



Architectural Committee Meeting Minutes –April 4, 2019

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Kate Scott
Grant Hilton
Dan Hoadley
Trevor McSpadden
Suzan Scott
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Suzanne McGee	#06010 Slabaugh
Darrell Slabaugh	#06010 Slabaugh
Janyne Slabaugh	#06010 Slabaugh
Joe Schwem	#06213A Carlson-Bouchard
Keith Carlson	#06213A Carlson-Bouchard
Johanne Bouchard	#06213A Carlson-Bouchard
Eryn Schwer	#08601 Mountain Lodge East
Brian Scott	#312184 Fairways Condos

Using GoToMeeting:

Maggie Good

1. Membership Forum – none

2. Call to Order – Brian Wheeler called the meeting to order at 8:00 AM.

3. Meeting Minutes –

Dan Hoadley made a Motion to approve the March 21, 2019 BSAC Meeting Minutes. Kate Scott seconded the Motion. The Motion passed unanimously.

4. Major Alterations Sketch Plan Review

BSOA #06010 Slabaugh Major Alterations

Legal: Cascade Block 1 Lot 10
Street: 12 Sioux Rd

Staff presented the plans for the Slabaugh Major Alterations sketch plan application. The application was to tear down and replace the existing garage with a new garage. The new garage would have an added bedroom, bath and closet on the second floor. The existing garage would be increased from 576 s.f. to 1322 s.f. (800 s.f. on main level and 522 s.f. on upper level). Finishes included an asphalt roof, horizontal stained board siding, and round log post and beam to match the existing home.

Staff noted the original height calculations were based on the new addition only. Project representative Suzanne McGee provided staff with the overall house calculations and staff verified the overall height, including the alteration, to be compliant.

Suzanne McGee discussed the recent failure of the roof over the front porch/entry area. Staff was previously unaware of this issue. Because this will now need to be replaced, it was requested that replacing this structure, as well as reroofing the entire home to match the new addition and re-staining the home as maintenance measures, be considered part of the application. The BSAC agreed to allow these additional alterations to be added to this application, and details would be presented at the final review. It was agreed that the stain and roofing materials would match the existing materials, and the architecture and aesthetics of the porch roof/entry structure will remain the same while any necessary changes to ensure structural integrity would not affect the aesthetics. Any changes to these items must be noted on the final plan submission and if significant, may require another sketch plan review.

Grant Hilton made a Motion to approve the application as submitted noting that the applicant would like to rebuild the front porch area as shown in the photograph, re-stain the home the same color as it is at present, and reroof the existing home with a similar material that will also match the new addition. Trever McSpadden seconded the Motion. The Motion passed unanimously.

5. SFR Sketch Plan Review

BSOA #06213A Carlson-Bouchard SFR

Legal: Cascade Block 3 Lot 213A

Street: TBD Middle Rider Rd

Staff presented the plans for the Carlson-Bouchard SFR sketch plan application. The home is a contemporary one story home with attached guest quarters. The guest quarters include a rec room, office, bedroom, mechanical area and three bathrooms. Finish materials include horizontal stained wood siding, smooth cement stucco, limestone, stained trim and fascia, and metal roofing.

Staff noted neighbor concern regarding the intended use of the guest area which is attached to the main structure but labeled a “guest house” on the plans. Owner applicant Keith Carlson stated that the purpose of this area is additional living space for his family.

Finish materials were presented, as staff had questioned the appearance on the renderings that were provided and recommended the applicant bring the actual materials.

Window placement on the north elevation was noted as a topic of discussion and the BSAC recommended reconsidering this by possibly adding more windows for the final presentation.

The guest quarter area was discussed, as the applicant noted that he may consider adding this in the future or not adding it at all. Staff explained that the approval of the project as submitted is good for one year and if the guest house is not built within that time, an additional review would be required as this would be considered an Alteration to an Approved Plan. Staff also explained that if the guest house is included in the approved plans and is not built, the release of the performance deposit could be affected as the home would not have been built to the approved plans. It was noted that if the home with guest house is approved as submitted, and within the 12-month construction timeframe the owner applicant decides not to build the guest quarters, an Alteration to Approved Plan application and BSAC review would be required. Mr. Carlson acknowledged that he understood this.

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

A brief discussion followed. It was noted that the home complies with Covenants and design regulations but a recommendation was made by Grant Hilton to reconsider the north elevation window placement on the garage wall. It was also noted that finish materials are approved at this time and they do not need to be presented again at final, unless something has changed.

6. Commercial Sketch 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 Trevor McSpadden would chair this project.

Staff presented the plans for the Mountain Lodge East sketch plan application. The application was for Phase 1 of a three story building designated for employee housing. There are two potential additional phases planned in the future which would be presented as part of a separate review. The total square footage for Phase 1 is 25,996 livable s.f. and 30,788 total s.f. including basement and crawlspace. Perpendicular off street parking will also be added along Turkey Leg Road. Finish materials will include earth tones and timber accents, with metal roof and chimney accents. Material samples will be provided at the time of final review. Staff noted compliance with applicable commercial Covenants and Design Regulations.

Interior room structure and amenities were discussed by the BSAC. It was noted that landscaping will be important in order to maintain an alpine appearance.

Project representative Eryn Scwher discussed the project with the BSAC. Several topics of discussion were reviewed. They included the following:

- Parking and signage: Parking will be by permit. Signage designating permit parking will be presented at final review.
- Trees/landscaping: Evergreens and evergreen shrubs will be added to increase privacy between the Mountain Lodge and the Hill condos. It was also noted that at time of final review, a landscape plan for the areas of Phase 2 and 3 will be presented, as part of the Phase 1 landscaping plan. Should Phases 2 and 3 be delayed or not take place, the BSAC requested a commitment from the applicant to add more trees along the south elevation.
- Address sign: It was agreed by the BSAC that as long as the sign meets county and fire department regulations, it would be supported by the BSAC.
- Snow storage: additional snow storage will be added to the site plan for final review.
- Parking for future phases: 300 parking spots are being added in an adjacent lot and parking for Phases 2 and 3 will likely be offsite.

Interior items were also discussed. Brian Wheeler noted that input from existing residents was considered in the interior design and amenities of the rooms. Secure storage was a high priority. The facility also includes laundry, locker rooms and storage on the lower level.

It was noted that there will be a live-in manager in the adjacent building to help address any noise or safety issues. Security numbers will also be posted in every room.

Kate Scott made a Motion to approve the application as submitted noting the following conditions of approval. Grant Hilton seconded the Motion. The Motion passed unanimously, with Brian Wheeler and Dan Hoadley abstaining from the vote. The conditions of the approval are as follows:

1. More snow storage will be added to the final site plan.
2. Trees and other landscaping elements for Phase 2 and 3 areas should be included on the final landscape plan.

7. Project Update

BSOA #312184 Fairways Condominiums

Legal: Meadow Village #1, 2nd Filing Tract

Street: Little Coyote Rd

Staff reviewed the most recent Motions that were made in regards to the Fairways project, from the December 20, 2018 and January 17, 2019 BSAC meetings. The maximum fine enforceable by the BSAC of \$10,000.00 was reached on February 23, 2019.

Brian Scott updated the BSAC on the current status of the project. The majority partner is now engaged and they are awaiting a decision to be made on an offer to purchase the property. The decision will be made by the end of April 2019, the exact date was not given at this time.

The BSAC has now exhausted their authority in this situation and it will be escalated to the Board at the next Board meeting on April 19, 2019. Brian and Kate Scott were invited to attend the meeting. There was no further action taken by the BSAC at this time.

8. Discussion Items:

a. Member Report Tracking Update

A complaint regarding two real estate signs on the Volosin property at 1 White Butte Road was discussed. Staff has contacted the Volosins and the realtor, Chrissy Galovich, who has agreed to remove the extra sign which had been buried under the snow.

b. Performance Deposit Tracking Update

There were no updates to the Performance Deposit Sheet.

c. Certificates of Deposit Update

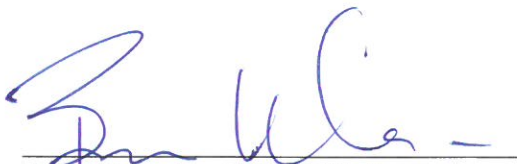
There have been no changes to the certificates of deposit.

Other Discussion

Upcoming meetings and potential attendance issues were discussed. It does not appear that we will have any issues with meeting quorum for the next few meetings. The BSAC agreed to move the BSAC meeting scheduled for July 4, 2019 to Wednesday, July 3, 2019.

Possible retreat topics were briefly discussed.

The meeting adjourned at 10:02 AM.



Brian Wheeler, BSAC Chairman