

Architectural Committee Meeting Minutes – October 4, 2018

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Trevor McSpadden
Kate Scott
Gary Walton
Dan Hoadley
Janet Storey
Suzan Scott

Using GoToMeeting:

Maggie Good BSAC Member
Charles Westfall # 06042 Westfall

Guests in Attendance, Project Attending For:

Mikala Keamey	Observing from Hill Condos
Katie Erbes	Observing from Hill Condos
Jess Bevilacqua	Blue Ribbon Builders
Adam Johnson	#07506 Olson/BSCO
Josh Greene	#027626 Palmer & #06296 Wisnieski
Cassandra Elwell	#06296 Wisnieski
Tyler Grupe	#06015 SF10LLC
Jamie Daugarard	# 04301 Kurth

1. Membership Forum - None

2. Call to Order – Brian Wheeler called the meeting to order at 8:01 am.

3. Meeting Minutes –

Maggie Good made a Motion to approve the September 20, 2018 BSAC Meeting Minutes. Kate Scott seconded the Motion. The Motion passed unanimously.

4. Landscape Alterations:

BSOA # 04205 Westfall & Kim Hot Tub Screening

Legal: Cascade Subdivision Block 1, Lot 42

Street: White Otter Rd.

Staff presented the photos and narrative for the Westfall & Kim Landscape Alteration application. The Westfall Landscape Performance Deposit has been on the Performance Deposit Tracking Sheet since 2003. The history of the project was reviewed at the September 21, 2018 BSAC meeting. The BSAC decided at that meeting that a revised landscaping plan would have to be submitted for review and approval by the BSAC.

Big Sky Landscaping was hired by Mr. Westfall to do the hot tub screening. Big Sky Landscaping proceeded to plant landscaping to screen the hot tub as they were not aware of the requirement to submit plans for review and approval. This application is for the approval of the landscaping that has been installed. Owner, Mr. Charles Westfall joined the meeting using Go To Meeting.

Staff recommended that the BSAC approve the landscaping that has been installed. In accordance with the decision made by the BSAC on September 21, 2017, the BSAC shall distribute to Mr. Westfall for the cost of the new landscaping up to \$9,443 using the funds from the original Performance Deposit with the remainder, if any, being returned to Jeremy Maus the original builder.

Maggie Good made the Motion to approve the Landscape Alteration Application as submitted. Dan Hoadley seconded the Motion. The motion passed unanimously.

BSOA #07506 Olson/BSCO Bike Directional Sign

Legal: North Fork Creek Subdivision, Plat J-247

Street: Andesite Rd.

Staff presented the photos, plan, proposed sign and narrative for the Olson/BSCO Bike Directional Sign – Landscape Alteration application. Adam Johnson, BSCO and Owner representative attended the meeting. The proposed sign had been changed from the previous meeting with the words “Walkers Welcome” added. Staff noted that it had been approved by the Aspen Groves HOA. Staff stated that the proposed 16” x 24” size is a “template” that is being used by the BSCO for the “bicycle directional sign” and is the same size as the sign that was installed at the intersection of Autumn Trail and Andesite Rd in 2017.

Staff recommended that the BSAC approve the Landscape Alteration application for the installation of the two bicycle directional signs and the Review Fee and Performance Deposit as submitted as the signs are appropriate for the location, and in compliance with the Design Regulations and Covenants.

Kate Scott made the Motion to approve the Landscape Alteration Application as submitted. Dan Hoadley seconded the Motion. The motion passed unanimously.

BSOA # 02726 Palmer Landscape Alterations

Legal: Aspen Groves, Block C, Lot 26

Street: 168 W. Pine Cone Terrace

Staff presented the photos, plan and narrative for the Palmer Landscape Alteration application. The Palmers are proposing to build a deck addition, install a bluestone paver terrace and add landscaping in the rear of the home. The proposed work also includes the installation of a new helical pier to stabilize an existing pier in the front of the house. Designated Project Representative, Josh Greene, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the proposed landscaping is an improvement to the property, complies with the Aspen Groves Covenants, the Design Regulations and is compatible with the neighborhood.

Gary Walton made a Motion to approve the Palmer Landscape Alteration Application as submitted. Trever McSpadden seconded the Motion. The motion passed unanimously.

5. SFR Final Plan Review

BSOA #06296 Wisnieski Single Family Residence

Legal: Cascade Subdivision Block 4, Lot 296

Street: TBD White Grass Rd.

Staff presented the plans, photos, material board and narrative for the Wisnieski Single Family Residence. Staff noted that all information required to be on the plans at Sketch Plan approval had been included. Designated Project Representative and building contractor, Josh Greene, attended the meeting. The architect for the project, Cassandra Elwell arrived as the review concluded.

The BSAC reviewed the landscape plan and noted that there were not any plantings shown. The disturbed area is called out to be reseeded with native grasses. Staff noted that minimal plantings are

encouraged in Cascade Subdivision due to the summer water shortage. The BSAC noted the need for weed control.

The BSAC discussed the north wall of the garage. The BSAC discussed whether windows would be appropriate for that location. It was determined that the snow would most likely cover any windows on that wall as the wall is already buried in the hillside. The BSAC noted that the stone on the north wall of the garage was a nice accent. Lastly, the architect was asked if she had errors and omission (E&O) insurance. Ms. Elwell stated that she did have E & O insurance.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the subdivision.

Trever McSpadden made a Motion to approve the Wisnieski SFR Final Plan Application as submitted with the conditions stated below. Gary Walton seconded the Motion. The motion passed unanimously.

The approval included the following conditions:

1. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Aspen Groves Covenants.
2. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plan.

6. Alterations to Approved Plan Review

BSOA #02811 SF10 LLC Single Family Residence

Legal: Aspen Groves Subdivision, Block D, Lot 11

Street: TBD Nordic Lane

Staff presented the photos, plans and narrative for the SF10 LLC Single Family Residence alteration to approved plan. The plans for the SF10 LLC received Final approval from the BSAC on September 20, 2018. The Big Sky Fire Department reviewed the plan and suggested changes to the driveway that have been incorporated into the plan. The revised driveway will require significantly less grading and fewer retaining walls in addition to being more accessible for the fire department. The proposed grade of the driveway is 9.75% and all retaining walls are less than 4' in height. The Owner, Tyler Grupe, attended the meeting.

Staff recommended that the BSAC approve the Alterations to Approved Plan application based on the findings that the revised site plan works better with the site, complies with the Aspen Groves Subdivision Covenants and the Design Regulations and is compatible with the subdivision.

Trever McSpadden made a Motion to approve the SF10 LLC SFR Alteration to Approved Plans Application as submitted with the conditions stated below. Gary Walton seconded the Motion. The motion passed unanimously.

The approval included the following conditions:

1. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Aspen Groves Covenants.

2. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plan.

BSOA # #04301 Kurth Alteration to Approved Plan

Legal: Meadow Village Subdivision Block 3 Lot 1

Street: TBD Two Moons Rd.

Staff presented the photos, plans and narrative for the Kurth Single Family Residence alteration to approved plan. As one of the conditions of the Final Plan Approval the Kurths were asked to move the trees that they had planted in the road right of way. A drawing prepared by Mr. Kurth and photos taken by staff were reviewed. The BSAC stated that they were concerned about the safety of walkers crossing the bridge and that the vegetation might limit the line of site for drivers.

The BSAC also discussed the utility box on the south wall of the garage. Staff stated that she thought the BSAC had approved that utility box enclosure at the September 7, 2017 BSAC meeting. Staff stated that she would research the application and approval and report the findings to the BSAC.

Gary Walton made a Motion to deny the Alteration to Approved Plans Application as submitted stating that the existing trees and shrubs planted in the road right of way will have to be removed or relocated. Trever McSpadden seconded the Motion. The motion passed unanimously.

7. Construction Extension Request:

BSOA #06192A Wilkinson Landscape Extension

Legal: Cascade Subdivision Blk 3, Lot 192A

Street: 8 Little Plume Rd.

Staff presented the photos and narrative for the Wilkinson Landscape Completion Extension application. The former Owners, Susan and William Martin Jr., applied for and received an Alteration to Approved Plans approval on November 16, 2017. The Application included an extension to complete the reseeding of the property until July 30, 2018. No work was done on the property during the summer of 2018, it was listed for sale and sold on August 30, 2018. The BSOA has retained the \$3,600 Landscape Performance Deposit.

Staff spoke to the new Owners, Wayne & Dawn Wilkinson, and informed them of the BSOA's Performance Deposit policy and the work that is required to be completed. The new Owners want to complete the work and have requested a Landscape Completion Extension to do the work next year as it is too late to engage a landscaper to do the work before winter. The street side of the house looks much better due in part to the rainy spring and early summer. Most of the work to be completed is on the back of the house. The requested extension is until July 30, 2019.

Staff recommended that the BSAC approve the application as submitted based on the finding that the work completes a project, complies with the Cascade Subdivision Covenants and the Design Regulations.

Kate Scott made a Motion to approve the Wilkinson Landscape Extension until July 30, 2019 with the Condition listed below. Trever McSpadden seconded the Motion. The motion passed unanimously.

The following Condition was included in the Approval:

1. The Owner shall provide weed control for the property.

8. Discussion Items:

a. Review Fee Revision Review

BSOA Executive Director Suzan Scott reviewed the proposed revisions to the BSAC Review Fee Schedule. The proposed changes to the review fees were reviewed for the second time. The BSAC discussed the proposed road impact fee at length. The BSAC felt that additional time for review and discussion was needed.

b. Member Reports Tracking Update

Staff reviewed the Member Reports Tracking Sheet with the BSAC. Recent events at Doc's Real Estate, the Emergence Group site and the Holder reroof were discussed.

c. Performance Deposit Tracking Update

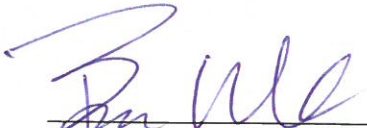
The Performance Deposit Tracking Spreadsheet was reviewed. Staff stated that aesthetic reviews have been completed on 14 projects and that the Performance Deposits were in the process of being released.

d. Certificates of Deposit Update

The Certificate of Deposit Tracking Spreadsheet was reviewed.

Additional topics discussed by the BSAC following the Certificates of Deposit Update included a BSAC member requesting an update on the Pinnacles Condominium.

The meeting adjourned at 10:25 am.



Brian Wheeler, BSAC Chairman