

Architectural Committee Meeting Minutes – October 13, 2021 Makeup Meeting

<u>BSAC/Staff in Attendance:</u>	<u>Guests:</u>	<u>Project Attending for:</u>
Amy San Nicolas	Pam Boneham	#04608
	Paul Boneham	#04608
Clay Lorinsky	Mariya Provost	#04608
John Seelye	Adam Johnson	#07206
Stacy Ossorio	Ghislain Rey	#06227A
	Phillipe Stouvenot	#06227A
	Phil Pitcock	#07715
	Doug Bing	#07715
<u>Using GoTo Meeting:</u>	Josh Elliot	#04521
Greg Clark	Laura Seyfang	#04502
Gary Walton	Tammy Estensen	Staff Proposal
Suzan Scott	Cassandra Ellwell	#06300
	Jerad Biggerstaff	#02517
	Ron Jasken	#04537

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 11:02 AM.
3. **Meeting Minutes** – September 16, 2021 and September 30, 2021 Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the September 16, 2021 Meeting Minutes; seconded by Clay Lorinsky. Motion passed.

Motion made by Greg Clark to approve the September 30, 2021 Meeting Minutes; seconded by Stacy Ossorio. Motion passed.

4. **Major Alteration Final-Plan:**

BSOA: #04608 Boneham
Legal: MV Block 6 Lot 8
Street: 2165 Spotted Elk

Staff presented the Boneham Major Alteration Final-Plan noting that no changes had been made to sketch, there no additional lighting fixtures to be added, and no additional landscaping. All finish materials were set to match the existing home.

Staff recommended the Committee approve the application as submitted.

Motion made by Stacy to approve as submitted; seconded by John Seelye. Motion passed.

5. Minor/Landscape Alt.

BSOA: #07206 BSCO

Legal: SGH Section 31 Tract 2A-1

Street: 373 Little Coyote Rd.

Staff presented the BSCO Landscape alteration which proposed using the empty field between the existing tennis courts and Seeway Road as a new sport recreation field. IN addition, the plan proposed a trail along the east side of the new field and the tennis courts to connect to the Meadow View Condos. It was noted that the plan would still maintain the existing drainage swale between the tennis courts and area of the proposed new field.

Staff recommended the Committee approve the application as submitted noting that these tracts were designated for sports recreation and that this would be a benefit to the community.

There was discussion about the intended use of the field and the type of grasses to be installed. The applicant noted that it would not be able to fit a regulation sized soccer field but would accommodate smaller fields and would be used for the growing soccer program that had currently taken over the outfields of the baseball fields. He also noted that it would be planted with grass sod.

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

BSOA: #06227A Ispahan Big Sky LLC

Legal: Cascade Bl 3 lot 227A

Street: 21 Middle Rider Rd.

Staff presented the Ispahan landscape alteration which was designed to address a few chronic compliance issues. First, the plan proposed to install and wood and steel wall to screen the hot tub from view of the road. Second, the plan proposed to use blinds to screen the parking area where the owner keeps their vintage Airstream trailer. Staff noted that the proposed wall was compliant but that the trailer screening was unusual and exceeded the maximum length of privacy screening by about a foot.

Staff recommended the Committee approve the wall for the hot tub but discuss the RV screening further.

There was discussion about the reason for the use of this particular material and the applicant expressed the difficulty with trees not surviving due to the materials of the soil and landscapers told them that the topography was too difficult. The Committee determined the wall for the hot tub was compliant but expressed concerns about the durability of the screening material in the winter. It was stated that the screening was in compliance with the exact language of the DR but perhaps not the spirit of the regulations. Additionally, it was noted that the material was not consistent with the exterior materials of the home even though it was consistent with the interior screening. The Committee suggested applicant drop off a physical sample of the screen material but the applicants noted they would be out of town but that the Committee and staff could coordinate with the property managers to see the matching screens within the house.

Motion made by Clay Lorinsky to approve the wall screen for the hot tub as submitted; seconded by Greg Clark. Motion passed.

Motion made by Stacy Ossorio to deny the RV screening as proposed; seconded by Clay Lorinsky. Motion passed.

BSOA: #07715 Barkley Ranch LLC
Legal: COS 2826/2826B Lots 2A-1b and 3A
Street: Upper Chief Joseph Trail

Staff presented the Barkley Ranch Landscape Alteration which proposed the installation of a 1500-foot driveway to the building envelope on lot 2A-1b that cut through lot 3A and would require an extension retaining wall that did not meet Design Regulation Standards. Staff noted that no Building design had been submitted or approved at this point and that there was no precedence for approve a driveway prior to the approval of a building design.

Staff recommended the Committee discuss the items above prior to granting any approval but noted that lot was more remote than others that have been submitted and been denied for proposed driveway without an approved home plan and that the retaining wall is structurally necessary for the construction of the road. Any approval would need to be conditional on FD approval.

There was discussion about whether or not the envelope was approved by the County and it was noted by the applicant that there was no designated envelope in the Covenants and this is the architect's proposed home location. It was noted that the timing for this project was the road to be installed this fall and construction to begin on the home in the spring after BSAC approval. The applicant thought the road could be completed, weather permitting it could be completed in 30 days

Motion made by John Seelye to approval as submitted contingent upon review and approval of the Fire Department and conditional on the receipt of a reclamation area for disturbed areas noting that the home shall break ground in 2022. Motion died for lack of second.

*****Greg Clark and Gary Walton left the call at 12:00 PM*****

Meeting adjourned due to loss of quorum at 12:08