



## Architectural Committee Meeting Minutes – July 1, 2021

**BSAC/Staff in Attendance:**

Amy San Nicolas  
Gary Walton  
Clay Lorinsky  
John Seelye

**Guests:**

Lisa Marino  
Gabriel Coltea  
Adam Johnson  
Jason Malin  
Steven Adams

**Project Attending for:**

#05109  
#06267  
#07203, #07206  
#02811  
#04329

**Using GoTo Meeting:**

John Gladstein  
Suzan Scott

*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 9:01AM.
3. **Meeting Minutes** – June 17, 2021 Meeting Minutes Corrections: None.

**Motion made by John Seelye to approve the June 17, 2021 Meeting Minutes; seconded by Clay Lorinsky. Motion passed.**

4. **Single-Family Residence Final:**  
BSOA: #05109 Marino  
Legal: SGH Block 1 Lot 9  
Street: 2 Two Guns

Staff presented the Marino Final Plan noting that there were no changes to the design since Sketch approval but the lighting and landscaping had been submitted as required as well as finish materials. The landscaping plan included trees, shrubs, flowers, and reseeding all disturbed areas with a natural seed mix. It was noted that the plan aimed to preserve as much of the natural landscaping as possible. The lighting plan included 3 separate fixtures and was minimal in number of fixtures except for the driveway and entrance path although it was noted that the fixture used in the landscape was small, dim, and downcast. Staff also noted that the snow storage and staging were not included on the final site plan but were need and could perhaps be a condition of approval. The fire department already approved the driveway design and length.

Staff recommended the BSAC approve the application as submitted conditional on the receipt of an update site plan including the required snow storage and construction staging locations.

There was discussion about the landscaping lighting particularly around the entryway as well as the lights in the beams. It was recommended that the K-value be 3000 or less and dimmable. It was noted that the bulbs for these fixtures would not be LED. It was recommended that the landscaping lights be split into two zones between the driveway and entryway.

**Motion made by John Seelye to approve the submission conditional on the receipt of an updated site plan inclusive of snow storage and constructions staging locations; seconded by John Gladstein. Motion passed.**

## 5. Major Alteration Final

BSOA: #06267 13 Little Wolf (Coltea)

Legal: Cascade Block 6 Lot 4

Street: 13 Little Wolf

Staff presented the Coltea Final Plan noting that no changes had been made to the design since sketch and that no additional landscaping would be done aside from any necessary reseeding of disturbed areas. The lighting plan included one new fixture on the addition that would match the approved fixtures used on the rest of the home.

Staff recommended the BSAC approve the application as submitted.

**Motion made by John Gladstein to approve the application as submitted and grant an extension to the landscaping deadline until July 1, 2022; seconded by Clay Lorinsky. Motion passed.**

## 6. Minor/Landscape Alteration:

BSOA: #07203 BSCO

Legal: SGH Tracts 1A

Street: Little Coyote Rd.

Prior to reviewing either project, the applicant requested the Committee waive the fees and deposit for both projects as BSCO is a non-profit.

**Motion made by Clay Lorinsky to waive both review fees; seconded by John Seelye. Motion passed.**

**Motion made by John Gladstein to deny the request to waive the deposit fees; seconded by Clay Lorinsky. Motion passed.**

Staff presented the BSCO Minor Alteration application for landscaping boulders on its property adjacent to Little Coyote Road. It was noted that the purpose of this alteration was to safeguard against vehicular trespassing onto the property which might damage the seeding done last fall. The exact boulders had not yet been selected by BSCO but the general dimension of the boulders would be a minimum of fifteen inches tall placed every five feet or so to ensure traffic could not go over or between the boulders.

Staff recommended the BSAC approve the application

There was discussion about the performance deposit amount and it was determined

BSOA: #07206 BSCO

Legal: SGH Tract 2A

Street: 25 Seeway Rd

Staff presented the BSCO staging application noting that it had been discussed at the last BSAC meeting and no changes had been made but that there was a 6-foot-tall safety fence planned to enclose the staging area.

Staff recommended the BSAC approve the application as submitted and asked that it discuss and include in the motion an appropriate performance deposit for this application.

**Motion made by Clay Lorinsky to approve the application as submitted and recognize that the deposit will be held under a Landscaping Alteration fee schedule conditional on the applicant working with staff on the specifics of the boulder installation prior to construction to ensure it is done in an organic manner; seconded by John Seelye. Motion passed.**

BSOA: #02811 Bennett

Legal: Aspen Groves Block D Lot 11

Street: 62 Nordic Lane

Staff presented the Bennett minor landscaping application which included the repair of current siding with stone that matched existing siding on the front of the home, the repair of cracked cement outside the garage side door, the addition of a fence, two flower gardens, small landscaping rocks, and a rock garden as well as the installation of flowers and soft lights along the driveway.

Staff recommended the BSAC discuss the application with regards to the noncompliant fence and possibly approve the application except for the fence.

There was discussion about the fact that the fence is not compliant with the Aspen Groves Covenants and it was determined there was no circumstance in which

**Motion made by John Gladstein to deny the fence for noncompliance with the Covenants, deny the landscaping lights for incomplete application materials, to approve the rock garden, flower garden, and flowers along driveway, as well as approve the completion of the rock siding and repair of the cracked concrete; seconded by John Seelye. Motion passed.**

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

BSOA: #04329 Adams

Legal: MV Block 3 Lot 29

Street: 3003 Two Moons Rd

Staff presented the Adams AAP which included the addition of one large retaining wall behind the home to aide with winter drainage as well as two small retaining walls on either side of the home. It was noted that the large retaining wall was more than double the maximum length of a retaining wall but that it was necessary to prevent erosion and eventual water damage to the home. Staff asked for clarification on review fees for AAPs from the Committee

Staff recommended the BSAC approve the application and in doing so grant an exception for the length of the retaining wall.

There was discussion about the concerns of the snow storage on the road above which was causing the drainage and erosion issues. It was recommended that the applicant tier the retaining walls to bring it

closer to compliance and soften the look of the wall itself. Make sure swails divert the water from their lot away from other lots

**Motion made by Gary Walton to approve the application conditional on the retaining wall being stepped in such a way that no portion would be higher than 4.' An exception would be granted for the length due to the drainage and erosion concerns caused by snow storage from another owner above the applicant subject to new drainage not affecting adjoining lots. All conditions must be met before construction begins; seconded by John Seelye. Motion passed.**

## 8. Extension Request

BSOA: #20102, #20210 Lily & Lopker (Cascade Ridge)

Legal: Cascade Block 2 Area 13

Street: Plenty Coup Rd

Staff presented the Cascade Ridge construction deadline extension request which asked to move the deadlines for units 105 and 210 from June 17, 2021 to May 1, 2022 and March 1, 2022 respectively. It was noted that the request was not received within the required 45 days set out in the Procedure Resolution but that this is a common and reoccurring issue through the Association.

Staff recommended the BSAC approve the extension request as submitted.

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

## 9. Cease-and-Desist Order:

BSOA: #06364 Alpenglow (Beason)

Legal: Cascade Block 6 Lot T-G

Street: Heavy Runner Road

Staff quickly reviewed the discussion on the Cease-and-Desist issue from the last meeting before presenting the Legal Committee's determination and recommendation to BSAC.

The Legal Committee ratified the BSAC's motion from the June 17<sup>th</sup> meeting regarding Alpenglow inclusive of the conditions but also recommended BSAC grant an exception to the height of the only remaining single-family dwelling in the development due to a classification error from 2003. The LC reviewed and discussed Alpenglow material and the original development plan as approved in 2003, along with the Design Regulations, which specifically categorizes a duplex as a single-family unit. The LC acknowledged BSAC's inaccurate determination made in 2003 that the development's two duplexes were multi-family units. Because the previous misstep was BSAC driven, the LC felt the above Alpenglow plan should be approved, conditioned upon a BSAC's approval at their next meeting, of an exception to the Design Regulations. The rationale for the exception is that a height requirement comes into play if the duplexes are determined single-family units, which would affect the duplexes' general aesthetics and conformity with the rest of the development. The LC also advised the BSAC that this exception does not in any way set a precedent for future determinations of a duplex as a multi-family unit.

Staff recommended the BSAC accept the Legal Committee's recommendation and grant an exception to Alpenglow for the remaining Single-Family Condo duplex number 27.

**Motion made by John Gladstein to grant an exception to Alpenglow for the height of unit 27 to exceed the 28-foot max due to an error made by BSAC in 2003 in classification of the units; seconded by Clay Lorinsky. Motion passed.**

**10. Discussion:**

- a. Staff Releases and Approvals: There was two staff approvals since the last BSAC meeting.
- b. Compliance Tracking Report: Staff updated the Committee on the ongoing compliance issues but noted that no action was required of the Committee at this time.
- c. Design Regulations Revision Subcommittee: The subcommittee reported that a first draft and been completed and was currently being refined by subcommittee members before it would be brought to BSAC. There was still disagreement within the subcommittee about how aggressive sustainability regulations should be made in this revision and it was reported that two options were planned to be presented to BSAC in a month or so.

**11. Adjourn** - With nothing further to discuss, the meeting adjourned at 10:05 am.

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Gary Walton, BSAC Chairman