



Architectural Committee Meeting Minutes – June 10, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott
Grant Hilton
Stacy Ossorio
Clay Lorinsky
John Seelye

Using GoTo Meeting:

Gary Walton
John Gladstein
Greg Clark

Guests:

Jason Dunkerton
Jackson Boyer
Eric Schiltz
Gabriel Coltea
Eric Ossorio
Adam Rutz
Jan Weber
Georgia Baker
Brett Baker-
Ed Lupyak
Sam Ankeny
Scott Laresh LPP
Cooper Wade
Mora Sacks

Project Attending For:

#06019
#06019
#04102
#06276
#07708
#04422
#04421
#06167A
#06167A
#06167A
#06276
#06019
#06167A

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 9:03AM.
3. **Meeting Minutes** – May 20, 2021 Meeting Minutes Corrections: None.

Motion made by Stacy Ossorio to approve the May 20, 2021 Meeting Minutes; seconded by John Seelye. Motion passed.

4. Variance Request:

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

Staff presented the Boyer Variance request for a detached garage and accessory dwelling unit (ADU). The location of the proposed structure was selected such that the main house would shield the majority of the ADU from view from Cheyenne Road. The main house and ADU would be designed to match and the primary purpose for this request was that the owners wished to increase hosting capabilities for the families of their children with a little more privacy than in the main house. Only one of the three adjacent neighbors, all of which owner multiple lots adjacent to this, responded to the comment request and packet sent out by staff. Lone Peak Partners (LPP) was primarily concerned with the location of the ADU as it would significantly impact their view corridor to the Northeast.

Staff recommended the BSAC consider the neighbor comments and potential view obstructions prior to approving the variance.

There was discussion about the requirement of undue hardship to approve a variance and that there was no hardship included by the applicant. It was noted that if the ADU structure was attached to the main home a variance would not be required.

Motion made by John Gladstein to deny the variance due to lack of hardship; seconded by Grant Hilton. Motion passed.

5. Single-Family Condo, Major Alteration Sketch

BSOA: #04102 Schiltz

Legal: MV Block 1 Lot 2

Street: 1930 Yellowtail Road

Staff presented the Schiltz Major Alteration Sketch plan noting that a future addition would be reviewed in the near future for an expansion of the existing house but that this application would include replacing the existing slider doors with new windows on the west side and extending the east patio two feet.

Staff recommended the Committee approve the application as submitted noting all elements comply.

It was noted that an existing small area of the deck encroaches into the setback but the new extension does not encroach

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

BSOA: #06267 13 Little Wolf LLC - Coltea

Legal: Cascade Block 4 Lot 267

Street: 13 Little Wolf Rd

Staff presented to Coltea Major Alteration application noting that this house was approved and completed recently under different ownership and that BSOA was still holding a landscaping deposit for this property. The alterations included an addition between existing house and garage with one additional bedroom and bathroom, a mud and laundry room, a mechanical room, a new rooftop patio, and removing and relocating the existing retaining wall due to the addition. The additions increased the square-foot of the house by 1,115 USF.

Staff recommended the Committee approve the application as submitted noting that it was compliant. Staff also asked the committee to discuss the appropriate process in which to handle the existing deposit and the new project deposit.

There was some discussion about the fact that the addition encroaches in to the easement but noted it is a private land rights issue between the land owner and the easement holder.

Motion made by Grant Hilton to approve the application as submitted; seconded by John Seelye. Motion passed with 5 for and 1 against.

6. Minor Alteration:

BSOA: #07708 Ossorio

Legal: North Fork COS 1740A Tract 2A

Street: 1625 North Fork Rd

Staff presented the Ossorio minor alteration application which consisted of repainting their home black. As one of the owners of the property, therefore an applicant on the agenda item, Stacy Ossorio recused herself from the discussion and vote. Clay recused himself as a neighbor and friend. The Ossorio's did present this project to other owners in North Fork and got approval from all they spoke to.

Staff recommended the Committee approve the application as submitted.

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

BSOA: #04422 Rutz
Legal: MV Block 4 Lot 22
Street: 2755 Little Coyote

Staff presented the Rutz minor alteration which consisted of repaving their driveway.

Staff recommended the Committee approve the application as submitted.

Motion made by John Seelye to approve the application as submitted; seconded by Clay Lorinsky. Motion passed.

7. Alteration to Approved Plan and Extension Requests:

BSOA: #06167A Baker
Legal: Cascade Block 3 Lot 167A
Street: Spotted Eagle Road

Staff presented the Baker alteration to approved plan and construction deadline extension request. The alterations would include reconfiguration of floor plan/deck plan, a new roof material, the addition of an elevator, and minor site plan changes. The new roofing design and material significantly reduced fire risk as well as better insulated the home much as a cold roof rood. The roofing material came with a fifteen-year warrantee. The applicant requested a 1-year extension to the original completion date of June 18, 2021. Staff asked the applicant to clarify how far they were along in the building process and noted that a 1-year extension request was uncommon.

Staff recommended the Committee approve the alterations to approve plan as submitting noting that although elevators in residential homes was unusual, there was nothing in the governing documents prohibiting them.

Motion made by John Seelye to approve the application as submitted including the one-year extension; seconded by Clay Lorinsky. Motion passed.

BSOA: #04329 Adams
Legal: Meadow Village Block 3 Lot 29
Street: 3113 Two Moons Road

Staff presented the Adams Construction completion deadline extension request that asked for three more months to complete the landscaping on their home on Two Moons. The request deadline would be September 19, 2021. Staff noted that construction had already been completed and that portion of the applicant's deposit returned.

Staff recommended the Committee approve the extension request.

Motion made by John Gladstein to approve the three-month extension until September 19, 2021; seconded by John Seeyle. Motion passed.

8. Discussion:

- a. Staff Releases and Approvals: None.
 - b. Compliance Tracking Report: Staff reported on several minor compliance issue staff was handling themselves as well as two cease-and-desist situations. No action from the entire Committee was required at this time.
 - c. Design Regulations Revision Subcommittee: Next meeting June 28, 2021.
- 9. Adjourn -** With nothing further to discuss, the meeting adjourned at 10:16 am.

Gary Walton, BSAC Chairman