

Architectural Committee Meeting Minutes –April 18, 2019

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Trevor McSpadden
Susan Scott
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Adam Rutz	#04422 Rutz
Ron Bussinger (call-in)	#00232 Bussinger
Joe Schwem	#06213A Carlson-Bouchard
Keith Carlson	#06213A Carlson-Bouchard
Shawn O'Rourke	#04345 O'Rourke
Eryn Schwer	#08601 Mountain Lodge East

Using GoToMeeting:

Maggie Good
Grant Hilton

1. Membership Forum – none

2. Call to Order – Brian Wheeler called the meeting to order at 8:02 AM.

3. Meeting Minutes –

Trevor McSpadden made a Motion to approve the April 4, 2019 BSAC Meeting Minutes. Maggie Good seconded the Motion. The Motion passed unanimously.

4. Minor Alterations Review

BSOA #04422 Rutz Minor Alterations
Legal: Meadow Village Block 4 Lot 22
Street: 2755 Little Coyote Rd

Staff presented the application for the Rutz Minor Alteration application. The application was to replace the existing roof of the home, which is approximately 20 years old, with a new roof. Material samples for the new roof were presented.

Trevor McSpadden made a Motion to approve the application as submitted. Grant Hilton seconded the Motion. The Motion passed unanimously.

5. Alterations to Approved Plans Review

BSOA #00232 Bussinger Alterations to Approved Plan
Legal: Meadow Village Lot 25
Street: 2360 Yellowtail Rd #232

Staff presented the Bussinger Alterations to Approved Plan application. The original application for Minor Alterations which included replacement of siding and fascia was approved on September 6, 2018. This application was to change the approved paint color of the fascia from LP Smartside Color Strand in Bridgeport to Diamond Kote in Coffee. The original paint color is no longer available. It was noted that the new proposed color was within the same color grouping and was an appropriate alternative.

Trevor McSpadden made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

6. SFR Final Plan Review

BSOA #06213A Carlson-Bouchard Final Plan

Legal: Cascade Block 3 Lot 213A

Street: TBD Middle Rider Rd

Staff presented the plans for the Carlson-Bouchard Single Family Residence final plan application. The sketch plan application was approved on April 4, 2019 and there were no conditions attached to the approval. Final materials were also presented and approved at that time.

Staff provided explanation for a recent change to the original site plan. The lot had been staked on April 16, 2019 and it was noted that the driveway location would require the removal of approximately 19 trees. The new proposed location was intended to preserve as many of those trees as possible. The new location would not affect the grading significantly. It was agreed by the BSAC that the new location of the driveway as shown on the revised site plan submitted on April 18, 2019 would be a reasonable change.

The home was discussed and it was noted that per the request of the BSAC at sketch plan approval, several windows were added to the north elevation. The hot tub location was discussed and it was agreed that the retaining wall and existing tree cover would provide sufficient screening.

The lighting plan was discussed. The BSAC presented concerns regarding the brightness of the 20 proposed recessed LED lights. It was agreed by Mr. Carlson that 500 lumens bulbs would be used with these light fixtures, and that if he wishes to change them to a brighter bulb in the future, it would require BSAC review. It was also noted that there is significant tree cover and distance from surrounding homes.

Trever McSpadden made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

BSOA #04345 O'Rourke Final Plan

Legal: Meadow Village Lot 45

Street: 1109 Looking Glass Rd

Staff presented the plans for the O'Rourke Single Family Residence final plan application. The sketch plan application was approved on February 21, 2019 with the following conditions:

1. Roof overhangs will be increased to at least 2' all around the home.
2. Another window will be added to the south facing wall.

The above conditions were addressed in the final plans. Roof overhangs were increased to 2' all around the house and windows were added and reconfigured on the south elevation. Finish materials were reviewed. The configuration of finish materials was changed slightly from the sketch plan. The stacked rock work on the second floor of the front of the home was replaced with vertical siding.

Staff questioned if the address sign presented was free-standing. Mr. O'Rourke, the owner applicant, stated that it would be mounted on a post at the end of the driveway as shown on the site plan.

The hot tub location and screening were discussed. It was agreed that the hot tub, because it is in the ground, will be adequately screened. The hot tub will also be surrounded with lavender for additional screening.

Trever McSpadden made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

6. Commercial Final Plan Review

BSOA #08601 Mountain Lodge East

Legal: Cascade Block 1 Lot 3B

Street: TBD Sitting Bull Rd

Given a potential conflict of interest with Brian Wheeler and Dan Hoadley, it was agreed by the BSAC that Trever McSpadden would chair this project.

Staff presented the plans for the Mountain Lodge East final plan application. The sketch plan was approved on April 4, 2019 with the following conditions:

1. More snow storage area to be added on site plan.
2. Trees and other landscaping for Phase 2 and 3 area should be shown on the landscape plan.

The above conditions were addressed in the final plans. Snow storage was added and the landscape plan showed existing trees that will be preserved as well as new landscaping elements that would be added should Phases 2 and 3 be delayed.

Staff presented signage for the Mountain Lodge East, which included “parking by permit only” signs for the parking area on Turkey Leg Road. The BSAC had requested this at the time of the sketch plan application.

Finish materials were presented and it was agreed that they are consistent with the neighborhood. Lighting was briefly discussed and determined appropriate.

Grant Hilton made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

7. Construction Extension Request

BSOA #07521 Brown Construction Extension

Legal: Brownstone Condo North Fork Creek Lot 1

Street: Brownstone Loop Units 6 & 7

Staff presented the request for a construction extension for the Brownstone Condominiums project, units 6 & 7. The units were presented together as one application and the final plans were approved on May 3, 2018. The original deadline to complete the project was May 24, 2019. It is expected that Unit 6 will be complete by August 2019 and Unit 7 will be complete in May 2019 with landscaping to be complete in July 2019. The extension was requested by Nick Brown and the reason given was winter weather delays.

Staff recommended a three-month extension be granted to complete both units by August 24, 2019.

Maggie Good made a Motion to approve the request and grant a three-month extension to August 24, 2019 to complete construction and landscaping for both units. Trever McSpadden seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

a. Member Report Tracking Update

Staff presented a series of documented complaints from Frank Martino, of 422 Chief Joseph Trail, regarding ongoing noise (conversation and radio), lighting and fireworks at 372 Chief Joseph Trail. The incidents have been ongoing for the past 2-3 years. The home is owned by Jerry and Connie Jurena and has been used as an Airbnb rental. Mr. Martino met with Suzan Scott on February 4, 2019 and was asked to document the incidents. Between January 24, 2019 and March 23, 2019 Mr. Martino documented over 30 separate complaints regarding noise, indoor and outdoor lighting at the home being on overnight, and several other miscellaneous complaints regarding unpleasant encounters with the Airbnb guests staying at 372 Chief Joseph.

The Sweetgrass Hills Covenant regarding nuisances was discussed. The Covenant states that *"No activity shall be conducted in any Lot or Tract that constitutes a nuisance or unreasonably interferes with the use or quiet enjoyment of the Occupants of any other Lot or Tract. No noxious, illegal, or offensive trade or activity shall be carried on upon any Lot or Tract, nor shall anything be done there which may be, or may become, an annoyance or nuisance to the Subdivision and surrounding area. No Owner shall permit anything to be done or kept in his or her Lot or Tract that violates any law, ordinance, statute, rule or regulation of any local, county, state or federal agency."*

The BSAC agreed that the numerous incidents reported by Mr. Martino qualify as a violation of this Covenant. It was agreed that staff would move forward with notifying the owners of 372 Chief Joseph Trail that they are in violation of the Sweetgrass Hills Covenants and that fines may be implemented per the BSOA Enforcement Resolution.

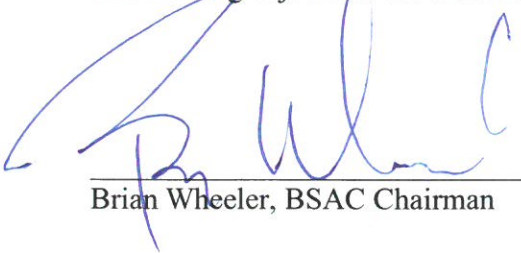
b. Performance Deposit Tracking Update

There have been no changes to the Performance Deposit Sheet.

c. Certificates of Deposit Update

There have been no changes to the certificates of deposit.

The meeting adjourned at 9:38 AM.



Brian Wheeler, BSAC Chairman