

Architectural Committee Meeting Minutes – October 3, 2019

BSAC/Staff in Attendance:

Brian Wheeler
Gary Walton (arrived 8:10)
Kate Scott
Trevor McSpadden
Suzan Scott
Jess Bevilacqua

Guests in Attendance:

Eric Ossorio
LeAnn & Steven Adams
Trevor Pierson

Project Attending For:

#04115 Frank
#04329 Adams
#04329 Adams

Using GoTo Meeting:

Maggie Good

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 19, 2019 Meeting Minutes. Kate Scott seconded the Motion. The Motion passed unanimously.

4. Minor Alterations Review

BSOA #04115 Frank Minor Alterations

Legal: Meadow Village Block 1 Lot 15
Street: 2270 Yellowtail Road

Staff presented the plans for the Frank minor alteration application. The application was to reroof the existing home with the same asphalt shingles as the existing roof due to water leakage. Staff was notified prior to the work being done, but it was completed immediately as it was an emergency repair and a roofer was scheduled. Eric Ossorio notified staff of the situation and represented the Frank's. The owner requested a waiver of the after the fact approval fee as it was an emergency situation. Staff recommended the application be approved as submitted and that the after the fact approval fee be waived.

Trevor McSpadden made a Motion to approve the application as submitted noting that staff was notified and the situation was urgent. Kate Scott seconded the Motion. The Motion passed unanimously.

A brief discussion took place regarding the Covenant restrictions on performing maintenance and repair projects without BSAC review.

5. SFR Sketch Plan Review

BSOA #04329 Adams SFR Sketch Plan

Legal: Meadow Village Block 3 Lot 29
Street: TBD Two Moons Road

Staff presented the Adams single family residence sketch plan application. The application was for a three bedroom, three bath home with 2,492 s.f. of livable space and 868 s.f. of garage/shop space.

Finishes included stained wood lap siding, stained wood board and batten siding, metal siding, standing seam metal roof and board form concrete. Owners LeAnn and Steven Adams and architect Trevor Pierson were present.

Staff noted that one of the roof lengths exceeds 40'. The applicant had applied for an exception and staff distributed a statement from the applicant noting both functional and aesthetic reasons for the design of the roof. Staff referenced design regulation criteria regarding roof lengths and noted several potential design element changes. Staff asked the BSAC to determine whether the roof design required an exception or whether a design element change was present.

The BSAC discussed in depth the criteria for exceptions and design element changes. It was noted that exceptions are granted on a case-by-case basis. The elevations and home design were reviewed in detail. The soffit and overhangs were noted as potential design element changes, as well as other characteristics of the building. Maggie Good noted that no design element change is visible from the aerial view. Past examples of roof exceptions and non-exceptions that exceed 40' in length were discussed.

Trever McSpadden made a Motion that a design regulation exception is not required based on the finding that design element changes exist. Kate Scott seconded the Motion. Gary Walton and Maggie Good opposed the Motion. The Motion passed by a 3-2 majority.

Staff continued presenting the sketch plan for the home. Staff described the finish materials and noted that the home includes board form concrete. Sample photos were provided and it was noted that while exposed concrete is limited by the design regulations, board form concrete is a finish material that closely resembles reclaimed wood from a distance and has significant value in terms of maintenance, energy efficiency and fire resistance.

Staff noted the amount of metal siding on the home, which appears to constitute less than a third of the overall siding. Staff recommended the application be approved as submitted provided the metal siding and roof length had been discussed.

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

6. Miscellaneous - Geotech Request

BSOA #04524 Farley Geo-Tech Request

Legal: Meadow Village Block 5 Lot 24

Street: TBD Two Gun White Calf Road

Staff presented a request from Duncan Gilley of CTA Architects to perform geotechnical work on lot 24 by drilling a 6" bore hole in the road right of way. The same procedure had been approved in May for adjacent lot 23. The reason was due to the steepness of the lot. Mr. Gilley provided the same information as the last request, including a site plan with rig location and safety netting.

Staff recommended the request be approved as submitted noting that the drill rig should be completely off the pavement.

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

Staff asked the BSAC to clarify a statement made at a pre-sketch plan review for the driveway layout of lots 23 and 24 on August 15. Mr. Gilley had mentioned that he was planning to apply for a variance with the county and a BSAC member stated that the BSAC would support that variance. Staff did not capture this in the minutes from August 15 and wanted to confirm BSAC support for the variance so that a formal letter could be provided to Mr. Gilley. The BSAC noted that Mr. Gilley should submit a written request for the support of the variance clarifying the variance and that it would be reviewed at a BSAC meeting before confirming approval.

7. Construction Extension Request

BSOA #02707 Roderick SFR

Legal: Aspen Groves Block C Lot 7

Street: TBD Nordic Lane

Staff presented a construction extension request from Jerad Biggerstaff for the Roderick single family residence. The original completion date was October 18, 2019 and the expected completion date is now November 18, 2019 for construction and landscaping. The delay was due to subcontractor availability.

Staff recommended the extension request be approved as submitted noting reasonable reasons for delay.

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

7. Discussion Items:

a. Member Report Tracking Update

There were no updates to the Member Tracking Report.

Staff presented updates on construction compliance.

Staff updated the BSAC on construction trailers and materials that had been stored on the opposite side of the road on Beehive Basin Road due to the conditions of lot 236A, currently under construction. Staff had spoken with John Seelye and Anna McKay regarding the site, and it was agreed that the materials and trailers are expected to be moved back onto the lot by November 7, when roofing and framing are complete and there is more room available. The BSAC agreed to this request and Ms. McKay will update staff as needed.

Staff updated the BSAC on incidents reported at the Roderick project site in Aspen Groves since early in the project. Staff has been contacted by project manager Lance Paulauskis multiple times noting specific neighbors who have spoken harshly to crews and subcontractors regarding parking, construction activity, and mud on the road. There have also been recent incidents of vandalism. At this time it is not known who committed the acts of vandalism. Staff has spoken with Dick Fast, Mr. Paulauskis and contractor Jerad Biggerstaff and visited the site on several occasions and the issues have been resolved. Parking and staging arrangements were agreed to with the BSAC and have been consistently complied with by the contractors. Staff has advised Mr. Paulauskis to contact the BSOA as these incidents occur so that they can be recorded, and that any complaints should be directed to BSOA staff. Staff has not received any communication from the neighbors recently. Staff asked the BSAC if it would be appropriate to contact the neighbors and speak with them regarding the interactions they have had with the workers on lot 7. The BSAC recommended that staff speak with Mr. Fast and update him on the situation. The BSAC also noted that the owner of the property may want to submit a formal complaint

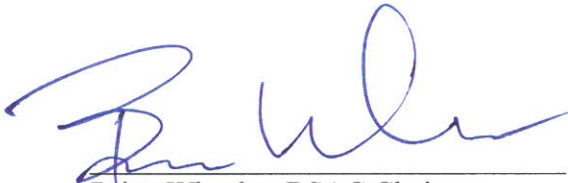
the BSOA, and that installing a game camera may be helpful. Staff will follow up with all parties as needed.

b. Performance Deposit Tracking Update

Staff briefly reviewed the performance deposit sheet and in-process project tracking sheet.

c. Adjourn

The meeting adjourned at 9:01 AM.



Brian Wheeler, BSAC Chairman