



Architectural Committee Meeting Minutes –September 19, 2019

BSAC/Staff in Attendance:

Brian Wheeler
Trevor McSpadden
Maggie Good
Kate Scott
Suzan Scott
Jess Bevilacqua

Guests in Attendance:

Mary Ann Comstock
Pat Emerson
Ryan Welch
Amber Gerr
Rebecca Bagley
Andrew & Suzanne Schreiner
Eryn Schwehr
Josh Greene

Project Attending For:

#04604 Comstock
#04211 Emerson
Park Condos
#05319 McElroy
#06267 Bagley
#04436 Schreiner
#08601 Mountain Lodge East
#06253A Lepper

Using GoTo Meeting:

1. Membership Forum - none

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

3. Meeting Minutes – Maggie Good made a Motion to approve the September 5, 2019 Meeting Minutes. Kate Scott seconded the Motion. The Motion passed unanimously.

4. Minor Alterations Review

BSOA #04604 Comstock Minor Alterations

Legal: Meadow Village Block 6 Lot 4
Street: 2105 Spotted Elk Road

Staff presented the plans for the Comstock minor alterations application. The application was to repaint the exterior of the home in the same color. Staff recommended the application be approved as submitted noting that it is regular maintenance of the home and is the same color.

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

BSOA #04211 Emerson Minor Alterations

Legal: Meadow Village Block 2 Lot 11
Street: 2650 Curley Bear Road

Staff presented the plans for the Emerson minor alterations application. The application was to re-side the home and replace the trim and windows, as well as the garage and front doors. The owner was also requesting to change the color of the asphalt shingles that were approved in August. Finish materials including the new proposed shingles were presented. Staff recommended the application be approved as submitted noting that the changes are improvements to the property and maintenance of the home. Staff recommended that the performance deposit for the roof, which had been approved in August, be combined with the current application as they will both be taking place at the same time and only one performance deposit be required. .

Trever McSpadden made a Motion to approve the application as submitted, noting that the new roof material and the proposed garage and front doors are also approved and that only one performance deposit will be required that will include this application and the roof that was approved in August. Kate Scott seconded the Motion. The Motion passed unanimously.

BSOA #05414 Wheeler Minor Alterations

Legal: Sweetgrass Hills Block 4 Lot 14

Street: 2875 Little Coyote Road

Staff presented the plans for the Wheeler minor alterations application. The application was to repaint the fascia and trim of the home in the same color, Navajo Tan, due to deterioration and normal aging of the existing paint. Brian Wheeler represented the application. Staff recommended the application be approved as submitted noting that it is regular maintenance of the home.

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

Brian Wheeler abstained from voting.

Park Condominiums Minor Alterations

Legal: Meadow Village Tract 2A

Street: Yellowtail Road

Staff presented the plans for the Park Condominiums minor alterations application. The application was to replace the roof on the detached garage buildings, trash enclosures and pool buildings with the same asphalt shingles that are currently on the existing home roofs. The existing cedar shake roofing is deteriorating and needs to be replaced. Ryan Welch represented the project and stated that the project had already been completed. Staff noted she was made aware of the project by Scott Hammond before it had been started and neighbor notifications were sent out. Scott Hammond had spoken to staff previously and explained that he had an opportunity to begin the project immediately as the roofers were available upon completion of the previous project at Crail Creek Condominiums.

Staff recommended the application be approved as submitted noting that it is necessary maintenance of the property, and noting that the after the fact review fee should be waived as staff was notified of the project before it began.

Kate Scott made a Motion to approve the application as submitted noting the after-the-fact review fee would be waived since staff was notified of the project. Trever McSpadden seconded the Motion. The Motion passed unanimously.

5. Landscape Alterations Review

BSOA #05319 McElroy Landscape Alterations

Legal: Sweetgrass Hills Block 3 Lot 19

Street: 2745 Rain In Face Road

Staff presented the plans for the McElroy landscape alterations application. Amber Gerr represented the application which was to plant two trees toward the back of the property. The trees proposed were a 12'

and a 6' spruce. Staff recommended the application be approved as submitted noting that the addition of the trees is an improvement to the property.

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

6. Alteration to Approved Plan Review

BSOA #06267 Bagley SFR

Legal: Cascade Block 4 Lot 267

Street: TBD Little Wolf Road

Staff presented the Bagley alteration to approved plan application and exception request application. The sketch plan for the single family residence was approved on June 20, 2019 with the conditions that additional windows would be added and a roof length, which exceeded 40' would require some type of articulation on both elevations. The applicant had made the changes as requested and the final plan was approved on July 18.

An email from Mrs. Bagley was provided to the BSAC stating a number of reasons that the Bagley's wished to return to the original roofline which was approximately 50'. It was noted that the breezeway was intended to break up the roof length and that the roofline was a distinct architectural element in the design of the home. It was also noted that the engineer involved in the home design believes that the potential for water damage is higher with the approved roof design. At the time of sketch plan approval, the BSAC did not believe the transition over the breezeway was a significant enough design element change to justify the roofline and that an exception would be required. The Bagley's applied for the exception and paid the associated fee. The proposed home design was presented along with drawings of what had been approved by the BSAC. It was noted that the added windows would be kept.

The BSAC discussed the process for granting design regulation exceptions noting several past examples that had been approved or denied. The potential for water and ice damage with the approved roof was discussed, as well as the aesthetic reasons for returning to the original design.

Staff recommended the exception request be approved as submitted, as both functional and aesthetic reasons for the exception had been provided.

Trever McSpadden made a Motion to approve the alterations to the approved plan as submitted, noting the roof length exception had been approved. Kate Scott seconded the Motion. The Motion passed unanimously.

A discussion continued as the BSAC discussed the decision that had been made regarding the roof lengths at the time of sketch plan approval in June 2019. There was disagreement among the committee as to whether the roof length should have been considered an exception. Some members believed that the transition over the breezeway as well as the "bump out" of the wall created a significant design element change that should have justified the roof length. Brian Wheeler noted that he believed a design element change was present with the original roof design, because of the breezeway and wall bump out, and that it should not have been considered an exception at the time of sketch plan review.

BSOA #04436 Schreiner Major Alterations

Legal: Meadow Village Block 4 Lot 36

Street: 2750 Little Coyote Road

Staff presented the Schreiner alteration to approved plan application. The major alterations were approved on June 6, 2019. The request was to alter the roof design to combine a lower area of the roof with the main roofline which was approximately 7" higher. A letter was presented from the contractor, Jeff Cyr, stating the reasons for the changes which included high potential for ice damming and a metal accent that would be required to produce the original design, which would look out of place. It was also noted that this home was designed around the fact that the existing home was built into the setback and no further encroachment on the setbacks would be allowed with the renovation.

Staff recommended the request be approved as submitted noting that the owner has provided both functional and aesthetic reasons for the change in design.

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

BSOA# 08601 Mountain Lodge East

Legal: Cascade Block 1 Lot 3B

Street: Sitting Bull Road

Staff presented the Mountain Lodge East alteration to approved plan application. The request was to relocate the dumpster/trash compactor and enclosure, as the original location was deemed to be too steep and the grading of the driveway would not allow for its placement there. The new location would be on the existing concrete pad from the old dumpster and the enclosure would be slightly smaller.

Staff recommended the request be approved as submitted noting that a reason had been provided for the relocation of the dumpster.

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

Brian Wheeler abstained from voting.

7. Miscellaneous – Construction Storage

BSOA #06253A Lepper SFR

Legal: Cascade Block 3 Lot 253A/245

Street: 38 Swift Bear Road

Staff presented a request from Josh Greene to stage construction materials on lot 245 on Swift Bear Road, for the construction currently underway on lot 253A also on Swift Bear. Both lots are owned by Cory and Heather Lepper. Due to the conditions on lot 253A, there is no flat area for construction staging and using the area at the end of the cul-de-sac has caused complaints. Mr. Lepper offered to allow Mr. Greene to use lot 245 for this purpose. Staff described the conditions on lot 253A which is steep and muddy. Photos were presented. Mr. Greene had noted that a temporary access road would be built on lot 245 and provided a map of the proposed staging. Staff recommended the request be approved due to the conditions of lot 253A and noting that any disturbance to lot 245 would be restored when construction on lot 253A is complete.

The BSAC discussed the conditions of the area and the difficulty with staging construction materials. The BSAC asked how long the materials would remain on lot 245. Staff recommended that the approval

should be good through the construction of lot 253A. The original completion date was in May 2019 for construction. Staff advised Mr. Greene to contact the BSOA if an extension is required.

Trever McSpadden made a Motion to approve the request as submitted, noting that all staging would be removed on lot 245 and that it be restored upon the completion of the home on lot 253A. Maggie Good seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

a. Member Report Tracking Update

There were no updates to the Member Tracking Report.

b. Performance Deposit Tracking Update

Staff briefly reviewed the performance deposit sheet. Maggie Good requested that invoices be sent out for performance deposits for accounting reasons. This will be discussed with accounting staff at a later date.

Several miscellaneous items were discussed by the BSAC:

Staff presented an update on Hill Condos.

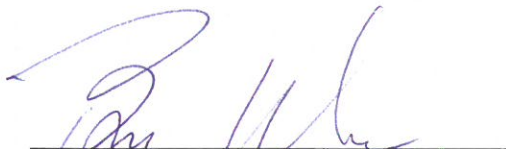
Construction compliance on Beehive Basin Road was discussed. Staff will follow up as needed.

Variance and covenant interpretation was discussed and noted as a topic that would require future discussion.

The cease and desist process was briefly discussed.

c. Adjourn

The meeting adjourned at 9:45 AM.



Brian Wheeler, BSAC Chairman