



Architectural Committee Meeting Minutes – December 6, 2018

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Kate Scott
Gary Walton
Grant Hilton
Jess Bevilacqua
Suzan Scott

Guests in Attendance, Project Attending For:

Sara Gram	#06244 Thomson
John & Andrea Gladstein	#06244 Thomson
Joe Schwem	#06243 Liston
Bill Thomson (GTM)	#06244 Thomson

Using GoToMeeting:

Maggie Good
Trevor McSpadden

1. Membership Forum - none

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

3. Meeting Minutes –

Gary Walton made a Motion to approve the November 1, 2018 BSAC Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. Alterations to Approved Plans:

BSOA #06243 Liston Alterations to Approved Plans #2

Legal: Cascade Subdivision Block 3 Lot 243

Street: 17 Swift Bear Rd.

Staff presented the photos and plans for the Liston application. The application was to alter the approved plan in the following ways: 1. Add stone wainscot - primarily east & south facade, small section NE; 2. Remove dining room west window because it would have looked into the neighbor's house; and 3. Move Master Bedroom west window and resize into added shed dormer because it would have looked into the neighbor's house.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are in compliance with the covenants and design regulations and are compatible with the subdivision.

Grant Hilton made a Motion to approve the Liston Alterations to Approved Plan as submitted. Gary Walton seconded the Motion. The Motion passed unanimously.

6. Variance Application

BSOA #06244 Thomson Envelope Relocation

Legal: Cascade Lot 244

Street: 19 Swift Bear

Staff presented the plans and narrative for the Thomson application. The application was for a building envelope relocation for Block 3, Lot 244 in Cascade Subdivision. The owners of the lot, Bill and Sandy

Thomson, requested to move the building envelope 100' to the north in order to preserve existing trees and provide an unobstructed view of Lone Mountain. Seven adjacent property owners were notified via certified mail. Neighbors Leonard Liston, Linda Belis, and Frank Giacobbe did not object to the move.

Architect Sara Gram addressed the BSAC and stressed the value of the trees in preventing erosion, protecting against the elements, and providing privacy with adjacent property owners. Preservation of trees was the main hardship presented.

Neighboring property owners John & Andrea Gladstein presented their case against the move. They stressed that three years ago they purchased their property based on the locations of the existing building envelopes on the lots surrounding theirs. The design of their home, currently under construction, was based on the distance from surrounding homes and the existing building envelopes.

The BSAC discussed the covenant and design regulation criteria for approving a building envelope relocation and the definition of a hardship. It was determined that there is lack of a significant hardship in this case. The importance of building envelope location when buying a lot was taken into consideration as well.

Gary Walton made a Motion to deny the application as submitted based on the absence of a hardship and the existing neighbor opposition. Maggie Good seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

a. Project Completion Date Extensions

BSOA #70103A Lodges at Elkhorn Creek

Legal: Cascade Subdivision Block 1 Tract 1

Street: Sitting Bull Road

Staff presented the request from Nick Fulton of Bechtle Architects on behalf of Jon Kennedy for the Lodges at Elkhorn Creek. Original completion date was October 4. Request to complete construction is January 2019 and May 30 for landscaping. The reason for an extension was weather constraints last winter. The site is actively under construction.

The BSAC discussed after the fact extension requests and how to deter this. It was decided that in this case we will grant the extension and not impose a fee but staff will give the applicant a warning that this was considered an after the fact request and going forward a fee will be imposed. The extension was approved as submitted.

An administrative action was made for staff to add a specific outline stating the deadlines and dates that extension requests must be received by to our project approval letters. If after the fact requests are made, a fee will be imposed and if the applicant wants to dispute that fee, it will be an agenda item.

BSOA #04323 2885 Two Moons Road

Legal: Meadow Village Block 3 Lot 23A

Street: 2885 Two Moons Road

Staff presented the extension request from Britt and Alex Ide. An extension through July 2019 was requested. Grant Hilton made a Motion to approve the extension as requested. Kate Scott seconded the Motion. The Motion passed unanimously.

b. Commercial Review Fees – Hill condo review fee structure

Review fees for the upcoming Hill condo re-siding project were discussed briefly.

c. Member Reports Tracking Update

Staff reviewed the Member Reports Tracking Sheet with the BSAC. Anonymous complaints will not be allowed. Updates at Doc's Real Estate and Mark Tedsen's property were discussed.

d. Performance Deposit Tracking Update

The Performance Deposit spreadsheet was reviewed.

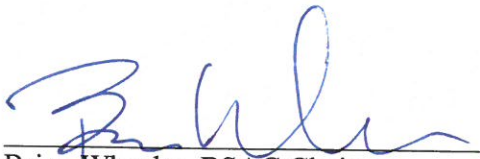
The BSAC reviewed a partial performance deposit release request from Michael Kukanza at 2855 Two Moons Road. The landscape portion of the work has not been visible enough to be reviewed by staff due to the snow. Grant Hilton made a Motion to release \$4k of the Performance Deposit and withhold \$1k for the landscaping. Kate Scott seconded the Motion. The Motion passed unanimously.

e. Certificates of Deposit Update

There have been no changes to the Certificate of Deposit Tracking Spreadsheet.

In other discussion, the Fairways property is in noncompliance and will be an agenda item for the December 20 meeting.

The meeting adjourned at 9:45 AM.


Brian Wheeler, BSAC Chairman