

Architectural Review Committee

Meeting Minutes

November 28, 2023 7:00 p.m.

ARC members present: Rob Mohr, Natasha Bodorff, Sylvia Andrejczuk, Ethan Lake, Eric Miska (not voting due to conflict of interest, present just as a community member). Brandon Saltmarsh is recused from voting on this issue as it is his project that we are reviewing.

In attendance: Erich Hixson, contractor hired by Brandon to do garage build, driveway and retaining walls, landscaping, disc golf course on 91 Valley View.

Community members present:

Leslie Silverman, Terri Groh, Sarah Calve, Brandon Saltmarsh.

Project to be discussed: The construction of a free standing 2-story garage at 91 Valley View Lane. The owner Brandon Saltmarsh, his contractor Erich Hixson and several neighbors (see names above) were present to discuss their concerns with the project. His neighbor across the road, Leslie Silverman, was concerned that the garage addition would ruin her view and block the sun.

The owner Brandon Saltmarsh and his contractor went over the specs and documentation regarding their plans for a garage, and changes to the driveway on his property. The existing driveway is too narrow and not wide enough to allow for emergency vehicles to be near the home.

The new garage will have a ground level below grade workout room and be tall enough to accommodate his sprinter van and have storage for their outdoor equipment. It will also have an outdoor patio area.

The exterior materials (siding, roofing, paint color) will match the existing home and we asked the owner to provide the board with visual and written explanation of all exterior materials being used in this build. Dark sky lighting options were discussed and encouraged to be used as they are in the Boulder County code and the PBH Covenants and important to use in our mountain community.

The board recommended to the owner to reach out to Mike Palamara, BMFPD Wildfire Mitigation Chief, in regards to the cutting of the trees and to make sure the new driveway is up to code and allows for emergency vehicle access. He agreed to contact Mike Palamara and expressed his desire to comply with it being built to code.

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The neighbor across the road, Leslie Silverman, voiced her concerns that the proposed garage location will ruin her view and block the sun from her home. She and Terri Groh suggested he build it in another location. The owner explained that this was the only location possible to build the garage due to the steepness of his lot, the BOCO setback ordinances, cost and his personal needs regarding a garage to house his cars.

Several neighbors and ARC board members spoke about the possibilities of alternate locations of the garage and the owner promised to discuss this with his architect Brad Dresden, and the Boulder County land use and permitting department to see if this was feasible. The ARC requested and he agreed to provide the ARC board and his neighbor with solar impact studies to show how the proposed garage location would impact her in terms of sunlight disturbance.

It is the owner's opinion that it will not impact her and that the 5 trees that will be cut in order to complete the build will in fact offer her more light that is currently possible. The neighbor strongly disagrees and is very upset that the proposed garage location will ruin her view, leave her home in darkness, and decrease her property value.

The ARC board members asked the owner to apply for an alternative setback variance from Boulder County and that the board was willing to approve this so that the garage could be built in an alternate location to its current proposed location, thus allowing for the neighbor not to lose her view. He agreed to look into it and get back to us.

The retaining wall which is part of the owner's separate landscaping project was discussed at length with the several neighbors and board members asking about the height and the stones used as they are concerned it will look unsightly. Several different options were discussed to lessen the large wall's visual impact and profile to the neighbors and included suggestions of planting vegetation or using a retaining wall such as REDI-ROCK, a retaining wall product in which vegetation planters can be integrated in panels which Eric Miska suggested. The owner said he would look into this.

At this point the discussion of the preliminary garage review was diverted by the neighbors that were present that were very upset by the extensive landscaping that was visible and the 5 basket frisbee golf course that has been built on the property.

Leslie Silverman, Terri Groh and Sarah Calve were angry and unhappy that this had been built as they felt it was not aligned with the PBH landscape, was in violation of the Covenants, and they were not notified prior to it being built and were not able to offer their opinions on the impact of this. The ARC board stated the ARC is responsible for the neighbors not being notified in advance of the parts of the landscaping project for which the owner applied for approval. The ARC board also explained that the frisbee golf course was not included in that application nor did the ARC give approval for it.

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The owner shared it was his dream to have this disc golf course and could not understand why the community was so against it. Several community and board members explained about the PBH community valuing and wanting the landscape to stay in its natural state as much as possible, and that we are not living in suburbia because its members appreciated and wanted the rural mountain lifestyle vs urban.

The owner did not seem to accept this concept and considered his plans to be an improvement of his lot and stated this is what he wanted for his family. He also mentioned that he and his friends loved his improvements and that there are far more members of the community in favor of his landscaping than are against it. He also said he wants to not cause issues and be a good neighbor.

The board and the community members discussed different options such as painting the baskets, adding native shrubs or trees to create a visual screen so that the course was not visible. He agreed to look into it and the ARC board will continue to encourage the owner to implement these two suggestions as a way to appease the community..

Due to the preliminary review of the garage being diverted by the community members' concerns about the landscaping, the frisbee disc course, and the neighbors and the owner not being able to come to a mutually agreeable solution, the ARC decided to table this until we receive the requested documentation from the owner regarding the solar impact study, and the owner researches alternate locations for the garage based on Boulder County variance approval and feasibility of changing the location. Terri Groh will reach out to Rob Quinn to review the Covenants to see if there is a relevant article regarding the installation of a permanent frisbee golf course in PBH.

Natasha and Sylvia agreed to contact former ARC chairman Eric Erickson to confer about this project and get his perspective and wide knowledge base. We all agreed to meet again in the future after gathering more information.