

Architectural Standards Committee Meeting

Teleconference

Minutes for October 27, 2021

Members Present: Rod Whitten, Nick Sonder, Debi Phelps, David Hipkins

Staff Present: Sheryl Walker, Rex Haber, Lisa Purchard, Brian Yohn

Others Present: Jim Roth, Matt Dowdeswell, David Chad, Nikolai Travis, Silken Corson, Kevin Choromanski, Kristen Haitz, Austin Haltz, Rachel Cheng, Anna Cheung, Alan Brody, Bill Hammers

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: No comments

Action / Discussion Item: Landscaping Policy: The committee will discuss drafting a policy on landscaping with/without irrigation, determine if an improvement, approvable location(s), and what scope(s) would require an ASC permit, per recent Board direction.

The committee continued the discussion regarding drafting a landscaping policy. The committee discussed that greenbelt is listed only in the ASC Rules and discussed the definition drafted by the chair to include:

Greenbelt – undeveloped or wild land that supports plants native to that topography and altitude without need of annual supplemental watering. (supplemental watering is to get the plants established would be allowed for a season or two).

The committee discussed the following:

- The ASC Rules state that any proposed landscaping, “may” require a variance
- Sod requires irrigation
- Whether to include just no upright structures in the rear setback and review all other improvements on the case by case basis
- Other developments in Truckee do not allow landscaping outside the building envelop
- Grandfathering if the rule is changed or a policy is drafted

Jim Roth, Board Liaison, made comments about when the original rule was adopted and the committee should define what improvements are before advancing further.

The committee will further discussion to the next meeting to get a consensus.
No action taken.

Action / Discussion Item: Homeowner Inspection Program: The committee will discuss drafting a policy on disciplinary action for properties in non-compliance with the Homeowner Inspection Program.

The committee deferred discussion to the next meeting.

No action taken.

Submittals/Hearings:

Unit 03, Lot 149

Unit 05, Lot 011

Unit 09, Lot 094

Unit 03, Lot 255

Unit 04, Lot 347

Rod Whitten moved to adjourn; Debi Phelps seconded the motion at 12:15pm.

ASC Minutes Approved by Committee Chairman:

_____/_____
Rod Whitten Date