

Architectural Committee Meeting Minutes –May 16, 2019

BSAC and Staff in Attendance:

Brian Wheeler
Gary Walton
Dan Hoadley
Trevor McSpadden
Kate Scott
Susan Scott
Jess Bevilacqua

Guests in Attendance, Project Attending For:

Tim Dolan	#04326 Evans
Eryn Schwehr	#07205 Meadowview II, LLC
Nate Peckinpaugh	#06345 Dimitrelos
Theresa Lindenau	#04520 Shaw
Greg Hall	#04107 Abrahamson-Kilbury

Using GoToMeeting:

Pat Lopker (Cascade Ridge)

1. Membership Forum – none

2. Call to Order –Brian Wheeler called the meeting to order at 8:00 AM.

3. Meeting Minutes –

Gary Walton made a Motion to approve the May 2, 2019 BSAC Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. Minor Alterations Plan Review

BSOA #04326 Evans Minor Alterations

Legal: Meadow Village Block 3 Lot 26

Street: 2970 Looking Glass Road

Staff presented the Evans minor alteration application. The application was for a complete repainting and re-staining of the existing home. Contractor Tim Dolan represented the project for Mr. Evans. Paint and stain colors were presented. Staff recommended the application be approved as submitted as it is an improvement to the home and the proposed colors are appropriate.

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

5. Alterations to Approved Plan Review

BSOA #07205 Meadowview Multi-Family Condominiums

Legal: Sweetgrass Hills Tract 2, Plat H-36

Street: TBD Arapaho Trail

Staff presented the alterations to approved plan application for Meadowview II, LLC. Eryn Schwehr represented the project. The application was for the addition of a 36" high deck railing in order to comply with building codes and to extend the sidewalk area to create a patio/outdoor space for the units. Finishes will match the existing approved plans. Staff recommended the application be approved as submitted.

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

6. SFR Final Plan Review

BSOA #06345 Dimitrelos SFR Final Plan

Legal: Cascade Block 6 Lot 345

Street: TBD E Low Dog Road

Staff presented the final plan application for the Dimitrelos single family residence. The sketch plan application was approved on February 7, 2019 with the condition that boulder retaining wall details would be provided at the time of final review. The boulder retaining wall details were provided as requested. Windows were also added to the southeast elevation at the recommendation of staff and the BSAC.

Finish materials were briefly discussed. The landscape plan was presented. Staff recommended that the applicant review the boulder address sign with the fire department and noted that the boulder retaining wall is 25' in length. Project representative Nate Peckinpaugh discussed the plan to preserve trees around the home. The lighting plan was presented. The BSAC recommended the use of 2700K bulbs for the wall sconces.

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

7. Major Alterations Sketch Plan Review

BSOA #04520 Shaw Major Alterations Sketch Plan

Legal: Meadow Village Block 5 Lot 20

Street: 2245 Little Coyote Road

Staff presented the major alterations sketch plan application for the Shaw single family residence. The proposed alterations included infilling the northwest corner of the home and adding 276 square feet of living space. The main level will be a bunk room and the upper level bathroom will be redesigned to function as a laundry and powder room. A master bath and walk-in closets will also be added to the upper level. All windows and exterior finishes will match the existing home as closely as possible. The project was represented by Theresa Lindenau. Staff recommended the application be approved as submitted noting finish materials will be required for the final review, even if they match the existing.

It was noted by the BSAC that it may be difficult to match the exact color of the roof as the current roof is metal and has oxidized over time.

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

8. SFR Sketch Plan Review

BSOA #04107 Abrahamson-Kilbury SFR Sketch Plan

Legal: Meadow Village Block 1 Lot 7

Street: 2020 Yellowtail Road

Staff presented the plans for the Abrahamson-Kilbury single family residence application. 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 2376 square feet of living space (3056 square feet including the garage). Finish materials were discussed. While typically not required until final review, staff had requested a sample of the paint color for the main body of the home, which was blue. The BSAC highly recommended a different shade or color other than blue.

Staff noted three areas of the home that may require design regulation exceptions. The three areas included the southwest and southeast rooflines and the southwest rear wall. The rooflines measure 43' and 45'10" respectively and the wall measures 46'. Regarding roof lengths, the BSOA Design Regulations state that *"Single Family Dwelling roofs or Single Family Condominium roofs shall not exceed forty (40) feet in length without a change in direction or design element change."* Regarding wall lengths, the BSOA Design Regulations state that *"Continuous exterior walls of Single Family Dwellings or Single Family Condominiums shall not exceed forty (40) feet in length without a change in direction or design element change."* Staff reviewed the criteria for wall and roof lengths and raised the question of whether each instance in this application contained a design element change that was significant enough to not require a design regulation exception, or if an exception would be required.

The BSAC discussed the roof and wall lengths and whether or not a design regulation exception would be appropriate in this case. After much consideration, it was ultimately decided that the 43' roof length on the southwest elevation and the 45'10" roof length on the southeast elevation would require a design regulation exception as design element changes at these locations are not significant. An alternative roof design that would break up the 43' roof line plan was also reviewed and discussed.

The 46' southwest wall was discussed. It was decided by the BSAC that this wall would not require an exception if changes were made that would present a more significant design element change. The option to wrap the wainscoting from the west wall around the end of the building was discussed as an option to break up the plane.

The amount of metal siding on the home was discussed, as the current design includes a relatively large amount of metal siding versus other materials.

Building height calculation was discussed. It was noted that the Meadow Village Covenants state that *"No building, structure, alteration or improvement shall exceed 25 feet in height measured from the average level of finished grade."* Based on this method of calculation, height calculations were not clear from the plans that were submitted.

The area above the sliding glass door on the northeast elevation was discussed. It was noted by the BSAC that this area appears out of proportion to the large area of cedar board and batten siding above it. A reduction of the cedar board and batten siding was recommended, and other options to change the appearance of this area were also discussed.

A discussion continued regarding the overall design and materials of the home. Compatibility with the surrounding neighborhood as well as the high visibility location of the home were noted as concerns of the BSAC.

Gary Walton made a Motion to approve the plan as submitted. The Motion died for lack of a second.

Trever McSpadden made a Motion to deny the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously. The application was denied based on the following findings:

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.

Following the Motion it was noted again in discussion that roof lengths would require an exception and that the 46' wall length would require additional changes to break up the plan and present a more significant design element change. It was agreed that this sketch plan application will require a resubmittal. It was also noted that this application would require both the exception fee if the roof lengths are to remain over 40' in length, and the resubmission fee because the first sketch plan application was denied.

9. Construction Extension Request

BSOA #20103/104/209 Cascade Ridge Units 103/104/209

Legal: Cascade Block 2 Area 13

Street: Plenty Coups Road

Staff presented construction extension requests for Cascade Ridge units 103, 104, and 209. Pat Lopker requested the extensions citing a number of reasons including winter weather delays and problems with subcontractors. The request was to add a 12-month construction extension and a three-month landscaping extension to units 103 and 104, and to add an eight-month extension for construction and a one-month extension for landscaping to unit 209. Pat Lopker called in to the meeting to provide further details on project statuses and to answer any questions regarding the extension requests. Mr. Lopker spoke briefly on some of the setbacks that have been encountered on the construction of the three units.

Kate Scott made a Motion to approve the construction extensions for units 103, 104 and 209 as requested. Trever McSpadden seconded the Motion. The Motion passed unanimously.

10. Discussion Items:

a. Member Report Tracking Update

Staff reviewed the first new item on the tracking sheet regarding construction taking place at the Brislawn home on Little Coyote. Staff had been asked by the BSAC to confirm if these alterations were ever approved. Staff confirmed that these alterations, noted on the application as *"remove and replace water damaged structure and siding materials as required to restore form and function of house and deck"* were approved by staff as a minor alteration in October 2018, but did not go through the BSAC review process.

Staff explained recent complaints from Aspen Groves residents regarding the Biggerstaff construction site on the corner of Andesite and Nordic. The complaints involved parking, and mud and water on the site and road. Staff has visited the site and has spoken with contractor Jerad Biggerstaff and project manager Lance Paulauskis regarding the complaints. They agreed to take additional measures to keep the area clean and manage parking. It was also noted that several neighbors in the area have harassed the crews by yelling, swearing and videoing them at times throughout the project. Staff noted that Mr. Biggerstaff and Mr. Paulauskis have been extremely proactive and cooperative in attempting to mitigate any complaints regarding construction activity. Staff presented recent photos of the job site illustrating the cleanliness of the surrounding area and measures that have been taken to direct parking and limit interference with traffic at the corner

intersection. The BSAC noted that the site looked exceptional and agreed that the contractors are doing the best they can to keep the area clean and safe.

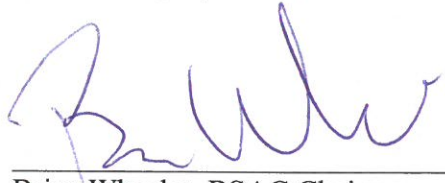
b. Performance Deposit Tracking Update

There have been some additions to the Performance Deposit sheet.

c. Certificates of Deposit Update

There have been no changes to the certificates of deposit.

The meeting adjourned at 10:15 AM.

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

Brian Wheeler, BSAC Chairman