

## Architectural Committee Meeting Minutes – August 2, 2018

**BSAC and Staff in Attendance:**

Dan Hoadley, Acting Chairman  
Kate Scott  
Maggie Good  
Gary Walton  
Grant Hilton  
Janet Storey  
Suzan Scott

**Guests in Attendance, Project Attending For:**

Rene Kraus	# 02507 Roderick Family LLC
Bob Biggerstaff	# 02507 Roderick Family LLC
Vic Mossotti	# 02507 Roderick Family LLC
Bryce Connery	#06360 Austin, Glynn & Restaino
Darius Larsen	#06316 Larsen
Jake Porter	#00189 Porter

Using "Go to Meeting"

Trever McSpadden BSAC Member  
Kathleen Mossotti #02507 Roderick Family LLC

**1. Membership Forum - None****2. Call to Order** – Dan Hoadley called the meeting to order at 8:00 am.**3. Meeting Minutes –**

A Motion to approve the July 19, 2018 BSAC Meeting Minutes was made by Maggie Good. Gary Walton seconded the Motion. Gary Walton asked to make a modification to the Meeting Minutes. The Motion passed unanimously with the change as requested.

**4. Minor Alterations:**BSOA #00189 Porter Minor Alterations

Legal: Broadwater Condo 1 Meadow Village No.1 2<sup>nd</sup> filing, Tract 9  
Street: 2025 Little Coyote Rd. Unit 189

Staff presented the photos, drawings and narrative for the Porter Minor Alterations. The Application is for the replacement of the original doors and windows with a new door and windows in a new configuration. It was noted that all the siding added or replaced and new door and window trim will match existing materials and colors. The Broadwater HOA has approved the project. The Owner, Jake Porter, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the Broadwater Condominium Building, are in compliance with the Meadow Village Covenants and the BSOA Design Regulations.

Gary Walton made the Motion to approve the Porter Minor Alteration Application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

BSOA # 04316 Larsen Minor Alterations

Legal: Meadow Village No.1 2<sup>nd</sup> filing, Block 3, Lot 16  
Street: 3260 Two Moons Rd.

Staff presented the photos, materials and narrative for the Larsen Minor Alteration application. The Owners are proposing to replace the existing cedar shingle roof with a new asphalt shingle roof in the "Weathered Wood" color. The Owner, Darius Larsen, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modification is an improvement to the existing home, complies with Covenants and Design Regulations and is compatible with the subdivision.

Maggie Good made a motion to approve the Larsen Minor Alteration Application as submitted. Grant Hilton seconded the motion. The motion passed unanimously.

## **5. Landscape Alterations:**

BSOA #06360 Austin, Glynn & Restaino

Legal: Cascade Subdivision Block 6, Lot 360

Street: Low Dog Rd.

Staff presented the photos, drawing and narrative for the Austin, Glynn & Restaino Landscape Alteration application. Mr. Austin, Mr. Glynn & Mr. Restaino recently purchased the property. As a condition of the sale the new Owners agreed to removed the portion of the paved hammerhead parking area and the existing underground propane tank that are encroaching on the adjacent property. The owners state that the areas disturbed by the work will be restored. Bryce Connery, the Designated Project Representative and real estate agent for the buyers, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed alterations comply with the Cascade Covenants, the Design Regulations and are compatible with the subdivision.

Gary Walton made a motion to approve the Austin, Glynn & Restaino Landscape application as submitted. Maggie Good seconded the motion. The motion passed unanimously.

## **6. SFR Sketch Plan Review**

BSOA # Roderick Family LLC SFR Sketch Plan

Legal: Aspen Groves Subdivision, Block C, Lot 7

Street: TBD Nordic Lane

Staff presented the photos, drawing and narrative for the Roderick Family LLC Single Family Residence Application. The Owner of the lot is planning to build a single family home. Bob Biggerstaff, the builder of the home, attended the meeting. Two of the adjacent property owners, Victor Mossotti and Rene Kraus, attended the meeting. Kathleen Mossotti joined the meeting using "go to meeting". Staff noted that the Aspen Groves HOA had reviewed that plans and had found the house plans to be acceptable.

Victor spoke to the BSAC regarding his concern about a home being built on the property and the impact it would have on the area wildlife. The BSAC listened attentively to his concerns and determined that the proposed home complied with the BSOA Design Regulations and the Covenants and was compatible with the subdivision. It was suggested to the builder that the home be moved 10' towards Andesite Road to provide a better buffer between the new home and the Mossottis home.

Rene Kraus noted her desire for the trees between the house and Andesite road be preserved. The builder stated that it was his intention to preserve as many trees as possible on the site. The proximity of the proposed home to wetlands was also discussed. The Plat map for the subdivision was reviewed and it was determined that a wetland area was not mapped on the lot. It was noted that the proposed location

of the home is the south east side of the lot and the area with aspens is located on the north west side of the lot.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed home complies with the Aspen Groves Subdivision Covenants, the Design Regulations and is compatible with the subdivision.

Kate Scott made the Motion to approve the Sketch Plan Application with Conditions stated below.  
Grant Hilton seconded the Motion. The Motion passed unanimously.

The approval was subject to the following conditions:

1. The following items be included on the Final Site Plan:
  1. Grading.
  2. Length, width and slope of driveway.
  3. Driveway Material.
  4. Correct setbacks.
  5. Retaining walls if needed.
  6. Site Section.
  7. Construction staging area.
  8. Culvert at intersection of road and driveway.
  9. Portable toilet location.
2. All Final Submittal information to be provided including:
  - a. All Sketch Plan Requirements in Final Form.
  - b. Landscape Plan
  - c. Materials Board including all materials
  - d. Light Fixture Cut sheets.
  - e. Light fixture locations shown on Floor Plans and Elevations
  - f. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Aspen Groves Covenants.

**\*\* Please see Project Checklist for complete list of requirements.**

## **7. Discussion Items:**

### **a. Covenant Compliance Tracking Update**

Staff reviewed the Covenant Compliance Tracking Sheet with the BSAC.

The Meadow View Condominium Project was discussed and staff was requested to research whether the existing dirt pile is a covenant compliance issue or not. It was noted that this was being reviewed as an issue of concern.

The no parking signs and no trespassing signs posted by Owners at the end of Autumn Trail were reviewed. Staff stated that she is working with the Owner that posted the signs. The reasons for the signs are valid and that an application will be submitted to BSAC for review and approval.

Doc's Real Estate property and the Emergence Group site were also discussed.

The BSAC asked staff to include in the Minutes that Rainham property was also discussed.

**b. Performance Deposit Tracking Update**

The Performance Deposit Tracking Spreadsheet was reviewed. Staff noted that five performance deposits have recently been released and that additional requests for "Aesthetic Reviews" have been received.

**c. Certificates of Deposit Update**

The Certificate of Deposit Tracking Spreadsheet was reviewed.

The meeting Adjourned at 10:25.

A handwritten signature in blue ink, reading "Dan Hoadley", written over a horizontal line.

Dan Hoadley, BSAC Acting Chairman