



Architectural Committee Meeting Minutes - June 6, 2019

BSAC and Staff in Attendance:

Brian Wheeler
Trevor McSpadden
Kate Scott
Suzan Scott
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Scott Hammond	#04205 Hammelman
Greg Wood	#05410 Ferris
Tim Drain	#06192A Wilkinson
Nate Peckinpugh	#06027 McPherson
Suzanne Schreiner	#04436 Schreiner
Greg Hall	#04107 Abrahamson-Kilbury
Cassandra Elwell	#04437 Rotello
Phil Fluke	
Eddie Starz	

Using GoToMeeting:

Maggie Good

1. Membership Forum – none

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

3. Meeting Minutes –

Kate Scott made a Motion to approve the May 16, 2019 BSAC Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. Minor Alterations Plan Review

BSOA #04205 Hammelman Minor Alterations

Legal: Meadow Village Block 2 Lot 5
Street: 2550 Curley Bear Road

Staff presented the plans for the Hammelman minor alterations application. The application was to add a simple entry cover over the front door of the existing home with finishes to match the existing home. Scott Hammond represented the project for Mr. Hammelman. Staff recommended the application be approved as submitted.

Kate Scott made a Motion to approve the application as submitted. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

BSOA #05410 Ferris Minor Alterations

Legal: Sweetgrass Hills Block 4 Lot 10
Street: 146 Chief Joseph Trail

**The Wilkinson Landscape Alterations application was presented before this application as Greg Wood was not present yet.*

Staff presented the plans for the Ferris minor alterations application. The application was to replace the existing asphalt roof of the home. The roof would be replaced with asphalt shingles in a color very similar to the existing roof. Greg Wood represented the project and will be the contractor. Staff recommended the application be approved as submitted as it is an improvement to the home.

Maggie Good made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

5. Landscape Alterations Plan Review

BSOA #06192A Wilkinson Landscape Alterations

Legal: Cascade Block 3 Lot 192A

Street: 8 Little Plume Road

Staff presented the plans for the Wilkinson landscape alterations application. The owner wishes to remove seven trees toward the back of the property to provide a better view of Lone Mountain. Staff noted that there is an existing landscape project in process that goes back several years and was inherited by Mr. Wilkinson from the previous owner. That project is expected to be complete by July 29, 2019. This date was set by an extension granted by the BSAC on October 4, 2018.

Staff recommended the application be approved as submitted. Staff raised the question of whether the applicant should have to pay a second performance deposit when the BSOA is already holding a performance deposit for the current landscape project that is underway. The removal of the trees is expected to be complete by the July 2019 completion date. If the additional performance deposit is waived, the current landscape performance deposit's release will require removal of the trees presented in this application.

Trever McSpadden made a Motion to approve the application as submitted noting that a performance deposit for this landscaping project will not be required, since BSAC is already holding a deposit for the landscaping project that is in process. Kate Scott seconded the Motion. The Motion passed unanimously.

BSOA #05414 Wheeler Landscape Alterations

Legal: Sweetgrass Hills Block 4 Lot 14

Street: 2875 Little Coyote Road

**Brian Wheeler was excused from voting on this application.*

Staff presented the plans for the Wheeler landscape alterations application. The application was to plant a 20' x 20' memorial garden behind the home with plantings to include conifers and chokecherry trees. A bench will also be included. Staff recommended the application be approved as submitted.

Kate Scott made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

6. Alterations to Approved Plan Review

BSOA #06027 McPherson Alterations to Approved Plan

Legal: Cascade Block 1 Lot 27

Street: 6 Washakie Road

Staff presented the alterations to approved plan application for the McPherson SFR. The final plan was approved on June 1, 2017. Architect Nate Peckinpugh was present to represent the application. The application was for two items:

- 1) Changes to the approved landscape plan that have not been completed; and
- 2) Changes to the approved construction plan that have already been completed.

Changes to the landscape plan included removing a rock retaining wall because of snow storage concerns, removing a tree near the driveway, as there was not enough room, removing a stone paver behind the home and changing some of the plantings.

When asked by Mr. McPherson to do an aesthetic review of the home on May 14, 2019 in order to release the construction performance deposit, staff noticed that the installed lighting was different than what had been presented and approved, and that a staircase was omitted from behind the house. Staff spoke with Mr. Peckinpaugh and Mr. McPherson and there appeared to be a miscommunication between the architect, owner and contractor and these changes were not communicated to each other or to the BSAC. The new lighting plan had nine additional recessed lights and two less wall sconces than what had been submitted and approved. There was no change to the staircase. It was just omitted.

Staff noted that both Mr. Peckinpaugh and Mr. McPherson have been extremely cooperative and responsive in addressing and resolving the “after the fact” alterations, and were committed to getting the project back into compliance.

The lighting plan was discussed. While there was no spec sheet submitted for the recessed lights, they were noted by Mr. Peckinpaugh as being 6” cans. The exact wattage would depend on the bulbs used. The BSAC deemed the current lighting plan to be reasonable, but recommended lower wattage bulbs for the lighting outside the bedroom.

Staff recommended the alterations to the approved landscape plan be approved as submitted. Staff recommended the alterations to the staircase and lighting plan be approved as submitted, noting the cooperation of the owner and architect in addressing the oversight. The after the fact approval fee/process was explained. Staff recommended the fee be waived in this case due to the responsiveness and timeliness of the applicant in getting the issue resolved.

Kate Scott made a Motion to approve the alterations to the approved plan including the resubmitted lighting plan and to waive the after the fact approval fee. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

Trevor McSpadden made a Motion to approve the alterations to the approved landscape plan as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

7. Major Alterations Final Plan Review

BSOA #04436 Schreiner Major Alterations

Legal: Meadow Village Block 4 Lot 36

Street: 2750 Little Coyote Rd

Staff presented the final plan application for the Schreiner major alterations application. Project representative and architect Robert Gilbert was unable to attend. Owner Suzanne Schreiner was present to represent the project. The sketch plan was approved on May 2, 2019 and there no conditions attached to the approval.

Staff gave a brief recap of the proposed alterations which included reconfiguring the deck space, adding living space to the main level, replacing the roof and some siding and several other minor changes. An overhang had been added over the garage door since the sketch plan was approved. Finish materials were presented. There were no proposed changes to the landscaping plan. There are no lights being added or replaced. Staff recommended the application be approved as submitted.

Kate Scott made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

8. SFR Sketch Plan Review

BSOA #04107 Abrahamson-Kilbury Sketch Plan (2)

Legal: Meadow Village Block 1 Lot 7

Street: 2020 Yellowtail Road

Staff presented the sketch plan application for the Abrahamson-Kilbury single family residence. Project representative and contractor Greg Hall represented the project. The application was for a modern single family residence with three bedrooms, 2.5 baths and approximately 2,376 square feet of living space (3,056 square feet including the garage).

This was the second sketch plan submission for this project. The first sketch plan was denied by the BSAC on May 16, 2019 for the following reasons:

1. Building height calculation was submitted incorrectly and the measurements from finished grade were unclear from the plans provided.
2. Both roof lengths that exceed 40' will require a design regulation exception.
3. The overall amount of metal siding is higher than appropriate in proportion to other materials.
4. The space above the northeast sliding glass door appears out of proportion.

It was also noted at the time of the first sketch plan application that the 46-foot wall length on the southeast elevation would require additional revisions to break up the plane and present a more significant design element change.

The applicant applied for a design regulation exception for the two roof lengths. Staff presented the changes made from the first to second sketch plan which included providing correct building height calculations, reducing the amount of metal siding on all four elevations, adding a roof overhang above the sliding door, and altering the materials to create a more significant design element change on the southeast wall. Mr. Hall briefly recapped the changes that had been made.

Staff noted the criteria for granting a design regulation exception and that the BSAC must state reasons for any exception that it approves.

The overall design of the home was discussed by the BSAC, staff, and Mr. Hall. It was noted that in cases where design regulation exceptions have been granted, the exception improved the overall aesthetic of the home and was justified by the design.

The southeast wall length was discussed. The BSAC agreed that with the material changes presented in the second sketch plan, the design element change was significant.

The BSAC continued to discuss the overall appearance of the home in depth. The gable angles and roof pitch were discussed and noted to be somewhat out of place for this neighborhood.

The criteria for exceptions was reviewed again by the BSAC. The criteria as written in the BSOA Design Regulations states that *"The BSAC shall provide reasons recorded in the minutes for its decisions in deciding to grant an exception to any provision(s) of these Design Regulations."* It was noted again that an exception must be well justified by the overall design of the home, and that the intent of an exception is to allow design flexibility that improves the overall aesthetic of the home and compatibility with the subdivision.

Kate Scott made a Motion to deny the exception for the roof lengths citing that the overall design and aesthetic appearance of the home does not justify granting the exception. Trever McSpadden seconded the Motion. The Motion passed unanimously.

The BSAC reviewed each elevation in detail again. The changes that were made from the first sketch plan on May 16, 2019 to the new sketch plan were noted. It was noted that while the reasons for denying the initial sketch plan had been addressed, the overall design of the home is still not harmonious with the surrounding area. The number of sliding glass doors as well as the thin size of the beams were noted. The design regulations state that *"The size of two story columns should be increased to offset the greater height or shall be paired together to diminish a thin visual appearance."*

Trever McSpadden made a Motion to deny the second sketch plan application as submitted, noting the changes that have been made since the first sketch plan submission and the denial of the exception for the roof lengths. Kate Scott seconded the Motion. The Motion passed unanimously.

The BSAC discussed with Mr. Hall the responsibility of each project architect to design a home that has an overall appearance that is compatible with the subdivision. Mr. Hall had stated that the architect for this project was no longer engaged in the design of the home. It was suggested that an alternate design be considered.

BSOA #04437 Rotello Sketch Plan

Legal: Meadow Village Block 4 Lot 37

Street: TBD Little Coyote Road

Staff presented the plans for the Rotello single family residence sketch plan application. The home is a traditional stick frame construction with trussed roof. There are three bedrooms and three bathrooms and a total square footage of 3,465 square feet, with 2,747 square feet being livable space. Finishes included painted cement board horizontal lap siding, stained wood shingle siding, painted cement board trim and fascia, stained rough sawn fir timbers, stone veneer, asphalt shingle roofing, standing seam metal roofing and aluminum clad windows. Cassandra Elwell represented the project. Vertical beams in the front of the home were noted to be 8"x 8".

A brief discussion took place regarding Meadow Village Covenant height restrictions.

Kate Scott made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

9. Construction Extension Request

BSOA #02518 Vanyo SFR

Legal: Aspen Groves Block A Lot 18

Street: 993 Andesite Road

Staff presented a construction extension request from Jennifer Vanyo regarding 993 Andesite Road. The original completion date was July 2, 2019. The request was due to a concrete shortage last fall and the project was stalled from late October 2018 to May 2019. The applicant stated that the request was for a six-month extension and had been previously approved by the Aspen Groves Owner's Association.

Kate Scott made a Motion to approve the six-month extension request as submitted with the new project completion date to be January 2, 2019. Trever McSpadden seconded the Motion. The Motion passed unanimously.

10. Discussion Items:

a. Member Report Tracking Update

Staff reviewed a recent complaint regarding a hot tub on Spotted Elk Road that had been installed without BSAC approval and without a screening. The issue went back to February 2018. Staff has spoken to the owner of the property and they are scheduled to appear at the July 3, 2019 BSAC meeting to resolve the issue and bring the home into compliance.

Staff reviewed a complaint regarding the appearance of a property on Looking Glass Road. It is unclear at this time whether the complaint will be pursued. Staff will follow up as appropriate.

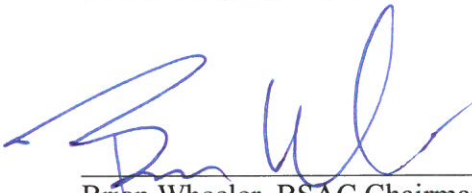
b. Performance Deposit Tracking Update

Staff reviewed changes to the Performance Deposit sheet. The return of several landscape performance deposits that were held up over the winter was discussed.

c. Certificates of Deposit Update

There have been no changes to the certificates of deposit.

The meeting adjourned at 10:20 AM.



Brian Wheeler, BSAC Chairman