

Architectural Review Committee

Meeting Minutes

March 8, 2022, 7:00 p.m.

ARC & HOA members present: Rob Mohr, Rob Gordon, Ethan Lake, Sylvia Andrejczuk (by phone)

Guests: Nick Fiore, Flower Architecture

Alex Nelson, owner and G.C., Upland

New Residence: 1573 Linden review

Owner: Alex Nelson, alex.uplandcd@gmail.com

Architect: Nick Fiore, Flower Architecture, nick@flwr.co

GC: Upland, Alex Nelson, alex.uplandcd@gmail.com

BOCO site plan review: LU-22-0004/SPR-21-0059. Project also under a Limited Impact Site Review because more than 500 cubic yards of dirt are planned to be removed.

Home will be approximately 3930 s.f. of living space plus 800 s.f. attached garage. It will include 4 bedrooms, 3.5 baths, and will include a patio and a small “dipping” pool. It will follow all BoCo requirements for WUI materials. The upper part of the exterior walls will be a brown toned metal, and the lower part of the walls will be concrete for fire safety. There will be a French drain system in the rear of the house to handle the water flow from the hill behind.

Rob M. expressed concern about the impact of construction on the 2 houses (1577 and 1579 Linden) that will share a driveway with the new house. The driveway is unpaved. Owner and architect were told they will need to mitigate the mud and rock from moving onto other properties and onto the shared driveway. Owner/GC stated that there will be an engineered erosion control plan and that he has a full time excavation crew which will handle erosion problems. Owner and architect were told they will need to coordinate with neighbors on events that will disrupt their access to the driveway, such as digging a trench through the driveway for the septic line. Eric Miska asked by email about construction staging and its effect on the neighbors. Owner and architect stated there will be an “apron” area for staging construction materials. ARC gave preliminary approval.