



Architectural Committee Meeting Minutes – February 15, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Trever McSpadden
Gary Walton
Maggie Good
Kate Scott
Janet Storey
Suzan Scott

Guests in Attendance, Project Attending For:

Joe Schwem	#06243 Liston SFR
Beau Greenley	#06173A Pugh SFR
Jackson Stolp	#06173A Pugh SFR

Using "Go to Meeting"

Dan Hoadley
Maggie Good

1. Membership Forum - None

2. Call to Order – Brian Wheeler called the meeting to order at 8:10 am.

3. Meeting Minutes – A Motion to approve the February 1, 2018 Meeting Minutes was made by Maggie Good. Gary Walton seconded the motion. The Motion passed unanimously.

Please note:

Due to the Applicants arriving late the "Cascade Ridge Construction Completion Date Extension request" was reviewed prior to the Liston Single Family Residence. The Meeting Minutes are written in the order of the Agenda.

4. New Single Family Residence Sketch Plan

BSOA #06243 Liston SFR

Legal: Cascade Subdivision Block 3 Lot 243

Street: 17 Swift Bear Rd

Staff presented the drawings, photos and narrative for the Liston Single Family Final Plan application. The Architect and Designated Project Representative, Joe Schwem, was in attendance at the meeting.

The BSAC discussed the Site Plan and the location of the driveway. When the Site Plan was submitted to the BSAC on January 31, 2018 the driveway was shown in the Ski Trail Easement. Staff explained that the architect revised the plan between the release of the Staff Reports on February 9, 2018 and the February 15th BSAC meeting. The revised plan shows the driveway outside of the Ski Trail Easement. It was noted that the building envelope is located in the ski trail easement.

The BSAC reviewed the window on the north side of the garage and determined that the windows shown on the plan did meet the intent of the Design Regulations and additional windows did not need to be added.

Staff recommended that the BSAC approve the application as submitted with the conditions listed in the Staff Report based on the finding that the home complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the subdivision.

Gary Walton made the Motion to approve the application as submitted with the following Conditions. Trever McSpadden seconded the Motion. The Motion passed unanimously.

The Approval included the following Conditions:

1. The following items are required to be included on the site plan:
 - a. The length and slope of the driveway.
 - b. Snow storage area.
 - c. An address monument adjacent to the driveway but, not in the road right of way.
 - d. A Construction Staging area.
2. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plan.
3. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Landscape Plan including screening for the hot tub.
 - c. Materials Board including Light Fixture Cut sheets.
 - d. Light fixture locations shown on Floor Plans and Elevations

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

BSOA #06173A Pugh SFR

Legal: Cascade Subdivision Blk 3 Lot 173 A

Street: 1 Spotted Eagle Rd.

Staff presented the drawings, photos and narrative for the Pugh Single Family Final Plan application. The Contractor and Designated Project Representative, Beau Greenly, was in attendance at the meeting. Jackson Stolp, an associate of Mr. Greenly, was also in attendance.

The BSAC discussed the floor plan and elevations of the home. Staff noted that the she had inadvertently included the plans that did not include the mudroom between the house and the garage in the Staff Reports on 2/ 9/18. The plans that include the mudroom were reviewed at the meeting.

The BSAC reviewed the south and west sides of the garage and determined that additional windows needed to be added to meet the intent of the Design Regulations.

Staff recommended that the BSAC approve the application as submitted with the conditions listed in the Staff Report based on the finding that the home complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the subdivision.

Trever McSpadden made the Motion to approve the application as submitted with the following Conditions. Gary Walton seconded the Motion. The Motion passed unanimously.

The Approval included the following Conditions:

1. Architect's stamp to be included on final drawings.
2. Two windows be added to both the west and south sides of the garage.
3. The following items be included on the site plan:
 - e. The length and slope of the driveway.
 - f. Snow storage area.
 - g. An address monument adjacent to the driveway but, not in the road right of way.
 - h. A Construction Staging area.
4. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Landscape Plan including screening for the hot tub.
 - c. Materials Board including Light Fixture Cut sheets.
 - d. Light fixture locations shown on Floor Plans and Elevations

**** Please see Final Plan Submittal Checklist for complete list of requirements.**

5. Discussion Items:

a. Project Completion Date Extensions:

1. Cascade Ridge Condominium Units #102 & 206 Construction Completion Date Extension

Project type: Single Family Condominiums

BSOA # 20102 & 20206

Property Legal Description: Cascade Subdivision, Blk 2, Area 13, Cascade Ridge Condos
street Address: Upper Cascade Ridge Rd and Lower Cascade Ridge Rd.

BSOA # 20102 – Unit #102

Project Type: New Construction - Single Family Condo

Project Completion Date: 07/16/2016

Landscape Completion Date: 07/16/17

Final Plan Review Date: 06/04/15

Sketch Plan Review Date: 04/02/15

Const. Completion Extension Requested: The request is for a 24 month Construction Completion Date extension from 07/16/16 to 07/16/18 and Landscape Completion Date extension to 07/16/19.

Staff presented photos and narrative for the Cascade Ridge Construction Completion Extension Request. The project Owners, Mark Lilly & Pat Lopker, stated in an email sent to staff that the construction of the condo has been diligently prosecuted however, due to delays caused the short building season, heavy snowfall in the Cascade Ridge area and the steepness of the building site, additional time is needed to complete the single family condo building. In addition, the Performance Deposit was posted well in advance of the start of construction. The Construction Completion Date is based on the date that the Performance Deposit was posted.

BSOA #20206 – Unit #206

Project Type: New Construction - Single Family Condo Dwelling

Project Completion Date: 05/03/2018

Landscape Completion Date: 05/03/19

Final Plan Review Date: 11/3/16

Sketch Plan Review Date: 10/6/16

Const. Completion Extension Requested: The request is for a 6 month Construction Completion Date extension from 05/03/2018 to 11/03/2018 and a 6 month Landscape Completion date to 11/03/2019.

Staff presented photos and narrative for the Cascade Ridge Construction Completion Extension Request. The project Owners, Mark Lilly & Pat Lopker, stated in an email sent to staff that construction of the condo has been diligently persecuted however, due to the delays caused by the short building season, heavy snowfall in the Cascade Ridge area and the steepness of the building site, additional time is needed to complete the stand alone condo.

The BSAC reviewed the request and felt that a representative for the project needed to be in attendance at the BSAC meeting when the Construction Completion Date Extension request was reviewed.

Gary Walton made the Motion to table the extension request review. Trever McSpadden seconded the Motion. The Motion passed unanimously.

2. BSOA #06234A Liston – New Construction

Legal Description: Cascade Block 3 Lot 234

Street Address: 11 Middle Rider Road

“Original” Project Completion Date: 10/17/2017

Construction Extension #1: 01/17/18

Extension Requested: 6 months for construction to 07/17/18. Landscape completion date is 10/17/2018.

Extension Review Date: #1: November 15, 2017, #2 February 15, 2018

Partial Construction PD Release Date: February 1, 2018

Final Plan Review Date: 6/16/16

Sketch Plan Review Date: 5/5/16

Staff presented photos and narrative for the Liston Construction Completion Extension Request. Staff noted that an extension had been granted in November and the home is essentially completed. A small amount of staining still needs to be completed and the Owner is requesting additional time to complete the work. It was noted that the home is currently under contract. The BSAC requested that the new Owner acknowledge that the staining work is required to be completed prior to July 17, 2018 and that the landscaping must be completed by October 17, 2018. The BSOA has retained \$1,000 of the Construction Performance Deposit and the \$6,000 Landscape Performance Deposit.

Trever McSpadden made the Motion to approve the extension request review. Gary Walton seconded the Motion. The Motion passed unanimously.

Please note that the update on the Fairways Condominium Construction Completion Date Extension request that follows was not on the agenda. The discussion occurred at the end of the meeting but, is shown with the Construction Completion Extension discussion items for continuity.

3. BSOA # 312184 & #312188, Fairways Condominiums:

Legal Description: Meadow Village #1, 2nd Filing, Tract E, Plat I-12
Address: TBD Little Coyote Rd.

Kate Scott provided a verbal update on the status of the project. Kate stated that the majority Owners were in Big Sky and the sale of the project has been verbally agreed to. The BSAC reminded Kate that the extension expires on March 1, 2018 and that a Construction Completion Request is required to be submitted and reviewed at the March 1, 2018 BSAC meeting.

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

1. Emergence Group (Krejci):

Staff presented the narrative and photos of the Emergence Group project. At the February 1, 2018 the BSAC had directed Staff to contact the Owner's Attorney, Bridget leFeber. The BSAC decided that the pile of road mix needed to be removed immediately and that Ms. leFeber needed to work directly with John Delzer, the BSOA contract snow plow operator, to have the pile removed.

To verify the current status of the work, Staff talked to John Delzer on 02/14/18. John said he had been contacted by Ms. leFeber (he believed) but, he was unable to give her a price to remove the pile due to winter conditions. He has not heard back from her. John stated to staff that the pile was not presenting a problem for snow removal. Staff recommended that the roadmix pile be allowed to remain until spring to allow removal. Staff suggested that she write a letter to Ms. leFeber notifying her of the decision and to remind her the roadmix pile is in violation of the Cascade Subdivision Covenants.

Trever McSpadden made a Motion to allow the road mix to remain in place provided it is removed and the area cleaned up as soon as possible in the spring. Gary Walton 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. At the February 1, 2018 BSAC meeting an extension to February 19, 2018 was granted to submit the revised landscape plan and to complete the revisions of the exterior light fixtures.

As of February 14, 2018 a revised plan has not been received. Kyle Lanier, the Designated Project Representative, called and talked to staff. Kyle said that the dimmer on the lights had changed but, he was uncertain when the lights would be left on for the BSAC members to stop by to view the lights.

c. Performance Deposit Tracking:

Staff updated the performance deposit tracking sheet for the BSAC.

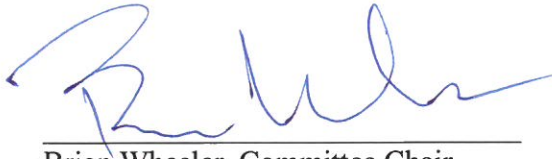
d. Certificates of Deposit Status:

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.

f. Adjourn – The BSAC meeting adjourned at 10:19 am.

A handwritten signature in blue ink, appearing to read 'Brian Wheeler', is written over a horizontal line.

Brian Wheeler, Committee Chair