

## Architectural Committee Meeting Minutes – September 2, 2021

### BSAC/Staff in Attendance:

Amy San Nicolas  
Gary Walton  
Stacy Ossorio  
Grant Hilton  
Suzan Scott

### Guests:

Jason Dunkerton  
Kim Boyer  
Jackson Boyer  
David Dexter  
David Seabury  
Lance Miller  
Rich Barton  
Gary Raden  
Lisa Salier  
John Amsden  
Jay Reader

### Project Attending for:

#06019  
#06019  
#06019  
#05407  
#06278  
#05413  
#04549  
#05419  
#075XX  
#06348  
#07720

### Using GoTo Meeting:

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 9:02 AM.
3. **Meeting Minutes** – August 19, 2021 Meeting Minutes Corrections: None.

**Motion made by Stacy Ossorio to approve the August 19, 2021 Meeting Minutes; seconded by Grant Hilton. Motion passed.**

#### 4. **Single-Family Residence - Final Plan Review:**

BSOA: #06019 Boyer

Legal: Cascade Block 1 Lot 19

Street: TBD Cheyenne Road.

Staff presented the Boyer Final Plan which included the following changes since sketch: minor changes to the style of windows and a slope adjustment to shorten the ridgeline into compliance. A landscape plan was submitted including several different kinds of trees, shrubs, one boulder retaining wall along the driveway, slate patio and walkways, a gravel border around the home, and a native seed mix. A lighting plan was submitted with 50 total lights of four different varieties. The majority of the lights were low voltage landscape lights.

Staff recommended that the BSAC approve the application as submitted conditional on removal of 4 Landscape lights from the entry given the stair lights, the planter lights and the recessed cans and grant an exception for the retaining wall do to the structural necessity.

There was discussion about the light removal recommendation and the applicant responded that this would not be an issue for the owner.

**Motion made by Stacy Ossorio to approve as submitted conditional on the removal of four landscape lights and to grant an exception to the Design Regulations for the retaining walls; seconded by Grant Hilton. Motion passed.**

**5. Major Alteration Final:**

BSOA: #05407 Goldberg  
Legal: SGH Block 4 Lot 7  
Street: 300 Chief Joseph Trail

Staff presented the Goldberg Major Alteration Final Plan which consisted of replacing the existing roof with a cold-roof system identical to those installed at Crail Ranch Townhomes and currently being installed at Fairways I. Staff noted that no changes had been made since sketch.

Staff recommended the BSAC approve the application as submitted.

**Motion made by Stacy Ossorio to approve the application as submitted; seconded by Grant Hilton. Motion passed.**

**6. Major Alteration Sketch Plan:**

BSOA: #06278 Brown  
Legal: Cascade Block 4 Lot 278  
Street: 29 Rising Bull Rd

Staff presented the Brown Major Alteration Sketch Plan which consisted of a 949 square-foot addition and a 109 square-foot deck expansion. Additionally, the plan proposed to make adjustment to the driveway to address ponding issues from spring melt. The finish materials of the addition and deck would match the existing home except for a standing seam metal roofing. Staff noted that the addition did not change the average height of the structure but that the height of the existing home, built in 2005/2006 was about a half foot above the Cascade max height possibly due to the change in calculation process.

Staff recommended the Committee approve the application as submitted.

**Motion made by Grant Hilton to approve; seconded by Stacy Ossorio. Motion passed.**

**7. Minor Paint/Exterior Alteration:**

BSOA: #05413 MSBP LTD (Miller)  
Legal: SGH Block 4 Lot 13  
Street: 2825 Little Coyote Rd.

Staff presented the Miller painting application which proposed updating the existing color to a more modern palette.

Staff recommended the Committee approve the application as submitted.

**Motion made by Grant Hilton to approve the application as submitted; seconded by Stacy Ossorio. Motion passed.**

BSOA: #04549 Barton

Legal: MV Block 5 Lot 49

Street: 2110 Little Coyote

Staff presented the Barton painting and exterior alteration application which proposed updating the existing colors to a more modern palette, replace existing front and patio door, and update deck railing from traditional wood rail to a stainless-steel cable system.

Staff recommended the Committee approve the application as submitted.

**Motion made by Stacy Ossorio to approve; seconded by Grant Hilton. Motion passed.**

BSOA: #05419 Raden

Legal: SGH Block 4 Lot 19

Street: 2842 Crow King Rd

Staff presented the Raden painting application which proposed updating the existing color to a more grey/green palette versus the existing blue.

Staff recommended the Committee approve the application as submitted.

**Motion made by Grant Hilton to approve; seconded by Stacy Ossorio. Motion passed.**

**8. After-the-Fact Approval:**

BSOA: #075XX Brownstone

Legal: NF Creek COS 1958

Street: Brownstone Loop

Staff presented the Brownstone Landscape Alteration noting the work had already been completed but had been brought to Staff's attention by a complaint/concern of fire danger. The application included the addition of four new outdoor firepits, three of which were located behind the units and one of which was located on the shared inner circle of the loop. Staff noted that the pits were in compliance with Fire Pit Policy but that clarification was needed on the location of these pits in relation to propane sources and the potential use of wooden chairs around the fire pit.

Staff recommended the BSAC approve the application as submitted contingent upon the approval of the Fire Department.

There was discussion about the propane sources locations

**Motion made by Grant Hilton to approve subject to the propane sources being the required distance away from the pits and to the approval of the Fire Department. If any pits are too close to propane sources they must be removed; seconded by Stacy Ossorio. Motion passed.**

**9. Misc. Request:**

BSOA: #06348 Olive Street LLC (Amsden)

Legal: Cascade. Block 6 Lot 348

Street: 46 Low Dog Rd.

Staff presented the Olive Street proposal to move forward with the temporary jack-leg fence and minor earthwork for underground utility installations for the time being until the owner was able to provide documentation showing the extinguishment of the possibly prescriptive trail easement.

Staff recommended that the BSAC approve the application as submitted noting the jack leg fence would be temporary and any permanent fixtures would be brought in as an alteration of approved plan if/when formal agreement is made with Boyne.

There was discussion about the timeframe and length of the fence.

**Motion made by Grant Hilton to approve the construction of a temporary jack-leg fence not to exceed 50 yards for no longer than 2 years; seconded by Stacy Ossorio. Motion passed.**

BSOA: #07713/20?

Legal: COS 2866 Lots 2A-1 and 2A-1B

Street: North Fork Road

Staff briefed the Committee on an ongoing compliance issue at the above property noting that the owner had been invited to attend this meeting as an ATF applicant. Clearing of 20-foot wide swath along property lines was completed two weekends ago? Staff noted that the owner had been unclear exactly the nature of the work, whether fire mitigation or utility installation but that Staff visited the site and the clearing was extensive. Additionally, it appeared some of the work may have been performed outside of the owner's property bounds. Staff asked for direction from the Committee on next steps since the work had already been completed. Jay Reader represented Gerard Family Trust. Reader noted that due to past litigation there was a written agreement in perpetuity between the owner and other owners of NF to never connect the col-de-sac off of NFR to upper Chief Joseph. The Committee directed staff to send a certified letter per the ER inviting the owner to the next BSAC meeting to address the noncompliance and to note that no further activity could occur on this property until the owner appeared before BSAC to remedy the noncompliance. If the owner failed to appear and comply, the BSAC would seek further appropriate remedies.

#### **10. Discussion:**

- a. Staff Releases and Approvals: There was no staff approvals or releases since the last BSAC meeting.
- b. Compliance Tracking Report: Staff updated the Committee on the ongoing compliance issues noting that the Black Moon site meeting needed to be rescheduled. There was an extended discussion about the issue of dumpsters being used to interior work and no oversight on the dumpster from the BSAC. It was determined that this issue would need further discussion for resolution.
- c. Performance Deposit Tracking: Nothing new to report.
- d. Design Regulations Revision Subcommittee: Nothing new to report.

Adjourn - With nothing further to discuss, the meeting adjourned at 10:25 AM.

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Gary Walton, BSAC Chairman