



## Architectural Committee Meeting Minutes – November 19, 2020

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

Amy San Nicolas

### **Using GoTo Meeting:**

Stacy Ossorio

Suzan Scott

Greg Clark

John Gladstein

John Seelye

Gary Walton

Grant Hilton

Clay Lorinsky

### **Guests:**

Shawn O'Rourke

Adam Racow

Brent Behm

Robb Schlingen

### **Project Attending For:**

#04345

#06059A

#06059A

#06169

*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** – Chair Gary Walton called the meeting to order at 9:00 AM.
3. **Meeting Minutes** – November 5, 2020 Corrections: none

**Motion made by Stacy Ossorio to approve the November 5, 2020 Meeting Minutes; seconded by John Gladstein. Motion passed unanimously.**

#### **4. After-the-Fact Alteration to Approved Plan**

BSOA #04345 Shawn O'Rourke

Legal: Meadow Village Block 3 Lot 45

Street: 1109 Looking Glass Road

Staff presented the O'Rourke Alteration to Approved Plan application noting the work had already been completed. Applicant made the following changes to the approved Landscape Plan: swapped the lavender bark chips for basalt rock, added basalt rock to the east side of the driveway, and added a half-dozen aspen trees on the east side of the driveway. Staff noted that these changes had been discovered during an aesthetic review and that when Staff visited the site again last week there was too much snow to take better pictures. Staff asked the Committee to confirm the imposition of the after-the-fact fee.

Staff recommended the Committee approve the application as submitted, noting the work had already been completed but was compliant with the relevant documents.

Committee discussed the aesthetic compatibility of the changes in the Meadow Village subdivision. Some members felt strongly that it was not compatible. It was pointed out that there are other homes in this neighborhood that have gravel/stone in their landscaping. Committee also discussed the after-the-fact fee and the language in the Procedure Resolution for waiving the fees. The Committee stressed the focus on the benefit to the community and membership as a criterion for waiver and that the fees schedule was designed to reflect the amount of time and money spent on staff for review.

**Motion made by Greg Clark to approve application as submitted; seconded by Grant Hilton. Motion passed four to three.**

**Motion made by to John Gladstein to require the applicant submit the after-the-fact fee; seconded by Clay Lorinsky. Motion passed five to two.**

#### **5. SFR Sketch Plan Review**

BSOA #06059A Yellow Dog Investment (Behm)

Legal: Cascade Block 2 Lot 59A

Street: TBD Little Thunder Rd

Before reviewing the application, Staff presented the applicant's request for waiver of the resubmission fee due to the minimal amounts of changes and staff noted the section of the Procedure Resolution that addressed waivers.

**Motion made by John Gladstein to deny the applicant's request to waive the resubmission fee; seconded by Clay Lorinsky. Motion passed unanimously.**

Staff presented the Behm Single-Family Sketch Plan application resubmission represented by Adam Racow noting the main difference in the resubmission was the pitch change in the roofline to comply with the Cascade covenants. There was also a slight modification to the location of the building to ensure all structural elements were within the building envelope as required. The changes to the roofline and location of the building increased the average height of the building but it still was within regulation. Staff reminded the Committee of the motion made at the previous meeting on October 15, 2020 with regards to an exception for the retaining wall.

Staff recommended the Committee discuss the design element change in the roofline and the potential retaining wall exception prior to approving the application.

The Committee discussed the design element change in the roofline and the applicant reported that this change did not present a challenge in buildability. The Committee determined the change was sufficient enough to meet the design regulations. There was discussion about the design regulations and modern design aesthetic with regard to a potential need for revision to the roofline max in the Design Regulations.

**Motion made by Grant Hilton to approve the resubmitted sketch plan as presented; seconded by John Gladstein. Motion passed unanimously.**

#### **6. SFR Final Plan Review**

BSOA #06169 Gilded Mountain LLC (Munro)



Legal: Cascade Block 3 Lot 169  
Street: TBD Speaking Eagle Rd.

Staff presented the Munro Single Family Final Plan application represented by Robb Schlimgen of Schlimgen Designs noting there had been no design changes since sketch. Staff informed the Committee that despite trying for two weeks, the applicant had not yet heard back from the fire department on the driveway approval and had requested the Committee grant the applicant conditional approval on this project contingent upon the receipt of the Fire Department's approval. The Committee reviewed the submitted landscape and lighting plan; the former removing two dozen or show trees in the building envelope and adding ornamental grass near the entrance, the latter showing 14 exterior lanterns and 3 recessed cans all of which would be night-sky compliant.

Staff recommended the Committee approve the application as submitted conditional on the receipt of the Fire Department approval of the driveway prior to the start of construction.

There was discussion about the proximity of trees to the house that were not to be removed and the possible need for defensible space in case of fire. The applicant expressed their understanding of the association's regulations for removing as little trees and vegetation as possible but that the applicant would be more than willing to address this concern. It was noted that the Fire Department recommendation for urban interface is on the Department's website.

**Motion made by John Gladstein to approve the application as submitted noting that as a requirement before construction can begin, and the approval contingent upon, the receipt of Fire Department approval for the driveway with the added suggestion that the applicant ask the fire department for recommendation on tree removal; seconded by John Seelye. Motion passed unanimously.**

#### **7. Discussion Items:**

- a. Member Tracking Update: The burned home on Curley Bear was demolished, the site leveled and reseeded. Owner requested confirmation that this action satisfies the Committee's request in the October letter. The Committee determined there was no further action required if the site had been remediated. Staff was instructed to follow up in the spring to determine if the seed had established.
- b. Performance Deposit Tracking Update: A partial release was given to the Gillespie/Lees. Staff presented the active project/performance deposit list.
- c. Staff Approvals: None

#### **8. Adjourn - The meeting adjourned at 9:57 AM.**

