

Architectural Committee Meeting Minutes – May 19, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Greg Clark	Brian O’Dowd	#06062A
Suzan Scott	Cassandra Elwell	#02506
Amy San Nicolas	Joe Schwem	#04516
Clay Lorinsky	Judith Current	#04214
John Seelye	Mike Palmer	#090XX
	Stuart Goldberg	#05407
	Chris Voigts	#06076A
	Garrett Damm	#04354
	David Dexter	#04354

Attending via GoTo

Maggie Good

Membership Guests

Steven Chernausek

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 resigned and a Chair pro-temp was appointed by the Board Chair. The pro-temp Chair, Clay Lorinsky, called the meeting to order at 9:02 AM.
3. **Meeting Minutes** – May 5, 2022 Meeting Minutes Corrections: None.

Motion made by Maggie Good to approve the May 5, 2022 Meeting Minutes; seconded by John Seelye. Motion passed.

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

BSOA: #06062A Petersen

Legal: Cascade Bl 2 Lot 62A

Street: TBD Little Thunder

Staff presented the Petersen Single-Family Final Plan application noting that no substantive changes had been made since Sketch. A landscaping plan was submitted which included: Karl Forester Calamagrostis, low Nepeta Walker/Junior, dwarf arctic blue willows for hot tub screening, a paved drive, and native grasses. The lighting plan proposed three different fixtures with the following breakdown: 10 recessed cans, 4 square sconces, 14 step lights.

Staff recommended the Committee approve the application as submitted.

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

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

BSOA: #02506 Caroline Pierce
Legal: Aspen Groves Bl A Lot 6
Street: TBD Chuck's Place

Staff presented the Pierce Single-Family Sketch application which proposed a 2-story 3,816 square foot home with a 960 square foot garage. The home would include five bedrooms and five full baths. The average proposed height was just under 24'. Staff noted one ridgeline exceeded the forty-foot max, that there were three gas fireplaces on the main level, and that a sandstone paver walkway would encroach into the wetlands area of the property.

Staff recommended the Committee discuss the ridgeline and wetlands issues prior to approving the application.

There was discussion about the noncompliant ridgeline and, although the Committee understood the client's design, it determined that both the design desire and compliance could be mutually achieved. It was noted that the wetlands discussion was not under BSOA authority but that the applicant should ensure compliance with other regulatory agencies on this front.

Motion made by Maggie Good to approve the application conditional on updated elevations showing compliant ridgelines and contingent on the wetland encroachment adhering to other regulatory entity regulations; seconded by John Seelye. Motion passed.

BSOA: #04516 James Norman
Legal: Meadow Village Bl 5 Lot 16
Street: TBD Little Coyote

Staff presented the Norman Single-Family Sketch application which proposed a 3-story 2,052 square foot mountain modern home with 975 unconditioned square feet. The home would have five bedrooms, three full baths, and one half bath. The average height reported by the architect was just under the max of 25 feet but Staff's calculations found it to be a little more than a foot over. Staff also noted that a retaining wall shown on the site plan appeared to exceed the 24-foot max dictated by the Design Regulations.

Staff recommended the Committee discuss the height disparity and consult the architect for how he calculated the height per the requirements in both the Design Regulations and the Meadow Village Covenants.

There was discussion about how the architect calculated the height and the architect was given the opportunity to clarify his measurements. After hearing his statements, the Committee determined his method was not in compliance with the Design Regulation 5.1. on the process of calculating average height. As such the application was tabled.

Motion made by John Seelye to table the application so the architect can resolve the height discrepancy; seconded by Greg Clark. Motion passed.

6. Minor and Landscape Alterations:

BSOA: #04214 Judith Current
Legal: Meadow Village Block 2 Lot 14
Street: 2385 Curley Bear

Staff presented the Current minor alteration which consisted of a nine-foot square concrete hot tub pad and a few screening bushes.

Staff recommended the Committee approve the application as submitted.

Motion made by Maggie Good to approve the application as submitting; seconded by John Seelye. Motion passed.

BSOA: #090XX Spanish Peaks
Legal: Meadow Village Sect 36 Lot 4
Street: Little Coyote Rd

Staff presented the Spanish Peaks Condos minor alteration which consisted of the replacement of current roofs with a cold roof system. Staff noted that timeline and phasing details were not included in the application.

Staff recommended the Committee approve the application as submitted.

There was discussion about height calculations regarding cold roofs in the future and it was suggested that the current Design Regulation revisions do not allow additional height for new construction using cold roofs but that the Committee should determine how to handle roof replacements of this nature as not to dissuade owners from improving existing homes.

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

BSOA: #05407 Goldberg
Legal: Sweet Grass Hills Bl 4 Lot 7
Street: 300 Chief Joseph Trail

Staff presented Goldberg minor alteration which consisted of the replacement of a section of the paved driveway with concrete and changing the slope to adjust the drainage.

Staff recommended the Committee approve the application as submitted.

There was discussion about staging and parking within the property bounds as no staging was shown on the site plan. The applicant noted that there was a decent amount of flat area along side the road for the contractors to park but that no real staging would be necessary for this project.

Motion made by John Seelye to approve the application as submitted noting that there is plenty of lot line real estate to ensure parking on one side of the road for contractors; seconded by Greg Clark. Motion passed.

BSOA: #06076A Christ Voigts
Legal: Cascade Bl 2 Lot 76A
Street: 13 Little Thunder

Staff presented the Voigts landscape alteration which consisted of landscaping boulders along the perimeter of his property to discourage trespassing and parking.

Staff recommended the Committee approve the application as submitted.

It was noted that the boulders should be placed organically as to not look like a wall.

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

BSOA: #04354 Ken Lyons
Legal: Meadow Village Bl 3 Lot 54
Street: 2120 Lone Walker Rd

Staff presented the Lyons minor alteration which consisted of the replacement of the current roof with a cold roof system and requested permission to use Lone Walker Road to store the dumpster and park the equipment for the duration of the project. Staff noted that the cold roof replacement was already underway and submission of an application was an oversight by the applicant.

Staff recommended the Committee approve the cold roof replacement but does not recommend the Committee approve the parking/staging request.

There was discussion about the dangers of having a dumpster and equipment parked full time on the road for over a month and it was determined that this was not acceptable.

Motion made by John Seelye to approve the cold roof application as submitted but to only approve the parking request as follows: the dumpster shall be stored in the driveway, the “work area ahead” signs shall remain where proposed during work hours, all equipment must be stored with tires off the asphalt during hours when work is not being performed, and construction and owner vehicles shall be allowed to park along the one side of the street during work hours as far off the asphalt as practical.; seconded by Greg Clark. Motion passed.

7. Discussion:

- a. *Staff Releases and Approvals*: Staff made one approval and no releases since the last meeting.
- b. *Compliance Tracking Report – Fine Waiver Request*: Staff updated the Committee on the ongoing issue and noted that the shed had been removed.

Motion made by John Seelye to reduce the fines for account #04520 down to the actual administrative cost as calculated by staff at \$3,000; seconded by Maggie Good. Motion passed.

- c. *Performance Deposit Tracking*: Staff reported that work continues on clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee*: The Committee met on Friday, May 13th and completed the final review of sections 1-5. Sections 6 and 7, as well as the definitions, will be reviewed at the next meeting schedule for June 16th. One additional meeting will be required after that to review the integration of Commercial Design Regulations, Sustainability inclusions, and Exhibits.

Motion made by John Seelye to adjourn; seconded by Greg Clark. Motion passed.

8. Adjourn – The meeting adjourned at 9:55 AM.

Clay Lorinsky, Acting BSAC Chair