

Architectural Committee Meeting Minutes – September 16, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Gary Walton
Clay Lorinsky
John Seelye
Suzan Scott
Grant Hilton

Guests:

Pam Boneham
Paul Boneham
Mariya Provost

Project Attending for:

#04608
#04608
#04608

Using GoTo Meeting:

Greg Clark
John Gladstein

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 9:04 AM.
- 3. Meeting Minutes** – September 2, 2021 Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the September 2, 2021 Meeting Minutes; seconded by Greg Clark. 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.

There was discussion about

Motion made by X to X; seconded by X. Motion X.

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 traile 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

Motion made by X to X; seconded by X. Motion X.

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

Motion made by X to X; seconded by X. Motion X.

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

Motion made by X to X; seconded by X. Motion X.

BSOA: #04251 Elliot

Legal: MV Bl 2 Lot 51

Street: 51 Lone Walker Rd

Staff presented the Elliot Landscape Alteration which proposed the removal of trees in a sink hole on the property, to backfill the sink hole, and rehabilitate the disturbed area. Staff noted that there were no current plans for replacing these trees.

Staff recommended the Committee discuss the location, requirement of more detail, and the lack of precedence for this type of work but noted that the filling of the sink hole was an improvement to the lot.

There was discussion about

Motion made by X to X; seconded by X. Motion X.

6. Alteration to Approved Plan:

BSOA: #04502 Brislawm

Legal: MV Bl 5 Lot 2

Street: 1845 Little Coyote Rd

Staff presented the Brislawm AAP noting that it was being done on behalf of the Brislawms by BSCHT. Laura Seyfang represented the project. The BSAC originally approved the installation of a 6' pine in the owner's yard to facilitate screening of the BSCHT site. A deposit was posted but the tree was never installed. The Brislawms proposed to exchange the tree for a removable screen that could be placed on their deck while using their hot tub. The screen was compliant with the design regulations but unusually. Staff also noted that it was unusual to 'swap' applications. The color of the screen was darker than the home but had already been purchased and was waiting for approval to be installed

Staff recommended the Committee approve the

There was discussion about

Motion made by X to X; seconded by X. Motion X.

BSOA: #02517 Hall

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the

Staff recommended the Committee

There was discussion about

Motion made by X to X; seconded by X. Motion X.

BSOA: Staff proposal

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the

Staff recommended the Committee

There was discussion about

Motion made by X to X; seconded by X. Motion X.

BSOA: #2514 Volosin

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the

Staff recommended the Committee

There was discussion about

Motion made by X to X; seconded by X. Motion X.

BSOA: #Horne

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the

Staff recommended the Committee

There was discussion about

Motion made by X to X; seconded by X. Motion X.

BSOA: #Olive Street

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the

Staff recommended the Committee

There was discussion about

Motion made by X to X; seconded by X. Motion X.

BSOA: #Jasken

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the

Staff recommended the Committee

There was discussion about

Motion made by X to X; seconded by X. Motion X.

7. Discussion:

- a. Staff Releases and Approvals: Staff made one approval and one releases since the last meeting.
- b. Compliance Tracking Report: Staff updated the Committee on ongoing compliance issues.
- c. Performance Deposit Tracking: Nothing new to report.
- d. Design Regulations Revision Subcommittee: Staff has completed the last revisions incorporating BSAC input and is currently working on exhibits.

Adjourn - With nothing further to discuss, the meeting adjourned at 9:59 AM.

Gary Walton, BSAC Chairman