

Architectural Committee Meeting Minutes – February 1, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Trevor McSpadden
Gary Walton
Grant Hilton
Maggie Good
Kate Scott
Dan Hoadley
Janet Storey
Suzan Scott

Guests in Attendance, Project Attending For:

Reid Smith #07515 Gladstein SFR
Bob Brooks #07515 Gladstein SFR
Andrea & John Gladstein #07515 Gladstein SFR
John Seelye #07515 Gladstein SFR
M'Lee Davis #04223 Smith (Davis)

1. Membership Forum - None

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

3. Meeting Minutes – A Motion to approve the January 18, 2018 Meeting Minutes was made by Trevor McSpadden. Grant Hilton seconded the motion. The Motion passed unanimously.

4. Single Family Residence Final Plan Review:

BSOA #07515 Gladstein SFR

Legal: Cascade Subdivision Block 3 Lot 211A

Street: TBD Middle Rider Rd.

Staff presented the drawings, photos and narrative for the Gladstein Single Family Final Plan application. The Owners, John and Andrea Gladstein, the architects, Reid Smith and Bob Brooks, and the contractor, John Seelye, were in attendance at the meeting.

The BSAC discussed the light fixtures that are proposed for the project. The first proposed fixture is Dark Sky Compliant but, it has seeded glass. The second proposed fixture is not Dark Sky Compliant but, the proposed location meets the intent of dark sky compliance. The third proposed fixture is not Dark Sky Complaint but, is proposed to be installed on a wall with a deep overhang which meets the intent.

The BSAC reviewed the length of the wall and the roof overhang on the back (east side) of the garage. The wall at the back of the garage is 41'-6" in unbroken length. The roof at the back of the garage is 45' in unbroken length. The home was granted an Exception to the Design Regulations at Sketch Plan review to allow a roof length of 42'. An additional 2' was added to the Ski Room making the wall and roof longer. The BSAC determined length of the wall and the roof is compatible with the design of the home.

Following the Staff presentation Bob Brooks, architect, presented the project materials to the BSAC.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Cascade Subdivision Covenants and, other than the over allowable

length wall and roof at the back of the garage, complies with the Design Regulations.

Grant Hilton made the Motion to approve the application as submitted with the following Exceptions and Conditions. Trever McSpadden seconded the Motion. The Motion passed unanimously.

The Approval included the following Exceptions:

1. Based on the finding that the Hinkley “Mist” light fixture is Dark Sky compliant and will be installed in an area where the fixture will not be easily viewed from below an Exception to the Design Regulations prohibiting seeded glass was granted.
2. Based on the finding that the wall length is consistent with the design of the home and other homes in the neighborhood an exception to the Design Regulations was granted to allow the 41’-6” of uninterrupted wall length on the back of the garage.
3. Based on the finding that the roof length is consistent with the design of the home and other homes in the neighborhood an exception to the Design Regulations was granted to allow the 45’-0” of uninterrupted roof length on the back of the garage.

The Approval included the following Conditions:

1. 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 Cascade Covenants be submitted to the BSAC prior to construction.

5. Discussion Items:

a. Covenant Compliance – Staff updated the BSAC on the Compliance Tracking Sheet.

1. BSOA #04223 Davis Covenant Compliance (Tenants M’Lee & Herb Davis, Property Owner, Shirley Smith Trust):

Staff received a complaint from the adjacent property owner, Mary Richardson, regarding a snow mound built on a wood block base that is being used as a temporary seasonal snow slide by the Davises children. M’Lee Davis attended at the meeting.

The BSAC reviewed the Meadow Village Covenants to determine if the mound is in violation of the Covenants or not. The BSAC also took into consideration that the snow mound had been built seasonally, removed and the area cleaned up for the last 7 years. After considerable discussion the BSAC determined that, due to the seasonal use and past removal and clean-up, that the snow mound is neither a landscape feature or a temporary structure and is not in violation of the Covenants. The BSAC also determined that an application and formal review by the BSAC is not required. Staff was directed to write a letter to the Davises stating that the structure must be removed and the area cleaned up by June 1st every year. M’Lee stated that she accepted the conditions.

Grant Hilton made a Motion to allow the snow mound to remain provided it is removed and the area cleaned up by June 1st of every year. Trever McSpadden seconded the Motion. The Motion passed unanimously.

2. Doc's Real Estate:

Staff updated the BSAC on the progress at Doc's Real Estate site. The Designated Project Representative, Kyle Lanier, was present at the meeting. The revised landscape plan has not been received as required. A letter from a licensed engineer stating that the sand installation did not require permitting from regulatory agencies has been received and was included in the Committee Packet.

Kyle reviewed the current status of revising the brightness of the lighting with the BSAC. Kyle stated that parts have been ordered and the electrician will install the dimmers as soon as possible after the parts are received. Kyle also stated that the revised landscaping plan was being prepared by the architect for the project and will be sent to the BSAC as soon as it is completed. Kyle also stated that the portable toilet will be removed as soon as it is no longer being used.

The BSAC determined that an Extension until February 19, 2018 for the submittal of the revised landscape plan was reasonable. The BSAC also determined that the exterior lighting revisions be completed prior to February 19, 2018 to allow the BSAC members the opportunity to view the lights. Kyle was directed to notify Staff when the lighting revisions were completed.

Grant Hilton made a Motion to grant an Extension for the submittal of the revised landscape plan until February 19th and the exterior light fixtures revisions be completed prior to February 19, 2018. Trever McSpadden seconded the Motion. The Motion passed unanimously.

3. The Emergence Group LLC (Krejci)

Staff undated the BSAC on the Emergence Group project. The project has a 6 month extension to June 1, 2018 and with a requirement for an update on March 1, 2018. Staff stated that Ms. leFaber has been asked to immediately remove the roadmix from the road right of way.

b. Project Completion Date Extensions:

1. Stillwater Condominium Construction Completion Date Extension

Project type: Major Alteration

BSOA # None

Property Legal Description: Cascade Subdivision, Stillwater Condos Property Address:

Street Address: Turkey Leg Rd

Project Completion Date: 09/28/2017

Extension Requested: A date was not requested only an Extension.

Staff presented photos, narrative and a letter from the Stillwater Homeowners Association Manager, Kristen Ramirez, for the Stillwater Condominium Major Alteration Construction Completion Date Extension to the BSAC. Kristen's letter stated that the project was delayed due to lack of subcontractors to install the EPDM roof on the new canopies. The BSAC reviewed the information and found that construction on the Stillwater Major Alteration was diligently prosecuted however, the completion of the project was delayed due to the availability of qualified Subcontractors to install the roofing material.

Trever McSpadden made the Motion to grant a Construction Completion Date Extension to 08/01/18 based on the finding that construction has been diligently prosecuted and that delays caused by subcontractor availability created the need for an extension. Kate Scott seconded the Motion. The Motion passed unanimously.

c. Performance Deposit Tracking:

Staff updated the performance deposit tracking sheet for the BSAC.

1. Liston Partial Performance Deposit Release request:

Project type: New Single Family Residence

BSOA # 06234A

Property Legal Description: Cascade Subdivision, Block 3, Lot 234

Street Address: 11 Middle Rider Road

Staff presented photos and narrative for the Liston Partial Performance Deposit Release request to the BSAC. Staff explained that the Owner's Representative, Ryley Liston, felt that the work on the home was completed and requested the "Aesthetic Review" of the property. Upon visiting the site Staff found that the work was mostly completed however, a small amount of exterior painting and touch up work was required and determined that a full release of the Performance Deposit was not appropriate at this time. A partial release did seem appropriate, however.

Trever McSpadden made the Motion to grant a Partial Construction Performance Deposit Release of \$9,000 based on the finding that the majority of the construction has been finished but, due to weather related delays, painting touch up at the home has not been completed. Grant Hilton seconded the Motion. The Motion passed unanimously.


d. Certificates of Deposit Status:

Staff updated the Certificate of Deposit tracking sheet for the BSAC noting that no changes have been made.

e. Retreat Topics:

The BSAC reviewed and discussed the retreat topics. The BSAC reviewed other possible topics including driveway and building inspections, variances to Covenants, Financial requirements for multi-Family and the review of the section of the BSOA Bylaws that apply to the BSAC. Staff was directed to provide more information on the possible topics for the BSAC to review at the next meeting.

f. Adjourn –The BSAC meeting adjourned at 10:10 am.



Brian Wheeler, Committee Chair