

Architectural Committee Meeting Minutes – February 7, 2019

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Grant Hilton
Trevor McSpadden
Dan Hoadley
Suzan Scott
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Keith Anderson	#06545 Hill Condos
Katie Erbes	#06545 Hill Condos
Dave Buckingham	#06545 Hill Condos
Sam Taylor	#06545 Hill Condos
Joey Godwin	#06545 Hill Condos
Cheney Raymond	#06545 Hill Condos
Peter Fischer	#06545 Hill Condos
Joe Schwem	#06257 Smolen-Lapekas
Josh Greene	#06257 Smolen-Lapekas
Bob Smolen/Pat Lapekas	#06257 Smolen-Lapekas
Nate Peckinpaugh	#06345 Dimitrelos
Michelle Frederick	

Using GoToMeeting:

N/A

1. Membership Forum – none

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

3. Meeting Minutes –

Trevor McSpadden made a Motion to approve the January 17, 2019 BSAC Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. Major Alterations (cont'd from January 3, 2019)

BSOA #06545 Hill Condo LLC Siding Project

Legal: Cascade Block 1 Lot 5A

Street: 21 Sitting Bull Rd

Staff recapped the presentation of the Hill Condos Major Alteration application from January 3, 2019. The application was for the residing and exterior rehabilitation of a multi-family condominium complex. The decision was tabled at the January 3, 2019 meeting to allow the BSAC additional time to consider the information submitted by the applicant, as well as visit several properties with metal siding provided by the contractor, LynnRich. Photos of the properties provided by LynnRich were reviewed and discussed.

The BSAC briefly discussed a variance vs. exception and agreed that this is an exception.

David Buckingham of Alpine Property Management presented several factors which he believed the BSAC should consider in making the exception for metal siding in this application. Noted were the technological advances in the proposed materials since the design regulations were written, fabricated vs. prefabricated siding, and the difficulty to tell the difference between metal siding and other alternatives from a distance. He reiterated that according to BSOA Design Regulations, approving metal siding for the Hill Condos would not set a precedent for others (reference to BSOA Design Regulation 7.2).

The BSAC posed the question to Hill Condos representatives of why other materials were not considered or presented. Three main reasons were given:

1. The R-value of the siding material and included insulation would be a very significant energy improvement to the structure.
2. The low maintenance required of the material, which will not require repainting when other materials would.
3. Metal siding was determined to be the best overall long term solution to mitigate the inherited moisture problem in the structures due to the current gutter design.

The idea of setting a precedent was discussed again by the BSAC. It was noted that our design regulations clearly state that granting an exception is a case by case situation. The importance of the overall aesthetics of the community was also noted.

There was a brief discussion between the Hill Condos representatives, Peter Fischer (a Hill Condo board member opposing metal siding), and the BSAC regarding the Hill Condos Board vote in favor of metal siding. The majority of the Board voted in favor of metal siding and only one person has approached BSOA staff in objection to metal siding to date.

Trever McSpadden made a Motion to approve the sketch plan application for the Hill Condos Major Alterations as submitted noting that the exception to the BSOA Design Regulations for metal siding is approved based on the findings noted below. To facilitate discussion, Brian Wheeler seconded the Motion. The Motion passed unanimously. The findings are as follows:

- 1) In this particular case the aesthetics of this particular application will not substantially affect the general aesthetic of the immediate area within the BSOA's jurisdiction.
- 2) This application presents an improvement to the aesthetics of the immediate surrounding area within BSOA jurisdiction.
- 3) The product as presented provides the following benefits in this application:
 - a. Improved insulation quality
 - b. Lower maintenance costs
 - c. Improved water protection due to lack of existing overhang in current building structure
 - d. The material will keep the property looking aesthetically pleasing for a longer period of time than alternatives

A discussion followed the Motion in which it was noted by a BSAC committee member that the Hill Condos neighborhood is unique in that there are no single family homes directly adjacent to the Hill Condos. The nearest single family residences are located across a road and are sheltered by tree cover.

The decision to grant an exception will not in any way apply to any other Property or standards included in [the BSOA Design Regulations] beyond those for which an exception has been specifically requested.

5. SFR Sketch Plan Review

BSOA# 06257 Smolen-Lapekas Sketch Plan (second submission)

Legal: Cascade Block 3 Lot 257

Street: TBD Swift Bear Road

Staff presented the plans for the Smolen-Lapekas SFR sketch plan application. This was the second submission of this application as the first submission on January 17, 2019 was denied due to the roof design not having a significant enough design element change. Staff recommended approving the application as submitted based on the finding that the project is in compliance with the design regulations, Cascade covenants, and is constant with the subdivision.

Neighbor feedback in favor of the new design was noted.

The change in roof design was discussed and the BSAC agreed that it was a significant improvement over the first submitted design.

Grant Hilton made a Motion to approve the application as submitted. Dan Hadley seconded the Motion. The Motion passed unanimously.

BSOA #06345 Dimitrelos Sketch Plan

Legal: Cascade Block 6 Lot 345

Street: TBD E Low Dog Road

Staff presented the plans for the Dimitrelos SFR sketch plan application. The application was for a mountain modern home with 3 bedrooms and 4.5 baths, with a total of 3900 sf livable space. Staff recommended the BSAC approve the application as submitted based on the finding that it complies with design regulations, Cascade covenants and is consistent with the subdivision, noting three areas for discussion which included window placement, roof length of 50' on east elevation, and the boulder retaining wall to the southeast of the driveway.

Project representative Nate Peckinpugh presented a model of the project and addressed the topics noted above. Windows have been added to the east facing garage wall since the original plan was submitted. The east elevation wall was discussed and the BSAC agreed that the design element change is very significant and is compliant with BSOA Design Regulations. The boulder retaining wall was discussed and details will be presented at the time of final review. It was agreed by the BSAC that boulders are a landscape feature in this case and are allowed within the setback as indicated on the plans.

Grant Hilton made a Motion to approve the application as submitted noting that the final plan will need to show complete details of the proposed boulder retaining wall. Trever McSpadden seconded the Motion. The Motion passed unanimously.

6. Discussion Items:

a. Member Report Tracking Update

The Member Report Tracking spreadsheet was reviewed. The parking situation at Aspen Groves has been resolved Dick Fast has reached out to BSOA staff and the Aspen Groves contractors with positive feedback.

Doc's Real Estate was discussed briefly. Another letter has been sent out per the decision at the January 3, 2019 BSAC meeting. Bob Olson has been invited to attend the February 21, 2019 BSAC meeting to address the list of current violations.

b. Performance Deposit Tracking Update

There were no changes to the performance deposit sheet. Staff noted several partial release requests that may be coming up.

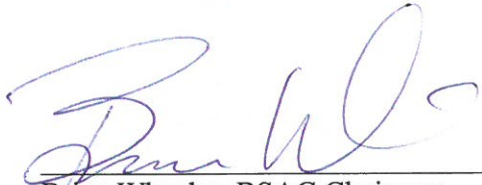
c. Certificates of Deposit Update

The Certificates of Deposit spreadsheet was discussed briefly. The process to roll this over has been initiated.

d. Commercial Design Regulations Topic 1: Parking

Commercial design regulations were discussed. Brian Wheeler noted the need for street lights, off-street parking and sidewalks. Currently building these in the mountain area would require constructing them in the setbacks. The ideas of design regulation exceptions or changes to the design regulations were discussed. The BSAC agreed that a master plan would be appropriate to outline the upcoming needs of this area.

The meeting adjourned at 10:21 AM.



Brian Wheeler, BSAC Chairman