



Architectural Committee Meeting Minutes – February 21, 2019

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Kate Scott
Dan Hoadley
Suzan Scott
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Keith Anderson	#06545 Hill Condos
Katie Erbes	#06545 Hill Condos
Sam Taylor	#06545 Hill Condos
Mikala Kearney	#06545 Hill Condos
Daryl Nourse	#06236A Oneto
Shawn O'Rourke	#04345 O'Rourke

Using GoToMeeting:

Trever McSpadden
Maggie Good
Gary Walton

1. Membership Forum – none

2. Call to Order – Brian Wheeler called the meeting to order at 8:03 AM.

3. Meeting Minutes –

Maggie Good made a Motion to approve the February 7, 2019 BSAC Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. Major Alteration Final Plan Review

BSOA #06545 Hill Condo LLC Siding Project

Legal: Cascade Block 1 Lot 5A

Street: 21 Sitting Bull Rd

Staff presented the background of the Hill Condos residing project. The Sketch Plan was approved on February 7, 2019 and the design regulation exception for metal siding was approved at that time. There have been no changes to materials. Lighting and window materials were presented briefly.

The new phasing plan was presented and discussed. In the original plan each phase consisted of completing six buildings in one year for a total of three one-year phases. The new plan proposed nine buildings to be completed each year for a total of two one-year phases, beginning with the southern buildings in June 2019. Mikala Kearney of the Hill Condos board stated that the reason for beginning with the southern buildings was fairness to lower lot owners, as this is the pattern that other improvement projects have followed. It was noted by the BSAC that preference would be to begin with the buildings most visible from the entry corridor.

Kate Scott made a Motion to approve the application as submitted as well as the plan for Phase 1 and 2 with a release and redeposit of the \$5,000.00 Performance Deposit to occur at the completion of Phase 1 and prior to the commencement of Phase 2. Dan Hoadley seconded the Motion. The Motion passed unanimously.

5. Alterations to Approved Plan

BSOA #06236A Oneto Alterations to Approved Plan

Legal: Cascade Block 3 Lot 236A

Street: TBD Beehive Basin Rd

Staff presented the Alteration to Approved Plan application for the Oneto SFR. The Final Plan was approved on January 17, 2019. The proposed changes were to the boulder retaining wall to the north of the property. The changes included the following:

- Material would be changed from natural boulder to RediRock, a system of concrete blocks that interlock and are painted to look like natural boulder. The finish presented was Dark Chief Cliff.
- The new plan proposed two 6' high retaining walls in lieu of the three 4' high retaining walls that were originally approved on the final plan.

It was noted that the 6' height would be a design regulation exception (maximum height is 4'). The intent of the two higher walls vs. three 4' walls was to move the retaining walls further out of the trail easement in the case of future expansion of the road or changes to the trail easement.

Project representative Daryl Nourse discussed the RediRock material with the BSAC. The interlocking system creates more stability than natural boulder and was recommended by the excavator. The BSAC noted that the RediRock product is a practical solution in this application. Safety concerns with the drop from the ski trail were discussed and determined not to be an issue.

Trever McSpadden made a Motion to approve the application as submitted, granting the exception for the two retaining walls of 6' height in RediRock in lieu of the originally approved three retaining walls of 4' height in natural boulder. Kate Scott seconded the Motion. The Motion passed unanimously.

6. SFR Sketch Plan Review

BSOA #04345 O'Rourke Sketch Plan

Legal: Meadow Village Lot 45

Street: 1109 Looking Glass

Staff presented the plans for the O'Rourke SFR Sketch Plan review. The proposed 3 bedroom/3.5 bath home has 3,838 total square feet and includes an upper level and a lower level with attached garage and daylight basement.

Staff noted the 1 foot roof overhang on several elevations and the minimal windows on the south facing wall. The owner applicant, Shawn O'Rourke, agreed that he could change the overhangs to two feet per the design regulation recommendation and would add another window to the south facing wall.

Setbacks were discussed as this property is located on an entry corridor and county setbacks may apply. The applicant stated that he has been in contact with the Department of Transportation and the home is located within the most restrictive area taking into account any county regulations.

Kate Scott made a Motion to approve the Sketch Plan application as submitted with the conditions noted below to be changed for the Final Plan review. Maggie Good seconded the Motion. The Motion passed unanimously. The conditions of this approval are as follows:

1. The roof overhangs will be increased to be at least 2' all around the home.
2. Another window will be added to the south facing wall.

6. Discussion Items:

a. Member Report Tracking Update

Doc's Real Estate was discussed. Two letters have now gone out addressing 1) the rocks in Road Right of Way and jackleg fence and 2) the light, flagpole, and political banners. Bob Olson has now been notified in writing twice regarding every compliance issue. The letters have been mailed and emailed to him.

Maggie Good made a Motion to initiate fines consistent with our past history for each violation listed below as follows. Kate Scott seconded the Motion. The Motion passed unanimously. The violations are as follows and will be levied separately and individually:

1. A fine for the political banners will be imposed and be retroactive to January 18, 2019.
2. A fine for the flagpole will be imposed and be retroactive to December 18, 2018.
3. A fine for the lighting will be imposed and be retroactive to December 18, 2018.

b. Performance Deposit Tracking Update

There have no updates to the Performance Deposit Tracking sheet.

c. Certificates of Deposit Update

The Certificates of Deposit did not roll over on February 2, 2019 as staff was unable to reach Richard Maus. New contact information has been provided for Mr. Maus and staff will attempt to reach him again.

The meeting adjourned at 9:30 AM.



Brian Wheeler, BSAC Chairman