

Architectural Committee Meeting Minutes – January 20, 2022

**BSAC/Staff in Attendance:**

Amy San Nicolas  
Gary Walton

**Applicants:**

Joe Schwem  
Elizabeth Townsend

**Project Attending for:**

#06338  
#04543

**Using GoTo Meeting (GT):**

John Seelye  
Stacy Ossorio  
Clay Lorinsky  
Maggie Good  
Suzan Scott

**Guests:**

Katie Haley Grimm

*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 9:02 AM.
3. **Meeting Minutes** – January 6, 2022 Meeting Minutes Corrections: None.

**Motion made by John Seelye to approve the January 6, 2022 Meeting Minutes; seconded by Clay Lorinsky. Motion passed.**

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

BSOA: #06338 Byerly

Legal: Cascade Block 6 lot 338

Street: 25 Low Dog Rd

Staff presented the Byerly Sketch Plan which included a variance alteration request to increase the encroachment by 4 feet. The proposed home would be a two story 4,044 SQ FT mountain modern home that averaged 27-feet in height.

Staff recommended the Committee approve the application as submitted.

The applicant clarified that the total encroachment would be 12 feet, leaving a 13-foot setback on the front line of the property. There was discussion about this encroachment in relationships to another property on the road and the applicant stated that both the proposed garage and the garage of the other property being discussed were roughly 30 feet from the road edge.

**Motion made by Maggie Good to approve the application submitted including the variance amendment to allow the home to encroach into the setback 12 feet; seconded by John Seelye. Motion passed unanimously.**

5. **Discussion:**

- a. *Sunburst Drive Memo:* Staff reported on a safety issue on Sunburst Drive where traffic was sliding into parked cars at the Hidden Village Condos due to ice on the corner. Staff recommended the BSOA keep close watch on the situation and ensure the Snowplow Contractor keeps the corner heavily sanded to prevent ice build-up. This is a temporary solution and there was discussion about whether or not a more permanent solution was BSOAs responsibility since Hidden Village was not in the BSOA jurisdiction. It was noted that the road was included in the plow schedule as it serviced the Pines which was in BSOA jurisdiction. The Chair recommended the jurisdiction and responsibility question be referred to the Legal

Committee prior to discussion of any permanent solutions. The Committee agreed with this recommendation.

- b. *Staff Releases and Approvals*: Staff made no approvals or releases since the last meeting.
- c. *Compliance Tracking Report*: Staff updated the Committee on ongoing compliance issues including: 2000 Little Coyote – shed, 2245 Little Coyote – shed, Spotted Elk – shed, 61 Sleeping Bear Rd - forthcoming Cease-and-Desist, and 21 Middle Rider – Airstream Trailer.
  - i. *2000 Little Coyote*: Ms. Townsend called in to represent her written request for an extension on the deadline made to remove the shed on her property until the snow melts. Ms. Townsend explained that the reason behind the request was two-fold. First, she did not want to dismantle the shed due to her need of its continued use and planned to move the shed to a location outside BSOA jurisdiction. Second, the contractor expressed the shed would be difficult to move it during the winter.

**Motion made by Maggie Good to approve the request made by the member to allow for an extension to shed removal deadline to no later than May 1, 2022 and that the current fines be abated pending the removal of the shed; seconded by John Seelye. Motion passed with 4 in favor and 1 against.**

- d. *Performance Deposit Tracking*: Staff reported that the Active Project List and the QuickBooks accounting now matched but that an audit of Active Projects versus existing deposits was still ongoing.
- e. *Design Regulations Revision Subcommittee*: Staff reported that the Committee would be meeting to address both the current completed draft of the regulations and the recommended Sustainability regulations at its next meeting in early February.

6. Adjourn – the meeting adjourned at 9:38 AM.

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Gary Walton, BSAC Chairman