



Architectural Committee Meeting Minutes – January 16, 2020

BSAC/Staff in Attendance:

Brian Wheeler
Kate Scott
Trevor McSpadden
Grant Hilton
Maggie Good
Suzan Scott
Jess Bevilacqua

Guests in Attendance:

Joe Schwem
Jackie Gillespie
James Lee

Project Attending For:

#06261 Cascade 261 LLC
#07509 Gillespie
#07509 Gillespie

Using GoTo Meeting:

n/a

1. Membership Forum - none

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

3. Meeting Minutes – Maggie Good made a Motion to approve the December 19, 2019 Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. SFR Sketch Plan Review

BSOA #06261 Cascade 261 LLC SFR Sketch Plan

Legal: Cascade Block 3 Lot 261

Street: 12 Swift Bear Road

Staff presented the plans for the Cascade 261 LLC single family residence. The owners are Leonard and Shelly Liston. The proposed home has five bedrooms and a total square footage of 4,349 square feet including garage space. Finishes will include vertical board and batten siding, horizontal wood siding, wood trim and fascia and an asphalt roof. Joe Schwem represented the project. Staff noted that the home may contain potential design regulation exceptions.

Staff noted that she had spoken to Mr. Schwem about additional items that were to be added to the site plan for final review. Staff presented the four elevations and height calculations, noting that height seemed reasonable per the guidelines given in our design regulations.

Staff presented the east elevation in more detail which included a 54' exterior wall that was broken up by a 6" jog. Staff also noted the 46' roof length, visible from the east and west elevations, and noted that there are several design elements and a chimney that break up the length. Staff recommended the application be approved as submitted provided that discussion items including the roof length and wall length were approved or changes were noted as conditions for final review.

The BSAC discussed the overall design of the home including the roof and east exterior wall. It was determined that the chimney sufficiently broke up the roof length and that in the past, the eave line is what has been looked at in terms of length. Options to add more differentiation in the design of the wall were discussed, including potential wainscoting, material changes, or bumping out the wall more than 6". Mr. Schwem noted that he would consider bumping out the mechanical room to add articulation to

the wall. Staff noted that while a 2' jog had been discussed in the past, it was not clear if or where that was actually stated in the design regulations.

Staff noted that two neighbors had asked for the GoTo Meeting information and staff had sent the link and codes, but they did not call in.

Grant Hilton made a Motion to approve the application as submitted, noting that the chimney meets the criteria of a design element change and the roof length will not require an exception. Maggie Good seconded the Motion. The Motion passed unanimously. The approval included the following condition:

- The east exterior wall will require a change in design to enhance the 6" differentiation and add additional design element variation.

It was noted that the specific changes to the east wall will be determined by the architect.

5. Wetlands Update

BSOA #07509 Gillespie Landscape Alterations

Legal: North Fork Creek Lot 3

Street: Andesite Road

Staff presented an update on the wetlands lot off of Andesite Road that had been disturbed over the summer when the owner attempted to mitigate drainage issues. Staff gave a brief overview of the history of the issue which began in August 2018 when the BSOA received complaints about significant work being performed on lot 3 off of Andesite Road. Owners Jackie Gillespie and James Lee had appeared at the September 5, 2019 BSAC meeting and had been advised not to perform any additional work or restoration on the lot until the Army Corp of Engineers and any other relevant agency be consulted.

Ms. Gillespie and Mr. Lee attended the meeting at staff's recommendation to give an update on the situation. Since September, an engineer and the Army Corp of Engineers have become engaged in the process of determining next steps for the wetland. ACE suggested silt barriers to mitigate spring runoff which had been installed. Further action will depend on the Army Corp of Engineers and will likely not occur until spring or summer of 2020.

Staff clarified a recent complaint regarding a Nordic ski trail closure that had been reported by Lone Mountain Ranch in December. At the time the issue had been described as a blocked trail easement that resulted in grooming equipment not being able to access a ski trail. Staff reviewed the plat map and a corresponding LMR ski trail map, and was notified by the owner that the ski trail does not follow the trail easement marked on the plat but cuts through the middle of the lot. Previous owners, and now the current owners, have allowed LMR to use their property for the ski trail. After the complaint was brought to her attention, Ms. Gillespie met with Shea Shaughnessy and Ryan Kunz of Lone Mountain Ranch regarding an alternative route for the trail. It appeared that an alternative route was found and a trail through the property appeared to be groomed.

Staff asked Ms. Gillespie to notify the BSOA of any additional communication from ACE, and asked that another update be provided in May or June of 2020 as appropriate. The BSAC agreed that at this time this is the best course of action.

It was noted by the BSAC that property owners who provide access to their properties for recreational use such as Nordic ski trails are an asset to the community.

6. Construction Extension Request

BSOA #04536 Wexler SFR

Legal: Meadow Village Block 5 Lot 36

Street: 1856 Little Coyote Road

Staff presented a construction extension request for the Wexler single family residence. The original completion date was April 15, 2020 but is expected to be delayed, primarily the landscaping, due to the wet fall and early snow according to property owner Michael Wexler. The new requested completion date was July 1, 2020 for landscaping and construction. Staff recommended the request be approved as submitted noting reasonable reasons for delay.

Maggie Good made a Motion to approve the extension request as submitted, making the new completion date for construction and landscaping July 1, 2020. Trever McSpadden seconded the Motion. The Motion passed unanimously.

7. Discussion Items:

a. Member Report Tracking Update

There were no updates to the Member Tracking spreadsheet.

b. Performance Deposit Tracking Update

Staff briefly presented the performance deposit/active project list. Several construction performance deposits have been released.

c. BSAC Retreat 2020

Staff presented date and topic options for a BSAC retreat. It was agreed that the retreat will be on March 5, 2020 in place of the regularly scheduled BSAC meeting. The retreat will be scheduled from 8:00 AM to noon. The topics will include 1) minor alteration process; 2) sustainability best practices; 3) design regulation updates including roof lengths and landscaping requirements; 4) landscape performance deposit release criteria; and 5) review fees including exception and after-the-fact fees.

Other Discussion

Several miscellaneous items were discussed by the BSAC following the regular agenda as captured below.

BSAC Chair Nomination

Executive Director Suzan Scott reminded the BSAC that a Chair must be nominated.

Kate Scott nominated Brian Wheeler as BSAC Chair. Trever McSpadden seconded the Motion. The Motion passed unanimously with Brian Wheeler abstaining from the vote.

Commercial Design Regulations

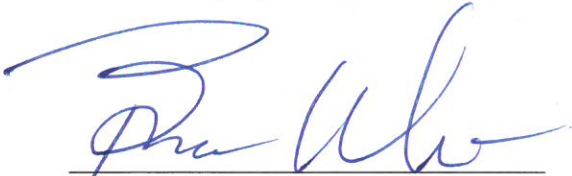
Brian Wheeler asked that the BSAC begin discussing commercial design regulation gaps at regular BSAC meetings.

Revised Enforcement Resolution

Revisions to the enforcement resolution were discussed.

d. Adjourn

The meeting adjourned at 9:30 AM.



Brian Wheeler, BSAC Chairman