

Architectural Committee Meeting Minutes – September 15, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Suzan Scott	Joe Schwem	#04516
Clay Lorinsky	Kevin Bute	#06306
John Seelye	Eric Stentzel	#04338
Maggie Good	Janice Tate	#04504
Stacy Ossorio	BSCO	#07206
Brad Reiersen		
Hannah Brylski		

Attending via GoToMeeting:

Greg Clark – BSAC Member
Grant Hilton – BSAC Member

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were given the option to join the meeting remotely using GoToMeeting.

1. **Membership Forum** – None
2. **Call to Order** – The Chair called the meeting to order at 9:45 AM.
3. **Meeting Minutes** – September 1, 2022
4. **Single-Family Residence – Final:**

BSOA: #04516 James Norman

Legal: Meadow Village, Block 5, Lot 16

Street: TBD Little Coyote

Staff presented the Norman Single-Family Residence Final plan which proposed a three-story mountain modern home with 2,052 habitable square feet and 975 non-habitable square feet. The home proposed 5 bedrooms, 3 full baths, 1 half bath, and an updated average height of 24-feet 11-inches.

Staff recommended the Committee approve the application as submitted.

Motion made by John Seelye to approve the application as submitted with the understanding that the exterior finish samples are to be provided and reviewed by the committee for that final approval of said samples; seconded by Stacy Ossorio. Motion passed.

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

BSOA: #06306 Hall

Legal: Cascade Subdivision Bl 4 Lot 306

Street: TBD White Grass Road

Staff presented the Hall Single-Family Residence Sketch plan which proposed a three-story home with 4,768 habitable square feet and 1,163 non-habitable square feet. The home proposed 4 bedrooms, 5 full baths, 2 half baths, and an average height of 27-feet 2 ½-inches.

Staff recommended the Committee discuss the roofline length prior to approving the application.

Committee recommended that the applicant withdraw and resubmit the application once the north roofline is broken up so that it is not more than 40 feet.

Motion made by John Seelye to table the application conditional on staff review of a newly submitted site plan showing a break in the roofline; seconded by Grant Hilton. Motion passed.

6. Minor Alterations:

BSOA: #04338 Lauro

Legal: Meadow Village, Block 3, Lot 38

Street: 3191 Two Moons Road

Staff presented the Lauro Residence which proposed adding patio pavers and a privacy fence.

Motion made by John Seelye to approve the pavers but not the privacy fence; seconded by Maggie Good. Motion passed.

7. Landscape Alterations:

BSOA: #04504 Tate

Legal: Meadow Village Block 5, Lot 4

Street: 1865 Little Coyote Road

Staff presented the revised landscape alteration plan which proposed a 11'- 3" x 22' gravel pad for a hot tub. Staff noted that this revised plan specifies existing and proposed vegetations for privacy screening.

Motion made by Grant Hilton to approve the application as submitted subject to neighbor notifications, which, if there are no objections, the staff will contact the applicant that they can move forward; seconded by John Seelye. Motion passed.

8. Commercial – New Construction – Final:

BSOA #07206 BSCO

Legal: Sweetgrass Hills Lot 2A-1

Street: 25 Seeway Road

Staff presented the BSCO redesign of the maintenance building noting that the previously designated workforce housing on the second floor had been replaced with office space. The proposed structure is 5,040 square feet; 1,793 sf garage and maintenance, 723 sq ft office/restroom/closet, 2,520 sf comprised of office spaces), and the average height is 32 feet.

There was discussion about the aesthetics of this building, specifically the profile of the metal siding and roofing material. Staff noted that the applicant has not provided samples of the proposed siding and roofing materials.

Staff recommends the committee approve the application as submitted but notes the style of the building may not be compatible as there are no other buildings of its type of the area excluding the new water treatment plant.

Motion made by Clay Lorinsky to table the application conditional on staff review of sample board with metal roofing and siding components. Motion passed.

9. Discussion:

- a. *Staff Releases and Approvals:* Staff made no approvals and no releases since the last meeting.
- 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 Committee met Monday August 15 and redlined changes. Once the BSAC has endorsed the latest version, a final copy will go to the Board for review.
- e. *Next Meeting:* October 6, 2022 at 9:00 AM (Cancelled)
Rescheduled Meeting: **October 20, 2022 at 9:00 AM**

10. Adjourn – The meeting adjourned at 11:33 AM.

Clay Lorinsky, BSAC Chair