal sight from highway 64.

Motion made by John Seelye to approve the application as submitted subject to Legal Committee review and to waive the fees; seconded by Greg Clark. Motion failed with three opposed and two in favor.

Motion made by Maggie Good to approve the application as submitted with the note that no decision was being made on the proposed siding due to the Committee's concerns about the use of primarily metal, conditional on the

use of the 2nd floor which is subject to the Legal Committee's determination and to approve the fee waiver request; seconded by John Seelye. Motion passed with four in favor and one against.

7. After-the Fact:

BSOA: #04506 Treasure
Legal: MC Block 5 Lot 6
Street: 1895 Little Coyote

Staff presented the mediated new design of the landscape alteration already installed at the applicant's home. After meeting with the neighbors, the Mitchell's, the applicant and the neighbor agreed on moving the two centrally located trees to the outsides of the line of trees to preserve the neighbors' view. Staff noted that at the previous meeting the Committee determined that if mediation was achieved, the Committee would consider waiver of the ATF fine.

Staff recommended the BSAC approve the application as submitted.

Motion made by Clay Lorinsky to approve the application and waive the fee; seconded by John Seelye. Motion passed.

8. Alteration to Approved Plan

BSOA: #06213A Bouchard
Legal: Cascade Block 3 Lot 213 A
Street: 16 Middle Rider

Staff presented the Bouchard AAP which proposed the precise location of a handful of trees, added a stone planter that matched the retaining walls to screen the fire hydrant, and removed the backyard lawn in favor of gravel and blue oat grass. Staff noted that the applicant consulted the Fire Department prior to designing the screening of the hydrant.

Staff recommended the BSAC approve the alteration as submitted.

Motion made by Maggie Good to approve the alteration subject to confirmation by the Fire Department of the acceptability of the fire hydrant screening; seconded by John Seelye. Motion passed.

9. Discussion:

- a. *Staff Proposal:* Tammy presented her proposal for a road sign standard design.

Motion made by John Seelye to recommend the proposed road sign standardization details to the Board; seconded by Clay Lorinsky. Motion passed.

- b. *Staff Releases and Approvals:* Staff made no approval and nine releases since the last meeting.
- c. *Compliance Tracking Report* –Staff updated the Committee on the ongoing issues and noted that no action was needed from the Committee at this time.
- d. *Performance Deposit Tracking:* Staff reported that work is wrapping up on this project.
- e. *Design Regulations Revision Subcommittee:* The Subcommittee's recommended revisions were sent out to the Committee the week before and the Committee discussed holding a special meeting of the BSAC to review. Monday August 15 at 10 am – 12 pm.
- f. *Next Meeting:*

Motion made by Maggie Good that BSAC recommend to the Executive Committee and Board of Directors, the hours for the BSAC ARC position be increased from 35 hour/weeks to 40 hours/week; seconded by John Seelye. Motion passed with three in favor and two against.

10. Adjourn – The meeting adjourned at 10:55 AM.

Clay Lorinsky, Acting BSAC Chair