



Architectural Committee Meeting Minutes - July 18, 2024

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
Stacy Ossorio, Chair	John Brown	#04207 2570 Curley Bear Rd.
John Seelye	Leif Johnson	#02522 1151 Andesite Rd.
Maggie Good	Derek Moskalyk	#04207 2580 Curley Bear Rd.
George Mueller	Gina Dee	#04207 2580 Curley Bear Rd.
Ernie Chappell	Taylor Lindy	#06250 37 Swift Bear Rd.
Vanessa McGuire	Kent Volosin	Aspen Groves HOA
Suzan Scott	Mitchell Bates	#02601 Lot 1 Autumn Trail
Lisa Chase		
	<u>Guests Joining Virtually:</u>	
	Kirk Stoner	#04221 2635 Curley Bear Rd.
	Alan Johnson	#02729A 98 W. Pine Cone Terr.
	Joe Schwem	#02601 Lot 1 Autumn Trail
	Derek Stevens	#02522 1123 Andesite Rd.

1. Membership Forum - None

2. Call to Order - The Chair called the meeting to order at 9:05 AM.

3. Meeting Minutes -

July 11, 2024, Minutes

Motion made by Maggie Good to approve the July 11, 2024, Meeting Minutes; seconded by John Seelye. Motion passed unanimously.

New Construction Project Extensions

BSOA: #201XX Lilly & Lopker LLC

Subdivision: Cascade Ridge

Legal: Block 2, Lot A13A

Street: #106, #108 & # 110 Penty Coup Rd.

Pat Lopker, Owner & Project Manager, attended the July 11, 2024, BSAC meeting to request a second extension for the construction of three units in Cascade Ridge. The committee requested clarification regarding the extension dates as staff presented both the previously requested dates and future requested dates.

Mr. Lopker requested the following construction extension dates in 2025:

Unit 106- 3/31/2025
Unit 108- 1/31/2025
Unit 110- 5/31/2025

Motion by made Maggie Good to approve the 2025 requested dates for Pat Lopker: seconded by Ernie Chappell. Motion passed unanimously.

4. Single-Family, Minor Alteration

- a. BSOA: #04207 Regina Dee & Derek Moskalyk
Subdivision: Meadow Village
Legal: Block 2, Lot 7
Street: 2580 Curley Bear Rd.

Owners Regina Dee and Derek Moskalyk attended the meeting in person to request approval for a Minor Alteration. The scope of the project is to include replacing existing windows with triple pane windows, replacing rotted siding, painting the exterior in Ebony, and a roof replacement. 30-inch overhangs will be added to the roof. No additional height will be added. MT Contractors will replace the roof and windows.

The owners would also like to remove two rotting trees located in the front yard and replace them with two (2) 10-foot evergreens. Old brush will be replaced with a wild grass berm and smaller evergreen shrubs.

Motion made by John Seelye to approve the application as submitted contingent on staff receiving a site plan that includes construction staging; seconded by George Mueller. Motion passed unanimously.

5. Single-Family, Minor Alteration

- b. BSOA: #04221 Mari & Kirk Stoner
Subdivision: Meadow Village
Legal: Block 2, Lot 21
Street: 2635 Curley Bear Rd.

Kirk Stoner attended the meeting by Zoom to request approval for a Minor Alteration. Staff presented the owners plans to partially enclose an exterior stair located under the rear balcony. The enclosure will provide a screened storage area using treated and stained plywood.

The committee requested the applicant provide a concept drawing and/or rendering as well as a material sample.

No Motion was made.

6. Single-Family, Minor Alteration

- c. BSOA: #02729A Johnson 2004 Trust (Alan Johnson)
Subdivision: Aspen Groves

Legal: Block C, Lot 29A
Street: 98 W. Pine Cone Terrace

Alan Johnson, Owner, attended the meeting by Zoom to request approval for a Minor Landscaping Alteration to address wildfire mitigation.

The owner would like to follow the recommendations of the BSFD regarding wildfire mitigation of their Lots 29A and 30 and remove the lower branches of several mature trees, remove shrubs located near their back deck, remove saplings that have sprouted under mature trees and thin select Lodge pole pines. Staff noted there are no plans to make any fundamental changes and no excavation or construction is taking place.

Bart Mitchell from CS Enterprises will complete the work. Mr. Johnson confirmed the material will be either removed from the property or chipped and scattered on his property.

Motion made by Ernie Chappell to approve the application as submitted; seconded by John Seelye. Motion passed unanimously.

7. Single-Family, Minor Alteration

- d. BSOA: #06250 Hyo Jeong Park
Subdivision: Cascade
Legal: Block 3, Lot 250
Street: 37 Swift Bear

Taylor Lindy, Project Representative, attended the meeting in person on behalf of the owners to request approval to add an outdoor wood-burning fire pit to their recently approved front patio and a deck replacement for both the main house and ADU.

The committee requested to review Design Regulation **3.16.4 Exterior Wood-burning Fireplaces** and the BSOA *Residential Wood Burning Fire Pit Standards* prior to reviewing the applicants request for a fire pit. Mr. Lindy was open to moving forward with a propane-burning firepit as an alternative.

The contractor determined that both the main house and guest house decks are in bad shape and multiple joists rotted. The existing railings, columns, and Glulam Rim Joist are salvageable, but they must replace the 2x6 Redwood and the 2x10 Joists. The design, footprint and material of the main house and guest house decks will remain the same

Motion made by Maggie Good to approve the deck replacement, and a propane-burning fire pit based on the design as submitted; seconded by Ernie Chappell. Motion passed unanimously.

8. Single-Family, Major Alteration Lighting & Landscaping Plans

- e. BSOA: #02522 Walt Andrews
Subdivision: Aspen groves

Legal: Block A, Lot 22
Street: 1123 Andesite Rd.

Derek Stevens, Project Representative, joined the meeting by Zoom. Staff presented the lighting and landscaping plans for a Major Alteration addition Final Review.

The Sketch review was approved on May 16, 2024. The Final Review of design concept and materials were both approved on June 20, 2024. At that time, the committee tabled the lighting plan with a recommendation to minimize the number of exterior lights and requested additional details of the boulder walls.

Staff presented colored renderings of the boulder wall. Mr. Stevens noted that the 6-foot-high boulder walls were incorrectly labeled on the previously submitted landscaping plan and are only 6-inches in height.

The landscaping plan includes Colorado Blue Spruce, ornamental grasses, shrubs, perennials, and ground covers. The lighting was reduced from the previously submitted plans and includes 8 recessed dark-sky compliant cans and 11 exterior sconces.

Motion made by John Seelye to approve the lighting and landscaping plans; seconded by Maggie Good. Motion passed unanimously.

9. Single-Family, Major Alteration Final

- f. BSOA: #06213A Keith Carlson & Johanne Bouchard
Subdivision: Cascade
Legal: Block 3, Lot 213A
Street: 16 Middle Rider Rd.

Keith Carlson & Johanne Bouchard attended the meeting in person. Joe Schwem, Project Representative, also attended the meeting, by Zoom.

Staff presented the Final Plans for a Major Alteration addition. The proposed addition will add two bedrooms, three baths, a gym, pool, and a music room to an existing three-bedroom single-family dwelling.

Staff noted there has been minor changes in design since the Sketch Review approval:

1. The addition is 2' farther away from Middle Rider on the North elevation (now flush with the existing garage north wall).
2. Changed from 4-bedroom 4-bath to 2-bed 3-bath, with Gym & Music Room.
3. Shifted stairwell north and added another jog in the east wall to accommodate new location (12' closer to Middle Rider).
4. Added deck with sunken hot tub w/ screening to lower floor walkout.
5. Window changes to suit the new arrangement of spaces.

The overall average height of the structure will be 23'-9 1/2." A parapet wall on the north elevation will screen a sloped roof and provide architectural continuity with the garage-face, which faces Middle Rider Rd.

The materials will match the existing structure. The landscaping plan includes adding nine (9) 8-10' Colorado Green Spruce, catmint, grasses and five (5) Bristlecone pines to screen the sunken hot tub. Four (4) dark-sky compliant exterior lights will be added.

Madison County granted a plat amendment on July 28, 2023, that changed the Designated Building Envelope from a circle-shape to a rectangular-shape.

The sketch plans were reviewed at the March 2, 2023, and September 21, 2023, BSAC Meetings. The following Motion was made at the Sept 21, 2023, meeting:

Motion made by Clay Lorinsky to approve the application as submitted subject to the Legal Committee confirming that Madison County has the authority to change the shape of a building envelope, and this is not a violation of the Cascade Covenants; seconded by Brad Reiersen. Motion passed.

In a subsequent meeting, the BSOA Legal Committee confirmed that Madison County has such authority to change the shape of a Building Envelope and the approval is not a violation of the Cascade Covenants.

Additionally, on July 17, 2024, the committee received a second opinion from outside legal counsel to confirm that Madison County's authorization supersedes the change in plat shape and therefore eliminates the need to address restrictions outlined in the Cascade Covenants.

Keith Carlson confirmed that he would indemnify the BSOA and BSAC in the event of litigation on the issue of the Building Envelope modification granted by Madison County.

Motion made by Maggie Good to approve Final Review as submitted with the caveat the applicants agreed to indemnify the BSOA and BSAC in the event of litigation on the issue of the Building Envelope modification granted by Madison County; seconded by John Seelye. Motion passed unanimously.

10. Single-Family, New Construction & Variance

- g. BSOA: #02601 Mitchell Bates
Subdivision: Aspen Groves
Legal: Block B, Lot 1
Street: Autumn Trail

Joe Schwem of Lyric Architecture and Project Manager, as well as Mitchell Bates, Owner, attended the meeting in person to request Sketch Review and Variance approval for New Construction on Autumn Trail.

Staff presented plans for a 4-bedroom, 3-bathroom, three-story single-family dwelling with a detached garage.

Staff presented elevations highlighting the hardship of the slope. A landscaped stair on the roadside accesses the middle-level deck and a stepped-bridge connects the garage to the front door of the main house. The overall average height of the structure will be 24'-3.625."

The county granted a Variance to build in some areas of the lot that have a greater than 25% slope. The approximate area of 25% or greater slope is 777 square feet. Trees cover most of the lot. The Owner and architect did their best to not place the house in the 25% slope; they wanted to maximize the buildable portion of the site hence, requesting a Variance to the setbacks, and furthermore, minimize the slope of the driveway.

The Owner requested a Variance to the 30' setbacks on three sides due to the slope and configuration of the lot. The Variance setback to the side and rear property lines are supported by adjacent neighbors. The Variance request to the front setback was contested by an adjacent neighbor located across the street. The front setback would encroach five (5) feet making the distance from the corner of the garage to the property boundary 25 feet. Mr. Bates since shared his plans with his neighbor. Subsequently, staff received an email from the neighbor retracting opposition contingent on the applicant maintaining the natural screen of trees in the 25-foot front setback.

Staff confirmed the committee would be able to further review the landscaping plan at Final Review.

Motion made by Maggie Good to approve the Sketch Review and Variance to build in the setbacks based on Aspen Groves definition, due to the Hardship of the Lot and slope; seconded by John Seelye. Motion passed unanimously.

11. Adjourn - The meeting adjourned at 10:38 AM.

Stacy Ossorio, Chair