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## **Architectural Standards Committee Meeting Teleconference Minutes for June 2 2021 - Posting**

Members Present: Rod Whitten, Nick Sonder, Debi Phelps (left 10:30am), Joe Veni, Graham Reid

Staff Present: Sheryl Walker, Rex Haber, Darren Davis

Others Present: Jim Roth, Mark Bovenzi, Mike Shellito, Eric Haghjoo, Tara Sypriano

Agenda: All plans were considered for likeness proximity as well as building site proximity to adjacent properties. Unless otherwise stated, all plans maintained a 10' side setback to the eave line. Plans were also reviewed for roof pitch. Animal Resistant Garbage Can Enclosures are required on all submittals.

Meeting called to order: 9:00am

Member Comments: The committee discussed the current climate in the construction industry due to the pandemic with increased costs and product availability.

### **Discussion/Action Item: Review of Proposed Policy for Drafting Plans & Submitting Revisions**

The committee discussed the requirements of submitting a new site plan for minor projects and agreed a new site plan is required to be drafted and a site plan on file cannot be modified and resubmitted.

The committee discussed that it is up to the member to evaluate if they can draft a site plan to meet the minimum site plan submittal requirements or have to hire a professional to meet these requirements. The committee discussed that staff should not spend excessive time assisting a member in explaining how to draft a site plan at the expense of the membership.

The committee reviewed the proposed policy for drafting plans and submitting revisions and agreed to use this as an educational resource to assist members and their hired professionals.

Member Comment: None

Rod Whitten moved to approve the above action. Debi Phelps seconded the motion. Passed 3:0 (Whitten, Sonder, Phelps )

The committee agreed with the staff recommendation that certain minor projects such as small decks, patios, stairs, walkways etc. can be approved without an updated site plan based on certain conditions. The committee agreed staff can approve minor projects without an updated site plan if the proposed coverage is less than 30% , the proposed improvement is not approaching any setbacks, marked up photos along with an updated coverage table are submitted and an old site plan (if available) can be referenced. Based on the above conditions, staff can conduct a site inspection to view proposed location to streamline the project processing timeline or based on staff review escalate to one member committee review to request a full site plan.

Debi Phelps moved to approve the above action. Nick Sonder seconded the motion. Passed 3:0 (Whitten, Sonder, Phelps).

**Discussion/Action Item: Review of the Proposed Exterior Lighting Rule**

The committee reviewed the staff presentation with 2020 and 2021 lighting complaints that have been received. The committee discussed the proposed lighting rule changes for any new lights proposed in a project and new houses to be dark sky compliant. The committee agreed that all lights are to be compatible with each other. The committee discussed reviewing complaints on a case by case basis and suggested to then require to update lights to a dark sky compliant fixture on the third complaint. Staff explained they are currently placing non-compliant light complaint properties into the Homeowner Inspection Program or request the property owner submit a Maintenance Project doesn't address the complaint in a timely manner as these options give one full year to correct. The committee suggested the Covenants Committee add a deadline to replace to a compliant light fixture if the property goes to a Covenants Hearing for exterior light pollution with lights left on between 10pm-7am.

Member Comment: Jim Roth suggested the Covenants Committee place a correction deadline in their decision for exterior light pollution violations.

Staff will further discuss the suggestion with the Covenants Chair, Don Ermak, and invite him to the next meeting to discuss enforcement between the committees in drafting and further developing the new Exterior Lighting Rule for the ASC. The committee will revisit at the next meeting.

No action taken.

***Submittals/Hearings:***

Unit 08, Lot 451

Unit 03, Lot 150

Unit 03, Lot 147

Rod Whitten moved to adjourn; Nick Sonder seconded the motion at 11:40am.

ASC Minutes Approved by Committee Chairman:

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Rod Whitten                  Date