



Architectural Committee Meeting Minutes – January 21, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Guests:

Clay Cook – 46 North
Linda Abrahamson

Project Attending For:

#04107
#04107

Using GoTo Meeting:

Gary Walton
Stacy Ossorio
Greg Clark
John Gladstein
John Seelye
Grant Hilton
Clay Lorinsky

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 9:00 AM.
3. **Meeting Minutes** – January 7, 2021 Meeting Minutes Corrections: None.

Motion made by John Gladstein to approve the January 7, 2021 Meeting Minutes; seconded by John Seelye. Motion passed unanimously.

4. Landscape Alteration to Approved Plan Review

BSOA #04107 Abrahamson Kilbury
Legal: Meadow Village Block 1 Lot 7
Street: 2020 Yellowtail Road

Staff reviewed the history of this project which received conditional final approval on August 15, 2019. At that time, the landscaping plan was rejected for aesthetic reasons and one of the three conditions to the approval was that a new plan be resubmitted the following spring with no additional review fee. Due to challenges with the then landscaper and having to procure a new contractor, the applicant was unable to bring in a new landscaping plan last spring. As such, the applicant asked the review fee for this application be waived. It was noted that the entire performance deposit, for both construction and landscaping, was posted on August 15, 2019 and that one alteration to approved plan had been approved on February 20, 2020 for windows, patio, and propane location changes. Landscaping was not a part of that application. Staff reviewed the minutes and approval letter associated with the 2019 approval as well as the review fee procedures in the Procedural Resolution and the review fee schedule.

Motion made by Grant Hilton to waive the application fee; seconded by John Gladstein. Motion passed unanimously.

Staff presented the Abrahamson-Kilbury Landscape plan in comparison to the original rejected plan. The original plan was a sustainability focused zero-scape that relied heavily on rock while the new plan included 17 trees, 65 shrubs/flowers, native grass, and a small section of sod. There were still a few rock accents including a decomposed granite sand. Staff noted this granite area was edged with steel and that all the tree and shrubs had a permanent drip irrigation. Staff presented the pertinent design regulations for landscaping and noted there was language about edging and transitions but there was no clear guideline on edging materials.

Staff believed the application was compliant and recommended the committee approve the application as submitted.

Motion made by John Gladstein to approve the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

5. Discussion Items:

- a. Staff Releases and Approvals: There were no staff releases or approvals since the last meeting.
- b. Compliance Tracking Report: Heavy Runner Road Parking – Staff reported on an issue with construction parking on Heavy Runner Road that has led to postponed Skyline service on the road due to the road width reduction from the parked cars. The road was being used for parking by construction employees of the Mountain Lake Condo development and staff has worked with the developer, Skyline, the contractor/employees, as well as the sheriff in attempts to resolve this issue. It was recommended that a letter be sent to the developer as official notice that parking will not be allowed on this road due to safety concerns and it was noted that if the road is impassible to Skyline it would also be to a firetruck or ambulance and if the Fire Department were to get involved, it might put additional pressure on the developer.

Motion made by John Gladstein for staff to compose a firmly worded compliance letter to the developer which would be sent by certified mail; seconded by Stacy Ossorio. Motion passed unanimously.

- c. Performance Deposit Tracking Update: Wilson Performance Deposit Release Request – Staff updated the Committee on this issue noting that, after speaking with the landscaping contractor, it was clear that the applicant was confusing different projects and the project for which the \$500 had been posted had been completed. Staff would be inspecting this work in the spring.

6. Adjourn - With nothing further to discuss, the meeting adjourned at 9:36 AM.