



## Architectural Committee Meeting Minutes – September 20, 2018

### **BSAC and Staff in Attendance:**

Brian Wheeler, Chairman  
Maggie Good  
Kate Scott  
Grant Hilton  
Janet Storey  
Suzan Scott

### **Using GoToMeeting:**

Gary Walton                      BSAC Member  
Trevor McSpadden              BSAC Member  
Dennis Raffensperger          #06507A GRFD

### **Guests in Attendance, Project Attending For:**

Gregg & Kim Ibes	#02513 Ibes
Adam Johnson	#07506 Olson/BSCO
Dick Fast	#02513 Ibes
Jess Bevilacqua	Blue Ribbon Builders
Dennis Raffensperger	#06507 GRFD
Greg Hall	#06015 Lucas
Tyler Grupe	#06015 SF10LLC
Brian Scott	#312184 & 88 Fairways

### **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 August 16, 2018 BSAC. Grant Hilton seconded the Motion. The Motion passed unanimously.

### **4. Landscape Alterations:**

BSOA # 05307 Norton Landscape Alterations

Legal: Sweetgrass Hills Subdivision Block 3, Lot 7

Street: 2670 Bobtail Horse Rd.

Staff presented the photos, plan and narrative for the Norton Landscape Alteration application. The Owners are proposing to plant an additional 8 spruce trees on their property to screen the view of a recently constructed home on the adjacent lot. Lee Griffith with Elevation Landscaping & Design will be doing the work. BSAC member, Grant Hilton, represented the Nortons at the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the Landscape Alterations are an improvement to the existing home, in compliance with the Meadow Village Covenants, Design Regulations and consistent with the subdivision. There were no conditions to this approval.

Maggie Good made a Motion to approve the Landscape Alteration Application as submitted. Kate Scott seconded the Motion. The motion passed unanimously.

Mr. Hilton recused himself from the vote.

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. Dick Fast, Aspen Groves HOA Board of Directors representative also attended the meeting.

The BSAC discussed the proposed wording for the sign and the size of the sign. Mr. Johnson stated that the sign will be 16" x 24" which is the same size as the BSCO bicycle path directional sign previously installed at the intersection of Andesite Road and Autumn Trail. The BSAC also reviewed feedback from adjacent property owners regarding the wording on the sign. Several neighbors stated that they wanted the sign to include wording that said pedestrian traffic was allowed. After additional discussion Mr. Johnson asked to withdraw the application and stated he would resubmit the sign with revised wording. Staff was directed to revisit the "no parking" signs slated for installation in the same area.

BSOA #02513 Ibes Sign Installation

Legal: Aspen Groves Subdivision, Block A, Lot 13

Street: 114 Autumn Trail

Staff presented the photos, plan and narrative for the Ibes Sign - Landscape Alteration application. The Owners are proposing to install two "trail use" signs. One sign would be installed on a 4 x 4 post that will also have a "no parking sign". The other sign would be located at the entrance to the ski trail easement that is located on the Ibes property. The Ibes also asked to be allowed to install a section of jack rail fence at the entrance to the ski trail easement. Greg and Kim Ibes attended the meeting. Dick Fast, Aspen Groves HOA Board of Directors representative also attended the meeting.

The BSAC discussed at length the Ski Trail easement as shown on the Plat and the language in the Covenants. The concern was that the placement of the jack rail fence would imply an interpretation of the easement. This would require a legal decision to be made outside of the BSAC.

Staff recommended that the BSAC approve the installation of two trail use signs at the end of Autumn Trail Road. One sign to be placed on the post that also has a no parking sign. The second sign to be placed on a single section of jack rail fence located at the entrance to the easement.

Grant Hilton made a motion to approve the application as submitted that died for lack of a second.

Grant Hilton made a Motion to approve the installation of two 16" x 24" signs as submitted. The suggested location would be on the post with the previously approved "no parking sign" with the second in the vicinity of the entrance to the easement. Maggie Good seconded the Motion. The motion passed unanimously.

## **5. Alterations to Approved Plans**

BSOA: 06015 Lucas Minor Alterations

Legal: Cascade Subdivision Block 1, Lot 15

Street: 12 Cheyenne Rd.

Staff presented the photos, plans and narrative for the Lucas Alteration to Approved Plan application. The proposed work addresses ice damming and snow shedding issues with the home by directing the snow over the existing deck/walk way. Designated Project Representative Greg Hill attended the meeting.

The new work includes:

1. The installation of a 4/12 shed roof over the kitchen deck area to allow the snow to fall freely off of the main roof and deposit away from the building.
2. The installation of 8' high rough sawn 6x6 fir posts to replace the 4 existing 6x6 railing posts
3. The reinstallation of the existing railing.
4. The installation of 2x6 rough sawn fascia.
5. Soffit to be open with 5/8" x4'x8' Breckenridge rough sawn plywood
6. The Soffit will be stained with Chestnut log oil to match existing trim.
7. The metal roofing and trim to match the previously approved roof project.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home and comply with Covenants and Design Regulations.

Maggie Good made a Motion to approve the Lucas Alteration to Approved Plan Application as submitted. Grant Hilton seconded the Motion. The motion passed unanimously.

BSOA #06507A Gallatin Rural Fire District Station #2

Legal: Cascade Subdivision, Block 1, Tract 7-1B Plat 4/309

Street Address: 462 Lone Mountain Trail

Staff presented the photos, proposed siding material and narrative for the GRFD Station 2 Alteration to Approved Plan application. The application is for the replacement of the metal lap siding on the existing fire station with HardiePlank Lap siding and the change of materials from metal siding to HardiePlank Lap siding on the addition. The change in materials was required because the existing metal siding has faded significantly and the new metal did not match the old siding. The architect, Dennis Raffensperger, joined the meeting using GoToMeeting.

The BSAC discussed the color of the proposed siding at length. The BSAC asked the architect, Dennis Raffensperger, if other colors that might have more contrast had been considered. Mr. Raffensperger stated that other colors had not been considered as the intent was to match the existing siding color as closely as possible and to blend with the other existing materials including the split faced concrete block. It was noted that the color palette was consistent with other buildings in the vicinity including Hill Condos and Cedar Creek Condo. Mr. Raffensperger stated that, while other colors could have been used, he felt that the color selected is as aesthetically pleasing as another color.

Staff recommended that the BSAC approve the proposed Alteration to Approved Plan application for the Gallatin Canyon Rural Fire District Station #2 Addition based on finding that the proposed alteration

complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the neighborhood.

Gary Walton made a Motion to approve the Gallatin Rural Fire District Station #2 Alteration to Approved Plan Application as submitted noting the discussion on color. Kate Scott seconded the Motion. The motion passed with four in favor and one opposed.

## **6. SFR Final 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. The application was not approved at the September 20, 2018 BSAC meeting. Staff stated that the plans have been revised so that all of the proposed retaining walls are less than four feet high. A photo of the proposed retaining wall stone and a cross section drawing of the retaining wall were provided as requested by the BSAC. The Owner, Tyler Grupe, attended the meeting.

The BSAC reviewed the plans and a suggestion to use a wildflower mix was made by one of the BSAC members.

Staff recommended that the BSAC approve the application based on the findings that the proposed home complies with the Aspen Groves Subdivision Covenants, the Design Regulations and is compatible with the subdivision.

Maggie Good made a Motion to approve the SF10 LLC SFR Final Plan Application as submitted. Grant Hilton seconded the Motion. The motion passed unanimously.

The approval included the following conditions:

1. All retaining walls to be less than 4' in height. A stepped wall is allowed or the grading be adjusted to fit the retaining wall height.
2. 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.
3. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plan.

## **7. Construction Extension Request:**

BSOA ## 312184 & 312188 Fairways New Multi-Family Condominiums

Legal: Meadow Village #1, 2<sup>nd</sup> Filing Tract E, Plat I-12

Street: 2184 – 2188 Little Coyote Rd.

Staff presented the photos, plan and narrative for the Fairways Condominium Construction Completion Extension application. The minority Owner, Brian Scott with Lone Pine Builders, attended the meeting. Mr. Scott is requesting an extension of 2+ months: from 09/20/18 to 11/15/18 to allow



additional time for the sale of the development to close. Mr. Scott stated that Lone Pine Builders is prepared to start construction immediately following the close of the sale. Brian also requested to be allowed to have the container currently on the site to remain. A more complete extension request will be submitted as soon as the sale of the development closes.

The BSAC discussed the Fairways Extension request at length. The BSAC decided that a firm date for the signing of the agreement for the purchase of the property by Mr. Scott was needed. It was noted that four Extensions have previously been granted for this project to allow the agreement to be finalized. The BSAC also discussed amount of time that should be allowed to finalize the agreement and the consequences if the agreement was not signed by that date.

The discussion considered the existing infrastructure, foundation and concrete accent walls that have been built and whether the work would need to be demolished if the agreement was not completed by the deadline. The BSAC determined that the existing construction would have to be removed if the contract was not in place by the stated deadline.

Staff recommended that the BSAC approve the Construction Completion Extension to November 15, 2018 to allow time for the sale of the development to close. Staff recommended that the storage container be allowed to remain on the site.

Gary Walton made a Motion to approve the Fairways Construction Completion Extension until November 15, 2018 with the Condition listed below. Grant Hilton seconded the Motion. The motion passed with three in favor and one opposed. Kate Scott abstained from the vote.

The Approval included the following Condition:

1. In the event that a signed contract/agreement is not in place between Brian Scott and the current majority Owner by November 15, 2018 demolition shall begin immediately to remove the existing foundation, infrastructure and concrete accent walls. The site is to be restored to the original natural, preconstruction condition.

## **8. Discussion Items:**

### **a. Review Fee Revision Review**

BSOA Executive Director Suzan Scott presented the proposed revisions to the BSAC Review Fee Schedule. The stated intention of the fee increases is to generate income to pay for 75% of the Architectural Review Coordinator's salary. It was noted that the proposed Review Fee Schedule was reviewed and approved by the BSOA Board of Directors. The different fees were discussed. The BSAC felt that additional time for review was needed.

### **b. Member Reports Tracking Update**

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

### **c. Performance Deposit Tracking Update**

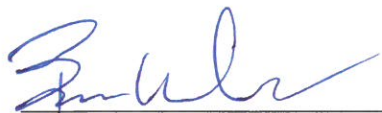
The Performance Deposit Tracking Spreadsheet was reviewed.

### **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 the proposed North Western Energy site and proposed revisions to the Design Regulations.

The meeting adjourned at 11:25 am.

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

Brian Wheeler, BSAC Chairman