

Architectural Committee Meeting Minutes – September 3, 2020

BSAC/Staff in Attendance:

Jess Bevilacqua
Amy San Nicolas

Guests:

Alan McLain

Project Attending For:

#05407 Goldberg

Using GoTo Meeting:

Brian Wheeler
Suzan Scott
John Gladstein
Grant Hilton
Kate Scott
Maggie Good
Dan Hoadley
Trever McSpadden

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 GoTo Meeting.

1. Membership Forum - none

2. Call to Order - Brian Wheeler called the meeting to order at 8:00 AM.

3. Meeting Minutes – Trever McSpadden made a Motion to approve the August 20, 2020 Meeting Minutes. Maggie Good seconded the Motion. The Motion passed unanimously.

4. Minor Alteration Review

BSOA #05407 Goldberg Minor Alteration

Legal: Sweetgrass Hills Bock 4 Lot 7

Street: 300 Chief Joseph Trail

As the applicant was not on the phone yet, the Good-Von Lehman application was reviewed first.

Staff presented the plans for the Goldberg minor alteration application, represented by Alan McLain. The application was to expand an existing dog run area by adding approximately 45 x 24 feet of area, using the same materials as the existing dog run which was approved in 2016. Staff noted that the dog run appears to be screened by existing tree cover.

Staff reviewed criteria for dog runs and recommended the application be approved as submitted. Fencing restrictions were discussed, and it was noted that most covenants refer to perimeter fencing as being restricted, and many homes have dog runs. Mr. McLain noted that the dog run will be within the boundaries of mature landscaping and will be well screened by existing tree cover.

John Gladstein made a Motion to approve the application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

5. Landscape Alteration Review

BSOA #06093A, 06096A, 06130A Good-Von Lehman Landscape Alteration

Legal: Cascade Block 2 Lots 06093A, 06096A, 06130A

Street: White Butte Road

Staff presented the Good-Von Lehman landscape alteration application. The application was based on a proposal from Windswept Wildfire LLC and included tree and vegetation removal over an area of approximately four acres on three lots for the purpose of wildfire mitigation.

Staff recommended the application be approved as submitted and asked the BSAC to determine whether a review fee and performance deposit would be required for the work.

The BSAC discussed the requirement for a review fee and performance deposit and it was noted that it should be consistent among applications. The purpose of a performance deposit in this case was discussed.

John Gladstein made a Motion to approve the application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously with Maggie Good abstaining from the vote.

John Gladstein made a Motion to waive the performance deposit in this case considering the circumstances to reduce fire danger. Grant Hilton seconded the Motion noting that for this type of modification a performance deposit is deemed unnecessary. The Motion passed unanimously with Maggie Good abstaining from the vote.

Grant Hilton made a Motion to waive the review fee normally associated with a landscape alteration application. John Gladstein seconded the Motion. The Motion passed unanimously with Maggie Good abstaining from the vote.

6. Discussion Items:

a) Member Report Tracking Update

Staff noted the Wolfram representatives still have until September 17 to provide a demo plan as determined at the August 20 meeting. It was determined that if no demo plan was provided prior to the September 17, 2020 meeting, penalties would be discussed at that time.

The tree removal on Black Moon Road was discussed with staff and Chairman Brian Wheeler. It was agreed that the site should be visited to see the damage.

Staff updated the BSAC on a construction complaint from Suzan Smoot regarding the construction of the Jones SFR on Bobtail Horse Road. Staff has discussed the issue with Ms. Smoot, Centre Sky representative Meghan Altman, and contractor Taylor Graham and noted that there did not appear to be any compliance violations at this time.

b) Performance Deposit Tracking Update

Staff presented the active project/performance deposit list and noted that several properties are in the process of undergoing inspections at this time.

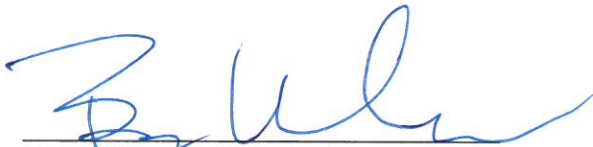
c) Subcommittee Update

Staff gave a brief update on the status of the design regulation subcommittee and noted that after much discussion, the subcommittee could not reach an agreement on delivering a recommendation to the BSAC at this time. The subcommittee discussed with the BSAC some of the challenges encountered and the process going forward to elevate the recommendation to the legal committee and then the Board.

It was agreed that the subcommittee would meet on September 8 and would provide a recommendation on any proposed revisions to the design regulations to the BSAC by September 10 to be discussed at the September 17 BSAC meeting.

d) Adjourn

The meeting adjourned at 9:00 AM.



Brian Wheeler, BSAC Chairman

