

Architectural Committee Meeting Minutes –August 1, 2019

BSAC and Staff in Attendance:

Trever McSpadden
Dan Hoadley
Maggie Good
Kate Scott
Grant Hilton
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Todd Fowler	#04619 Fowler
Bill Ward	#02514 Volosin
Gary Simonich & Lynda Stoner	#04210 Simonich
Cooper Wade	#06050A Burke
Jerad Biggerstaff	#02516 Tucker

Using GoToMeeting:

Brian Wheeler

1. Membership Forum – none

2. **Call to Order** – Trever McSpadden sat in for Brian Wheeler as Chair and called the meeting to order at 8:00 AM.

3. **Meeting Minutes** – Maggie Good made a Motion to approve the July 18, 2019 BSAC Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. Landscape Alterations Plan Review

BSOA #04619 Fowler Landscape Alterations

Legal: Meadow Village Block 6 Lot 19

Street: 2160 Spotted Elk Road

Staff presented the application for the Fowler landscape alterations. The hot tub had been installed previously and Todd Fowler had appeared at the July 18, 2019 BSAC meeting to bring the hot tub into compliance and propose a screening. At the time, a screen of wood panels was proposed but there was some question as to whether the current deck encroaches into the side setback. The installation of the wood panel screening would have to be installed in the setback as well, if this was the case. A Motion was made that the panels would be approved as a screening if Mr. Fowler could provide a survey proving that the deck did not encroach into the setback. It was noted in the Motion that if the deck was in the setback, an alternative screening of trees would need to be proposed and the application would need to be re-submitted.

Mr. Fowler provided staff with a survey from C& H Engineering which demonstrated that the deck did encroach into the setback. Per the July 18, 2019 Motion, Mr. Fowler presented an alternative plan to add two evergreen trees of at least 8' in height as a screening. Staff recommended that the application be approved as submitted, noting that the trees will provide sufficient screening and are the only option as to not encroach further into the setback. Mr. Fowler noted that he discussed the plan with neighbor Rod Wimmer and he was in agreement with the proposed screening.

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

The BSAC advised the applicant to have their contractor or landscaper call the Before You Dig hotline to be sure there are no utilities buried where the proposed trees would be installed.

BSOA #02514 Volosin Landscape Alterations

Legal: Aspen Groves Block A Lot 14

Street: 879 Andesite Road

Staff presented the application for the Volosin landscape alterations, which was to build a freestanding outdoor fireplace in the backyard of the home. The fireplace was originally to be constructed of a stone veneer that matched the existing home. The fireplace would be approximately 10' tall, 6' wide and 2.5' deep as presented in the plans. Installation would require installing a concrete base and the fireplace would include a spark arrestor, per design regulations. Staff had been advised by the Volosins that the Aspen Groves HOA had previously approved the fireplace. It was stated that the fireplace would be at least 5' from any structure. Bill Ward of Stonewerx represented the application. Staff noted that Bill Reed had visited the BSOA office on Wednesday, July 31 to review the design of the fireplace and was in agreement with it.

Staff reviewed the design regulations for exterior fireplaces and noted that the Volosins have complied. Staff recommended the application be approved as submitted noting the fireplace complies with design regulations, is an improvement to the home and other necessary approvals have been obtained.

It was noted by Mr. Ward that the design had changed slightly and would be closer to 12' tall. It was also noted that a screen would be installed for safety. Mr. Ward noted that the original proposed material, which would have been River Rock to match the existing home, had been changed to a cultured stone product called Country Ledge.

At this time, Bill Ward left the meeting to obtain a sample of the proposed material, at the request of the BSAC. This item was temporarily tabled and continued after the Burke alteration to approved plan application.

Mr. Ward presented a sample of the proposed material. The BSAC discussed the material and noted that while it would approve the alterations, it was noted that the owner should also discuss the improvement with the Aspen Groves HOA as well. Mr. Ward agreed to discuss this with Kent Volosin. Staff noted that a fire department approval would also be required.

Grant Hilton made a Motion to approve the application as submitted, with the new proposed material. Kate Scott seconded the Motion. The Motion passed unanimously and included the following conditions of approval:

1. The new material is approved by the BSAC, but must also be approved by the Aspen Groves HOA as it is different than the existing home.
2. A fire department approval will be required.

The BSAC advised the applicant to call the Before You Dig hotline to be sure there are no utilities buried where the proposed fireplace would be installed.

5. Alterations to Approved Plan Review

BSOA #04210 Simonich & Stoner SFR

Legal: Meadow Village Block 2 Lot 10

Street: 2630 Curley Bear Road

Staff presented the alteration to approved plan application for the Simonich and Stoner single family residence. The final plan was approved on May 17, 2018. One alteration to approved plan application had previously been submitted on July 19, 2018, due to county overhang regulations. This application was for a Trex deck in replacement of the approved concrete patio, which would include 4x4 timber posts and a timber band on which to hang a golf netting, if deemed necessary, in the future. Gary Simonich and Lynda Stoner attended the meeting. Mr. Simonich noted that there had been several instances of golf balls landing in the yard. The netting would be installed upon the owner's discretion if it continued to be a problem, and would be removed in the winter months.

The drawing provided by Mr. Simonich included a future hot tub on the proposed deck. Staff noted that the hot tub must be adequately screened. Upon reviewing the existing and proposed trees surrounding the lot and the placement of the hot tub against the home, it was determined that it would be adequately screened and could be installed in the future if the owner chooses. The material for the deck was presented by Mr. Stoner. Staff recommended the application be approved as submitted noting that it is an improvement to the home design considering the location of the home next to the golf course.

Staff presented a request from Mr. Simonich to waive the alteration to approved plan review fee, as the first alteration was due to county regulations that he was not aware of at the time of BSAC approval. There would typically be a review fee for additional alterations after the first one.

Grant Hilton made a Motion to approve the application as submitted, including the hot tub, noting that the review fee would be waived. Maggie Good seconded the Motion. The Motion passed unanimously.

BSOA #06050A Burke SFR

Legal: Cascade Block 2 Lot 50A

Street: 18 Little Thunder Road

Staff presented the alteration to approved plan application for the Burke single family residence. Contractor Cooper Wade represented the application. The application was to replace the approved siding with reclaimed material and to expand and reconfigure the approved retaining walls. Staff presented the new siding material, and Mr. Cooper presented a sample.

Staff explained that the purpose of expanding the retaining wall along the driveway, as stated by Mr. Cooper, was to preserve existing trees and better work with the natural grade of the lot. The grading on the original site plan would require most of the trees between the home and road to be removed. The total length of the proposed wall would be approximately 85'. Staff noted that design regulations limit retaining walls to 24' but this wall would be constructed of natural boulders, which in the past has been considered a landscape feature. The wall would be 4' high at a maximum and would taper toward the road. The wall would mainly be visible from the home, with limited visibility from the road or adjacent properties. It was agreed by the BSAC that because the retaining wall is constructed of boulders, as opposed to poured concrete or material of a more permanent nature, the length regulations would not apply. A second retaining wall, closer to the home was reconfigured from two parallel walls to a v-shape. This wall was discussed briefly by the BSAC.

Staff recommended the proposed siding material be approved as submitted, noting that the material is compatible with the subdivision, and that the new proposed retaining walls be approved as submitted as it will preserve trees and work with the natural layout of the lot. It was proposed by staff and agreed by the BSAC that if the owner chooses, additional landscape elements could be added around the retaining wall.

Grant Hilton made a Motion to approve the application as submitted, noting the proposed siding material is appropriate and that the wall will be considered a landscape feature and will preserve trees on the lot. Maggie Good seconded the Motion. The Motion passed unanimously.

6. SFR Final Plan Review

BSOA #02516 Tucker Final Plan

Legal: Aspen Groves Block A Lot 16

Street: 959 Andesite Road 120A

Staff presented the plans for the Tucker single family residence final plan application. Jerad Biggerstaff represented the project. The sketch plan was approved on July 18, 2019 with the following conditions:

1. Additional window treatments or design elements were to be added to the north elevation.
2. A detailed landscape plan addressing drainage considerations, construction parking and staging was to be provided at the request of Aspen Groves HOA members.

Staff presented the changes that had been made to the design of the home since sketch plan approval. Windows had been added on three elevations and the renderings showed a more accurate color scheme of the house. The landscape plan was presented which noted that drainage would be addressed by the contractor, Biggerstaff Construction. The construction staging plan was reviewed, which included an adequate area for staging materials and made several additional considerations for parking and traffic management. The BSAC recommended adding taller trees in place of the proposed shrubs along the northwest/road facing elevation to better screen the home from the road.

The lighting plan was reviewed. It was noted that the plan included several items that were not clear on the plans. These included an additional 4-5 recessed cans to be installed under the brow roof on the east facing elevation, an additional wall sconce by the door on the north elevation, and no sconce above the deck on the north elevation. It was agreed by the BSAC that this lighting plan was adequate and reasonable for the home.

Finish materials were presented. Staff recommended that the application be approved as submitted noting that sketch plan conditions had been addressed.

Grant Hilton made a Motion to approve the application as submitted, noting the changes to the lighting plan were approved. Maggie Good seconded the Motion. The Motion passed unanimously and included the following condition of approval:

1. At least three trees of approximately 4-5' in height would be added along the west/road facing elevation in exchange for the shrubs included on the landscape plan.

7. Construction Extension Requests

BSOA #06050A Burke SFR

Legal: Cascade Block 2 Lot 50A

Street: 18 Little Thunder Road

Staff presented the Burke construction extension request, submitted by contractor Cooper Wade. Final plans were approved on June 7, 2018 and the construction completion date was originally July 26, 2019. Site clearing was approved prior, and began on July 6, 2017. It was unclear if a completion date for the site clearing had ever been communicated.

The request was due to the complexity of the home and weather delays. The requested extension was nine months for construction, with a new completion date of April 26, 2020, and October 26, 2020 for the landscaping to be complete. Staff recommended the request be approved as submitted, noting reasonable reasons for delay and the tight construction timeframe in the Cascade subdivision.

Maggie Good made a Motion to approve the construction extension request as submitted, noting the new completion date for construction would be April 26, 2020 and the new completion date for landscaping would be October 26, 2020. Kate Scott seconded the Motion. The Motion passed unanimously.

BSOA #02812 Chernausek SFR

Legal: Aspen Groves Block D Lot 12

Street: 1005 Silverado Trail

Staff presented the Chernausek construction extension request, submitted by contractor Mike Staudt. Final plans for the home were approved on June 7, 2018. The original completion date for construction was July 26, 2019. The requested completion date was October 26, 2019. No extension was requested for landscaping. The reason for the extension was general weather delays.

Staff recommended the request be approved as submitted noting reasonable reasons for delay.

Maggie Good made a Motion to approve the construction extension request as submitted, noting the new completion date for construction would be October 26, 2019. Kate Scott seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

a. Member Report Tracking Update

Staff noted that a previous complaint had been resolved and there did not appear to be a compliance issue.

b. Performance Deposit Tracking Update

Staff briefly discussed the performance deposit sheet and noted that the information is being updated and migrated to a more accurate active project list. Staff committed to having a complete list by the end of 2019 that includes all active, current projects.

c. Certificates of Deposit Update

There have been no changes to the certificates of deposit.

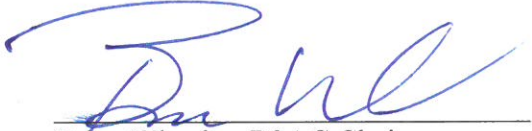
Other Discussion:

Maggie Good provided an update on Northwestern Energy, noting that several board members have been involved and that there has been progress made toward a solution.

Maggie Good noted that at a recent Madison County Planning Board meeting, the Board agreed to spend \$100,000 on a survey of the last 3.5 miles of Jack Creek Road, with the intent to improve the road as an egress route in the case of an emergency. Chief Bill Farhat has been actively involved in the process.

Grant Hilton noted a complaint against a neighboring property on Curley Bear Road. The complaint was that landscaping has not been maintained. Staff will follow up with the owner of the property.

The meeting adjourned at 9:25 AM.



Brian Wheeler, BSAC Chairman