



Architectural Committee Meeting Minutes – February 18, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Guests:

Joe Schwem
MaryAnn Comstock
Keith Carlson
Jess Patrick
David
Paul
Garrett
Scott Blakenship
Peter Bing

Project Attending For:

#05201, #06245
#05201
#06245
#18001
#18001
#18001
#18001
#18001
#00412
#00412

Using GoTo Meeting:

Gary Walton
Stacy Ossorio
Grant Hilton
Clay Lorinsky
John Gladstein
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 9:00 AM.
3. **Meeting Minutes** – February 4, 2021 Meeting Minutes Corrections: None.

Motion made by Grant Hilton to approve the February 4, 2021 Meeting Minutes; seconded by Stacy Ossorio. Motion passed unanimously.

4. Single-Family Residence - Final Plan:

BSOA #05201 MaryAnn Comstock
Legal: Sweetgrass Hills Block 2 Lot 1
Street: TBD Dull Knife

Staff presented the Comstock Final Plan which included the following changes from sketch: garage door selection and slight window reconfiguration on the West Elevation. Staff went over the finish materials, noting that the siding color was a shade of blue. The lighting plan included nine 9” lanterns, 19 cans, and three 13” lanterns—the majority of which would be located on the main story. The landscaping plan included a mix of seeding in disturbed areas as well as a minimal number of trees and shrubs. There would be two compliant retaining walls of stone boulders, a 4’ concrete walkway, and a concrete patio.

Staff recommended the Committee discuss the siding color and number of lights on the main story prior to approving the application as submitted.

It was noted by the Committee that this home isn't close to others so the lighting may not present an issue for neighbors and that the house across the street is yellow. The Committee determined that neither the lighting nor the siding color were issues.

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

5. Single-Family Residence – Sketch Plan:

BSOA #06245 Vine Hill Partners, Corey Lepper

Legal: Cascade Block 3 Lot 245

Street: TBD Swift Bear

Staff presented the Lepper Sketch Plan for a three-story, five-bedroom home with a total livable square footage of 4,199 as well as a 625 square-foot garage. The finish materials would likely include horizontal and vertical wood lap siding, wood trim and fascia, stone veneer, clad windows, and metal roofing. The average height would be compliant with the Cascade max restriction of 28-feet but the applicant would need to provide the BSOA with a written approval from the Fire Department for the 230' driveway.

Staff recommended the Committee approve the application as submitted noting the house would be in compliance with the Governing documents.

Motion made by Stacy Ossorio to approve the application as submitted conditional on the receipt of written approval of the driveway from the Fire Department; seconded by Greg Clark. Motion passed.

6. Major Alteration – Sketch Plan:

BSOA #18001 Powder Ridge Phase 2 & 3

Legal: S19, T06 S, R03 E, Powder Ridge Condo Master Plats 4/454 & 4/498 Tract 1 & 5

Street: Little Coyote Road

Staff presented the Powder Ridge Phase 2 & 3 Reroofing project represented by Jess Patrick of Alpine Property Management which consisted of a phased 3-year project to replace the 15-year-old roofs on 48 total cabins. The new roofs would be cold-roofs which are designed to withstand to subzero temperatures and high snowfall of mountainous regions. 16 cabins would be completed each year starting this summer with the cabins which have leaked more historically. There would be two different styles of roof. Staff noted that the governing documents specific to this subdivision were limited and did not have any restrictions on aesthetic materials and that given passed issues with multi-phased projects asked the Committee to discuss the project timeline in relation to approval of additional phases and what would be required of the applicant as well as the amount of the Performance Deposit given the scope and duration of the project.

Staff recommended the Committee approve the application as submitted noting the new roofs would be a safety and durability upgrade for the development.

The applicant noted the timeline would be April to October for each summer between 2021-2023. The Committee determined as long as the Performance Deposit was consistent with what has been charged in the past, the regular deposit for a Major Alteration should be sufficient. Staff was asked to confirm this. Committee requested applicant submit a written update on the status of the project at the end of each season prior to commencing construction the next season.

Motion made by Stacy Ossorio to approve the application as submitted subject to confirmation of the comparative Performance Deposit; seconded by John Gladstein. Motion passed.

7. Minor Alteration:

BSOA #00412 John & Marilyn Olson

Legal: Minor Sub 90 Lot 1

Street: 699 Andesite Road

Staff presented the Olson Minor Alteration which included a remodel of existing deck including an expansion and addition of trellis structures made of 3” peeled lodgepole pine logs and a propane firepit. Staff noted that no Covenant regulations could be found and the project would comply with the Design Regulations but that the Committee would need to discuss the Firepit in relation to the Firepit Policy.

Staff recommended the Committee discuss the Firepit Policy prior to approving this application.

The Committee did not feel that the fireplace was a fire pit as described in the Firepit Policy and was more similar to a barbecue. It was noted that the materials of the addition would match existing.

Motion made by John Gladstein to approve the application as submitted noting the fire pit does not need to comply with the BSOA wood burning Firepit Policy; seconded by Stacy Ossorio. Motion passed.

8. Discussion Items:

- a. Staff Releases and Approvals: There have been no releases or approvals since the last meeting.
- b. Compliance Tracking Report: There have been no compliance issues since the last meeting.
- c. Performance Deposit Tracking Update: Staff noted that a balance report from accounting had been included in the packet but until the new bookkeeper had completed his project of converting all the transaction details into the new Performance Deposit account, staff was hesitant to begin any work toward reconciling the two spreadsheets.
- d. Pinnacles Appeal: Staff to follow up on Height Calculations information. Blue Ribbon Builders have been engaged to work on this project.
- e. Design Regulations Revision Committee update: Chair of the subcommittee, Grant, reported that the project had been broken down into four elements. The first is to update the existing Design Regulations. The Committee is scheduled to meet on Friday January 19, 2021. It was noted by the Subcommittee Chair that the other elements would include Best Practices and Building Standards documents. The final element would be to review and compare design regulations and processes in similar ski towns in the western USA.

- 9. Adjourn -** With nothing further to discuss, the meeting adjourned at 9:57.

Gary Walton, BSAC Chairman