

Architectural Committee Meeting Minutes –May 2, 2019

BSAC and Staff in Attendance:

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

Guests in Attendance, Project Attending For:

Suzanne McGee	#06010 Slabaugh
Dan Reynolds	#04548 Dickerson
Logan Dickerson	#04548 Dickerson
Robert Gilbert	#04436 Schreiner
Duncan Gilley	#04523 Lovshin

Using GoToMeeting:

Maggie Good
Grant Hilton

1. Membership Forum – none

2. Call to Order – Trevor McSpadden acted as chair in Brian Wheeler's absence and called the meeting to order at 8:02 AM.

3. Meeting Minutes –

Maggie Good made a Motion to approve the April 18, 2019 BSAC Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. Major Alterations Final Plan Review

BSOA #06010 Slabaugh Major Alterations

Legal: Cascade Block 1 Lot 10

Street: 12 Sioux Rd

Staff presented the application for the Slabaugh Major Alterations Final Plan review. The application was for a garage addition to a single family residence. The proposed alterations included removing the existing garage and replacing it with an addition that included the garage on the main level with a bedroom and bath on the upper level. The sketch plan was approved on April 4, 2019. At the time of sketch plan approval, the BSAC agreed to allow the Slabaughs to include additional alterations in the scope of the project that would be presented at the time of final review. The additional alterations included replacing the front entry roof area that had collapsed recently due to snow, re-roofing the entire house, and re-staining the entire house to match the new addition. It was agreed that the finishes would remain the same and that the entry way would have the same architecture, with improvements to increase structural integrity as necessary.

Staff noted that the roofing material had changed from asphalt shingles to standing seam metal, but was still appropriate and consistent with the subdivision. The new front entry area was slightly different from the previous one that had collapsed, but changes were noted as necessary to increase the strength and stability of the structure. Project representative Suzanne McGee also noted that there would be some maintenance done to the driveway where it had been damaged. The landscape and lighting plans were presented and there were no concerns. There will be one additional sconce by the entry door to the addition/garage that was not shown on the elevation.

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

There was a brief discussion regarding building heights and how they are calculated.

BSOA #04548 Dickerson Major Alterations

Legal: Meadow Village Block 5 Lot 48

Street: 2100 Little Coyote Rd

Staff presented the plans for the Dickerson Major Alterations Final Plan review. The application was for major alterations to a single family residence which included reconfiguring the garage and entry areas to add more space, renovating exterior walls, decks and porch roof, and several other minor changes. The sketch plan was approved on March 21, 2019 with the condition that the front entry roof overhang be reduced from 3' to 2' to comply with setback requirements.

Project representative Dan Reynolds and owner Logan Dickerson were present. The front entry roof overhang was reduced to 2' per the sketch plan condition. The lighting and landscape plans were presented and deemed appropriate. The owner stated that he will try to preserve the tree at the front of the property that was noted to be removed, but will be removing another tree on the west elevation where the building will be expanded. Finish materials were also presented.

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

5. Major Alterations Sketch Plan Review

BSOA #04436 Schreiner Major Alterations

Legal: Meadow Village Block 4 Lot 36

Street: 2750 Little Coyote Rd

Staff presented the plans for the Schreiner Major Alteration Sketch Plan review. The application was for alterations to a single family residence which included adding living space, reconfiguring the two existing decks into one deck with a partial cover, replacing garage and front doors, adding new siding, and several other minor changes.

Staff presented the history of the property going back to August 1991 when the home was originally approved by the BSAC. The home was built approximately 10" into the east setback. It appeared from previous correspondence from 1991 that the foundation may have been poured before staff visited the site to verify that the home was properly staked in compliance with setback requirements. All proposed alterations for this application occur within the setbacks.

The project representative, Robert Gilbert, noted that the metal roof accent over the entry door may be expanded in front of the garage for the final review. A colored rendering was presented showing the finished home and the color of the siding was noted to appear considerably different in the rendering than it would appear on the home. Samples of the material will be presented at the time of final review. Window placement on the east elevation was briefly discussed, as there is only one small window. There is a solid bank of trees on this side of the home that provides a buffer between the neighboring property.

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

A brief discussion followed in which Grant Hilton noted that if it were not for the tree cover on the east side of the home, the small single window would have been an issue.

6. Geotech Request

BSOA # 04523 Lovshin

Legal: Meadow Village Block 5 Lot 23

Street: Little Coyote

Staff presented a request from Duncan Gilley, of CTA Group, representing property owners Elisabeth and Todd Lovshin. The request was to perform the geotechnical testing for Lot 23 by drilling a 6-8" bore hole that would be approximately 40-50' deep in the road right of way at the top of the property off of Two Gun White Calf Road. The applicant had been told by the excavator who was hired to perform the work that due to the steepness of the lot, rock could fall and damage the neighboring home or road below. An email from Duncan Gilley was provided to the BSAC that explained the reason for the request in further detail. Mr. Gilley stated that he had previously contacted the county regarding the request and the county deferred the decision to the BSOA. Mr. Gilley also noted that he had contacted the county and had the address changed to 1929 Two Gun White Calf Road. It was communicated previously to staff that the plan would be to build a home at the upper end of the lot for safety reasons.

A vicinity map and photos of the lot and road right of way were presented. The BSAC discussed the request in depth. Concerns raised included the footprint and placement of the drill rig, the potential for falling rock, traffic control, and restoration of the area. The process is expected to take one day if all goes as planned. It was decided that more information would be required to approve the request, but that staff could review and approve the request if the information was provided by the applicant.

It was also noted that staff should notify the neighbor of the property below.

Gary Walton made a Motion to approve the request provided that the four conditions noted below are met and reviewed by staff prior to placing equipment or drilling the hole. Grant Hilton seconded the Motion. The Motion passed unanimously. The conditions of this approval are as follows:

1. The applicant will provide a sketch plan showing the location and footprint of the drill rig in the road right of way.
2. The applicant will include on the above mentioned sketch plan the location of construction fencing to prevent rock and debris from rolling down the hill.
3. If the applicant believes that drilling the bore hole as requested will interfere with traffic, a traffic control plan must be submitted.
4. The applicant will provide an explanation as to how they will mitigate any site damage and restore the affected area.

It was noted that staff members Suzan Scott and Jess Bevilacqua will both review the additional information listed above when it is provided by the applicant.

8. Discussion Items:

a. Member Report Tracking Update

An update to the previously discussed complaint at 372 Chief Joseph Trail was given.

b. Performance Deposit Tracking Update

There have been some additions to the Performance Deposit sheet. Staff visited two properties recently for aesthetic reviews, but neither project was substantially complete.

c. Brownstone Condominiums fee/review waiver request

Staff presented a request from Nick Brown of Brownstone Corporation, representing the Brownstone Condominiums. The request was to waive the BSAC review process and fees for two additional single family condominium units. Staff presented a brief history of the project going back to 2006 when the site plan for eight units and landscaping plan were reviewed and approved by the BSAC. The two upcoming units, referred to as 76 and 134 Brownstone Loop, or units 4 and 8 on the original site plan, are identical to the two units that were approved in May 2018 (referred to as units 6 and 7). It was also requested that the performance deposits from units 6 and 7 be rolled over to the new units, if they are substantially complete at that time.

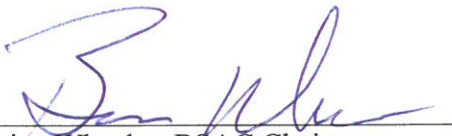
Gary Walton made a Motion to approve the request that the units at 76 and 134 Brownstone Loop not be required to go through the BSAC review process or pay the review fees on the condition that they are identical to units 6 and 7 that were approved in May of 2018. Grant Hilton seconded the Motion. The Motion passed unanimously.

It was also noted again that units 6 and 7 must be complete before the performance deposits are rolled over to the new units.

d. Certificates of Deposit Update

There have been no changes to the certificates of deposit.

The meeting adjourned at 9:24 AM.



Brian Wheeler, BSAC Chairman