

## Architectural Committee Meeting Minutes – August 5, 2021

**BSAC/Staff in Attendance:**

Amy San Nicolas  
Gary Walton  
John Seelye  
Stacy Ossorio  
Clay Lorinsky

**Guests:**

Greg Epstein via GTM  
Colleen McCaffery via GTM  
Eric Schiltz via GTM  
Frank Cikan  
Jason Dunkerton via GTM  
Robert Boyer via GTM  
Jackson Boyer via GTM  
Kimber Boyer via GTM  
Dawson Raden via GTM  
Sydney Pfar via GTM  
Kenny Holtz via GTM  
Kyle Barner via GTM  
Kari Miller via GTM  
Sharon Douglas via GTM  
Steven Chernausek

**Project Attending for:**

#02813  
#02813  
#04102  
#06045  
#06019  
#06019  
#06019  
#06019  
#05419  
#04338  
#312214 Compliance  
#04214  
#06019 (on behalf of LPP)  
Unknown  
#02813

**Using GoTo Meeting:**

John Gladstein  
Suzan Scott  
Greg Clark

*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, called the meeting to order at 9:02 AM.
3. **Meeting Minutes** – July 15, 2021 Meeting Minutes Corrections: Suzan attended in person.

**Motion made by John Seelye to approve the July 15, 2021 Meeting Minutes; seconded by John Gladstein. Motion passed.**

**4. Single-Family Residence Final:**

BSOA: #02813 McCaffery  
Legal: Aspen Groves Block D Lot 13  
Street: 89 Silverado Trail

Staff presented the McCaffery Single-Family Final Plan noting the following changes since sketch: a slight height increase of three and a half inches while still keeping the home under the Aspen Groves maximum height. The lighting plan and landscaping plan were submitted as well as finish materials per requirements. The lighting plan included 19 total lights comprised of 4 separate fixtures including one landscaping fixture to light the long driveway and address sign. All lights specified dimmability and downlight but staff noted that the wall sconce had a light cast range of 60 degrees. The landscaping plan included two planter areas of mixed shrubs/trees, one boulder retaining wall, a small section of irrigated sod, two sandstone patios, and one concrete apron between the driveway and home. Staff noted that the snow storage area in the corner of the lot was downslope from the culvert and might be a future water issue in spring melt. Proposed finish materials included a mixture of vertical and horizontal cedar siding

in different stains accented with black metal panels, black standing seam metal roofing and metal window cladding, as well as ledgestone accents and chimney.

Staff recommended the BSAC approve the application as submitted.

There was discussion about the landscape lights and the peculiarity of having sconces mounted to trees. It was noted that these lights would be mounted at about ten feet. There was concern about exposed wires and fire safety.

**Motion made by John Seelye to approve the application as submitted with the caveat that the Committee did not approve the landscape lights in the trees; seconded by John Gladstein. Motion passed.**

## **5. Major Alteration Final**

BSOA: #04102 Schiltz  
Legal: MV Block 1 Lot 2  
Street: 1930Yellowtail

Staff presented the Schiltz Major Alteration Final Plan noting there had been two changes to the design since Sketch, swapping the metal roof for asphalt shingle and a slight reconfiguration of the kitchen windows. Staff also noted that no new lighting or landscaping was currently being proposed and all proposed finish materials would match existing, but construction staging was not included on the site plan as required.

Staff recommended the BSAC approve the application conditional on the submission of an updated site plan showing staging for construction.

**Motion made by Stacy Ossorio to approve application as submitted conditional on the staging location being identified on an updated site plan and approved by staff; seconded by Clay Lorinsky. Motion passed.**

BSOA: #06045 Eisenberg  
Legal: Cascade Block 1 Lot 45  
Street: 45 White Otter

Staff presented the Eisenberg Major Alteration Final Plan noting no changes had been made since sketch and that all finish materials would match existing materials. Staff noted that there were no new landscaping or lighting planned.

Staff recommended the BSAC approve the application conditional on the submission of an updated site plan showing staging for construction.

**Motion made by John Seelye to approve the application as submitted conditional on staging being added to the site plan to be approved by staff; seconded by Clay Lorinsky. Motion passed.**

## **6. Single-Family Residence Sketch:**

BSOA: #06019  
Legal: Cascade Block 1 Lot 19  
Street: TBD Cheyenne

Staff presented the Boyer Single-Family Sketch Plan represented by Jason Dunkerton noting that the design had been modified since the denied variance and was now a connected structure. The proposed, three-story, 6 bedroom/7 bath mountain-modern home consisted of 7,325 habitable square feet, and 1,149 non-habitable square feet garage. The average height of the home would be 25 feet which complied with the 28' max in Cascade. Finish materials would include: v black corrugated metal roofing, black metal window cladding, black horizontal and vertical siding, hand hewn horizontal siding in wood tone, black wood garage doors, metal deck railing, whitewash stone veneer, board-form concrete. Staff noted that the one roofline, at 48 feet, did not comply with the Design Regulations.

Staff recommended the BSAC require the applicant to make a design element change to the roofline that was in excess of 40' before final review as a condition of any approval.

There was discussion about the possible ways to break up the non-compliant ridgeline versus granting an exception due to aesthetic. Overall, the Committee determined that past exception did not constitute precedence for current or future applications but that the current Design Regulations Review Subcommittee should look into the ridgeline regulation for possible amendments. There was a suggestion for adding a cupola on the ridge to break up the line. Possible design element changes could be submitted to staff and staff would have the authority to approve unless staff needed Committee input.

**Motion made by Clay Lorinsky to approve the application conditional to the submission of a design element change to the west elevation roofline in excess of 40' to be approved by staff; seconded by John Gladstein. Motion passed.**

#### **7. Minor/Landscape Alteration:**

BSOA: #05419 Raden

Legal: Sweetgrass Hills Block 4 Lot 19

Street: 2270 Yellowtail

Staff presented the Raden Minor Alteration which consisted of the replacement the roof which had outlived their lifespan. The original was old wooden shakes and the new material would be a fire-resistant asphalt shingle.

Staff recommended the BSAC approve the application as submitted noting the change was a safety upgrade.

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

#### **8. Alteration to Approved Plan:**

BSOA: #04338 Shank Development Inc. (Rosa)

Legal: Meadow Village Block 3 Lot 38

Street: 3191 Two Moons Rd.

Staff presented the Shank Development Alteration to Approved Plan which changed the siding materials from a red tone to a golden tone. The materials would still be hardy board and wood.

Staff recommended the BSAC approve the application as submitted.

Staff noted that there was an open compliance issue with this owner that was in the process of being resolved.

**Motion made by Stacy Ossorio to approve the color change; seconded by John Gladstein. Motion passed.**

**9. Extension Request:**

BSOA: #04437 Rotello

Legal: Meadow Village Block 3 Lot 37

Street: TBD Little Coyote Rd.

Staff presented the Rotello extension request noting an extension had been granted recently through the end of this month but that the owner was still waiting on the installation of the hydroseed. The applicant asked for three additional months.

Staff recommended the BSAC approve the application as submitted.

**Motion made by John Gladstein to approve the request; seconded by John Seelye. Motion passed.**

BSOA: #04329 Adams

Legal: Meadow Village Block 3 Lot 29

Street: 3003 Two Moons Rd.

Staff presented the Adams request for three more months extension noting an extension had been granted recently along with an Alteration to Approved plan and that the landscaping was taking a little longer than anticipated given the work load of the landscapers in the area and the new plan for the stepped retaining wall.

Staff recommended the BSAC approve the request as submitted.

**Motion made by John Gladstein to approve the request; seconded by Clay Lorinsky. Motion passed.**

**10. After-the-Fact Approval Requests**

BSOA: #02726 Rowley

Legal: Aspen Groves Block C Lot 26

Street: 168 W. Pine Cone Terrace

Staff presented the Rowley minor alteration noting the work had already been completed and the after-the-fact fee had been paid. The alteration was to paint the existing home a darker mid-tone brown.

Staff recommended the BSAC approve the application as submitted.

**Motion made by John Seelye to approve the application as submitted noting the work had been completed; seconded by John Gladstein. Motion passed.**

BSOA: #04214 Current

Legal: Meadow Village Block 2 Lot 14

Street: 2385 Curley Bear Rd.

Staff presented the Current minor alteration noting the work had already been completed and the after-the-fact fee had been paid. The alteration was primarily an interior remodel but did consist of the replacement of windows, doors, and garage door with near identical matches.

Staff recommended the BSAC approve the application as submitted.

**Motion made by John Seelye to approve the application as submitted; seconded by John Gladstein. Motion passed.**

**11. Discussion:**

- a. Staff Releases and Approvals: There was no staff approvals and two releases since the last BSAC meeting.
  - b. Compliance Tracking Report: Staff updated the Committee on the ongoing compliance issues. Two issues were noted in particular: the Black Moon site disturbance complaint in order to schedule a site visit, and Fairways complaints as an application and/or reclamation plan would be forthcoming. There was general discussion about dumpsters on Little Coyote and it was decided that a dumpster or debris disposal location would be a requirement of the staging plan on site plans in the future.
  - c. Performance Deposit Tracking: Staff continues cooperatively to keep the deposit records up to date.
  - d. Design Regulations Revision Subcommittee: Nothing new to report.
0. Adjourn - With nothing further to discuss, the meeting adjourned at 10:32 am.

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Gary Walton, BSAC Chairman