

Architectural Committee Meeting Minutes – November 3, 2022

BSAC/Staff in Attendance:

Hannah Brylski
Suzan Scott
John Seelye
Stacy Ossorio
Brad Reiersen
Greg Clarke

Applicants:

Kyle Lanier
Kevin Bute
Hubbard
Logelin
Cascade LLC

Project Attending for:

#06306
#06306
#02815
#06182A
#06281

Using GoTo Meeting (GT):

Maggie Good

Guests:

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 called the meeting to order at 9:03 AM.

Motion made by John Seelye to elect Stacy Ossorio as temporary chair; seconded by Greg Clarke. Motion passed.

3. **Meeting Minutes** – October 20, 2022

Motion made by Greg Clarke to approve the October 20, 2022 Meeting Minutes; seconded by Maggie Good. Motion passed.

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

BSOA: #06306 Williams
Legal: Cascade Subdivision,
Block 3 Lot 270A
Street: 5 Little Wolf Road

Staff presented the Williams Single-Family Final application which proposed a three-story 5,587 square foot home with a 763 square foot garage. The home would include six bedrooms, four full baths and one-half bath. To address the noncompliant height from the original submission, the architect dropped the highest ridge several feet. Staff calculated the new average height at just below 28 feet, the maximum allowed in Cascade, making the home compliant.

There was discussion about the excessive number of cans and whether it would impact any neighbors. It was noted that they were smaller, dimmer cans than traditionally used and filtered to point downward. It was determined that given the number of lights and the location of the home, the lights would be considered acceptable.

Staff recommended the Committee approve the application as submitted.

Motion made by John Seelye to approve the application as submitted, subject to staff's review of Exterior Sconce Specification Sheet; seconded by Greg Clarke. Motion passed unanimously.

5. Single-Family Residence – Sketch:

BSOA: #06306 Hall

Legal: Cascade Subdivision,

Block 4 Lot 306

Street: TBD White Grass Road

Staff presented the Hall Single-Family Residence Sketch plan (Resubmittal) which proposed a three-story home with 4,768 habitable square feet; lower level consists of 1,936 square feet, main level consists of 2,123 square feet, and the upper level has 709 square feet. The home proposed 4 bedrooms, 5 full baths, 2 half baths, and an average height of 27-feet 2 ½-inches.

Staff noted that this application was tabled at the September 15, 2022 BSAC Meeting and the Committee asked that the application breakup the north roofline so that it is not in excess of 40 feet. The rooflines were reviewed and found all to be compliant.

Staff recommended the Committee approve the application as submitted.

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

6. After-the-fact Landscape Alteration:

BSOA: #02815 Hubbard

Legal: Aspen Groves Subdivision,

Block D Lot 15

Street: 169 Silverado Trail

Staff presented the Hubbard's Landscape Alteration noting the work had already been completed. The application included planting of approx. 10 trees, sod yard with irrigation, and rock installed around perimeter of home.

Staff noted that Wildwood Nursery did not have any drawings to submit for the completed work.

Staff recommended the BSAC approve the application as submitted contingent upon Wildwood Nursery submitting the final Landscape Plans, as these will need to be reviewed alongside the property for the release of the Performance Deposit.

Motion made by Stacy Ossorio to approve the application subject to review of the Landscape Plan; Seconded by John Seelye. Motion passed unanimously.

7. Discussion:

- a. *Staff Releases and Approvals:* Staff made no approvals and 2 releases since the last meeting.

BSOA: #06182A Logelin

Staff presented the Logelin's request for partial release of the remaining landscape deposit. Staff noted that the landscape is at least 70% established, however, the monument sign is not compliant.

Staff recommends we do a partial release and hold onto the remaining deposit until the applicant submits the new design for the Monument Sign.

Motion made by Greg Clarke to approve the release of \$5,000 for the Performance Deposit for Landscape; Seconded by John Seelve. Motion passed unanimously.

BSOA: #06281 Cascade LLC

Staff presented Cascade LLC's request for full release of the Landscape Deposit. Staff noted that the landscape is complete and is at least 70% established.

There was discussion on the following motion dated July 21, 2022:

“Motion made by Grant Hilton to approve the request for a landscaping completion date of August 31, 2022 conditional on the applicant submission of ski-trail easement satisfactory to Boyne prior to release of deposit and noting that no additional landscaping or construction would be permitted in the easement area on the west property line; seconded by Maggie Good. Motion passed.”

The committee reviewed the motion and discussed amending it and removing “conditional on the applicant submission of ski-trail easement satisfactory to Boyne prior to release of deposit.”

Motion made by John Seelye to amend the motion and remove the language “conditional on the applicant submission of ski-trail easement satisfactory to Boyne prior to release of deposit” stated in 7/21/2022 BSAC Meeting Minutes; Seconded by Greg Clarke. Motion passed with 4 in favor and 1 against.

- b. *Compliance Tracking Report* –Staff updated the Committee on the ongoing issues and noted that no action was needed from the Committee at this time.
- c. *Performance Deposit Tracking:* Staff reported that work continues clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee:* The BSAC has endorsed the latest version, and a final copy will go to the Board for review.
- e. *Next Meeting:* November 17, 2022 at 9:00 AM

8. Adjourn – The meeting adjourned at 11:05 AM.

Stacy Ossorio, BSAC Temporary Chair