



## Architectural Committee Meeting Minutes – March 18, 2021

### **BSAC/Staff in Attendance:**

Amy San Nicolas  
Suzan Scott

### **Using GoTo Meeting:**

Grant Hilton  
Stacy Ossorio  
Greg Clark  
John Seelye

### **Guests:**

Peter Bing - BRB  
Eryn Schwehr – ELS  
Chad Wilson – Boyne  
Daryl Nourse – Reid Smith  
Jess Patrick - Alpine  
Eli Gillian – Artic Roof  
Kim Northrup - VP  
Mike Palmer - Hammond

### **Project Attending For:**

#06215A  
#06215A, #08601  
#08601  
#05406  
Hill Condo  
Hill Condo  
Big Horn  
Townhomes @ Crail Ranch

*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, was unable to attend the meeting. In his place Grant Hilton chaired the meeting and called it to order at 9:02 AM.
- 3. Meeting Minutes** – March 4, 2021 Meeting Minutes Corrections: None.

**Motion made by Stacy Ossorio to approve the March 4, 2021 Meeting Minutes; seconded by John Seelye. Motion passed.**

#### **4. Single-Family Condo – Master Sketch:**

BSOA: #06512A Pinnacle

Legal: Cascade Block 4 Tract 12 Plat 4/537

Street: Highpoint Drive

Prior to reviewing the project, the Committee discussed the applicant’s request to review the project as a resubmission under the relative fee.

**Motion made by Stacy Ossorio to consider the application under a resubmission fee of \$500; seconded by Greg Clark. Motion passed.**

Staff presented the Pinnacles Master Sketch Plan for the remaining 6 buildings in the development. Staff briefly went over the history of the project up until this point and noted per the request of the Committee, the applicant hired C&H Engineers to perform a height verification on February 25, 2021 of the existing buildings 01 and 02 based on the criteria set forth in the current Design Regulations. This verification showed the average height of existing buildings to be 30.13 feet each, which exceeds the 28-foot maximum of single-family homes and condos in Cascade. It was determined that the method the architect used to calculate proposed heights of those buildings back in 2005 was different it projected all buildings to be under the 28-foot max.

The 2021 plan would include all 6 remaining buildings in a 3-phase schedule with two buildings being completed in each phase. The applicant anticipated three-to-six months between each phase with each phase to take one year for completion. Each building would have 3,397 habitable square-feet and 436 non-habitable square-feet. The proposed master plan would keep the height of the remaining 6 buildings consistent with the existing structures. Design changes from the 2005 application, and therefore the existing structures, were as follows: elimination of valley in the roof to prevent ice dams, roofing to cover entire deck to prevent damage from snow dump, implementation of energy heel trusses and weather barrier construction techniques specific to snow country, grade to be raised below windows on walk-out level and carried around to screen the hot tub and reduce overall height, retaining walls to be brought forward to improve drainage and decrease length, and the garage width to be increased to allow for storage of garbage bins. Additionally, there were some slight window and door reconfiguration on each elevation as well as some design element change and the lighting fixtures were to be updated but still compliant with dark sky regulations.

Staff recommended the Committee discuss the height concerns prior to approving the application as submitted.

Committee discussed the height verification and determined that due to the existing height an exception to the design regulation that governs how height is calculated, 5.1, could be granted to allow the remaining buildings to be built to the height of existing units and no higher. It was noted that this would be the most beneficial to the value of the tract and the surrounding properties and that this exception would in no way constitute precedence for future applications. It was suggested that diagrams for buildings 1 & 2 that show verified height measurements be provided before final approval as well as the original calculations from 2005.

**Motion made by Stacy Ossorio that BSAC grant sketch plan approval to the applicant to construct the building subject to the following:**

- 1. An exception to the BSOA governing documents is granted permitting the applicant to construct the six (6) new building to a height not to exceed 30.13 feet, which is the measured height of the existing buildings, 1 and 2, using the current process as described in the BSOA's Design Guidelines now in existence;**
- 2. The exception granted the applicant in this instance is supported because the existing buildings, 1 and 2, are measured to a height of 30.13 feet using the BSOA's current design process;**
- 3. The exception granted the applicant shall not set a precedent binding upon the BSOA and BSAC with respect to any future applications for construction;**

**seconded by John Seelye. Motion passed.**

**5. Alteration to Approved Plan:**

**Multi- Family Condo:**

BSOA: #08601Mountain Lodge Phase 3

Legal: Cascade Block 1 Lot 3B

Street: 3 Turkey Leg Rd.

Staff presented the Mountain Lodge Phase 3 Alteration to Approved Plan. Phases 1 and 2 had been completed and phase 3 would include the following changes: addition of three retaining walls on the Hill Condo side due to concerns about drainage into the Hill Condos, the addition of storage room on the far side of the buildings, and the conversion of the center stairwells into bedrooms. There would still be 65 rooms in total but only 75 on-site parking spaces which does not meet the 1.5 requirement though staff

noted that this fact has not changed since original approval. Additionally, two of the three proposed retaining walls would exceed the 24-foot max.

Staff recommended the Committee discuss a potential exception to DR 3.6 for the retaining walls prior to approving the application as submitted and noted the retaining walls were designed to address a Hill Condo drainage concern.

Committee asked for documentation on other parking that would be reserved for Mountain lodge and that the applicant confirm the buildings meet all other codes such as the fire code for evacuation. The representative brought the site plan to the Committee's attention noting that 23 additional spaces would be added after completion on Turkey Leg that would be designated for the residents of Mountain Lodge East. It was also noted that the retaining walls would be made of boulders to look less obtrusive and that the central stairwell was always intended to be temporary due to the phasing of the project which were a part of the original application.

**Motion made by Stacy Ossorio to approve the application as submitted with an exception for the retaining walls that exceed the max set forth in the Design Regulations due to drainage and providing that the additional parking as presented is used for this project and not the general public; seconded by John Seelye. Motion passed.**

**Single-Family Residence:**

BSOA: #05406 Bulis

Legal: SGH Block 4 Lot 6

Street: TBD Chief Joseph

Prior to review of the application Staff presented the fee concern on this project as this application constituted the second alteration to approved plan reviewed by BSAC. The applicant informed Staff that the owner chose to stick to the original design after the AAP was approved and therefore this should only be considered the first AAP. Staff asked the Committee for its guidance on this matter.

**Motion made by Stacy Ossorio to require a \$200 fee to review the second alteration to an approved plan; seconded by Greg Clark. Motion passed.**

Staff presented the Bulis Alteration to Approved Plan which added solar panels to the roof for sustainable energy. It was noted that even though the solar panels would extend several feet off the roof, the highest panels would not exceed the ridgeline and therefore the height of the building would not change.

Staff recommended the Committee approve the application as submitted.

**Motion made by John Seelye to approve the Solar Panels as submitted by Reid Smith Architects; seconded by Stacy Ossorio. Motion passed.**

**6. Major Alteration – Final Plan:**

BSOA Big Horn Condos

Legal: S30, T06 S, R03 E

Street: 12 Running Bear Rd

Staff presented the Big Horn Final Plan noting that no changes had been made since Sketch approval and that an exception had been granted for the metal siding at Sketch. Finish materials were presented.

Staff recommended the Committee approve the application as submitted.

The applicant noted that the Big Horn Condo Association did go through a lengthy process to get the project and materials approved by its Association.

**Motion made by Stacy Ossorio to approve the application as submitted noting an exception was already granted for the metal siding; seconded by Greg Clark. Motion passed.**

**7. Multi-Family Major Alteration - Sketch:**

BSOA: #06545 Hill Condos

Legal: Cascade Block 1 Lot 5A

Street: 21 Sitting Bull Rd

Staff presented the Hill Condos Major Alteration Sketch Plan. This project would replace the roofs of the existing 18 units in two phases with 9 units being completed in Summer 2021 and the remaining 9 in Summer 2022. The current pitched section of roof would be replaced with 25-year warrantied mechanical lock panels to reduce leaking issues while the current flat section of the roofs would be replaced with black EPDM which are warrantied for up to 30-years to help with drainage issues. The color of the new materials would match as closely as possible, the parapet walls would match the rest of the building, and a foam taper packed would be layered on the flat roof to decrease pooling and leaks.

Staff recommended the Committee approve the application as submitted.

Eli Gillian confirmed that part of the process would be to inspect the existing materials and make sure it was all structurally sound.

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

BSOA: Townhomes at Crail Ranch

Legal: S36, T06 S, R03 E Track 9 Amended Lot 2

Street: 50 Crail Ranch Rd

Staff presented the Townhomes at Crail Ranch (TCR) Major Alteration Sketch Plan represented by the Association Vice President, Kim Northrup. TCR consists of 10 duplex buildings and the proposed project included a replacement of all existing roofs with a Cold Roof design to help with heat loss, ice dams, and roof leaks. The project would be done in two phases with five buildings being done each phase; the first of which would begin as soon as possible. The Boston Ridge design would include a vented secondary roof deck but have an almost identical appearance to the existing roof. It was noted that this project was very similar to the recent Powder Ridge application.

Staff recommended the Committee approve the application as submitted.

**Motion made by Stacy Ossorio to approve the application as submitted noting that the building heights are consistent with the multi-family approval originally granted; seconded by John Seelye. Motion passed.**

**8. Discussion:**

- a. Staff Releases and Approvals: There had been no releases or approvals since the last meeting.
- b. Compliance Tracking Report: Staff reported that a complaint was received last week about a trailer on a property on Looking Glass which recently received a performance deposit release contingent on the removal of this very trailer. Before the deposit was released, the owner had removed the trailer but it had since returned. Email and phone communication was traded between the owner and BSOA Compliance Officer and when that was not enough, the Compliance Officer sent a letter officially alerting the owner of the violation. The Committee

- asked staff to follow up by phone and, if by next meeting it was still there, to send a second letter warning of fines.
- c. Performance Deposit Tracking Update: Staff reported that the reconciliation was very close to being completed.
  - d. Design Regulations Revision Committee update: Staff reported that the next meeting was scheduled for March 26<sup>th</sup> and a complete draft with the first round of edits as well as a list of discussion items would be circulated between the Subcommittee in preparation.

**Motion made by John Seelye to adjourn the meeting; seconded by Stacy Ossorio. Motion passed.**

- 9. Adjourn - With nothing further to discuss, the meeting adjourned at 10:14 am.

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Gary Walton, BSAC Chairman