

Architectural Committee Meeting Minutes – September 6, 2018

BSAC and Staff in Attendance:

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

Guests in Attendance, Project Attending For:

Mary Anderson #04614 Anderson
Mike Albert #07515 Gallatin Properties LLC
Ron Bussinger #00232 Teton Condominium
Tyler Grupe #02811 SF10 LLC
Bob Morse #04432 Morse Repainting
Jeff MacPherson #07206 BSCO Community Park
Anne Marie Mistretta #07098 BSCO Crail Ranch
Adam Johnson #07098 BSCO Crail Ranch
Jerad Biggerstaff #02707 Roderick Family LLC

Using Go to Meeting:

Fred Beaubien #04315A.Beaubien Reroof

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 August 16, 2018 BSAC. Gary Walton seconded the Motion. The Motion passed unanimously.

4. Minor Alterations:

BSOA #04614 Anderson Reroof

Legal: Meadow Village No.1 2nd filing, Block 16, Lot 14
Street: 2295 Spotted Elk Rd.

Staff presented the photos, materials and narrative for the Anderson Minor Alteration application. The Owners are proposing to replace the existing cedar shingle roofing with asphalt shingles. Homeowner, Mary Anderson, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the proposed work is an improvement to the existing home, complies with Covenants and Design Regulations and is compatible with the subdivision. There were no conditions to this approval.

Kate Scott made a Motion to approve the Anderson Minor Alteration Application as submitted. Gary Walton seconded the Motion. The motion passed unanimously.

BSOA #04315A Beaubien Reroof

Legal: Meadow Village No.1 2nd filing, Block 3, Lot 15A
Street: 3250 Two Moons Rd.

Staff presented the photos, materials and narrative for the Beaubien Minor Alteration application. The homeowner is proposing to replace the existing cedar shingle portion of the roof with "oxidized" corrugated corten steel to match the area of the roof that is currently corten. The Owner, Fred Beaubien, used "Go to Meeting" to participate in the meeting.

The BSAC discussed the unique composition of materials used on the home and the suitability of the "oxidized" corrugated corten as the primary roofing material. The slope of the roof was a factor in the conclusion that the metal roof was a suitable solution. In addition, the Owner strongly stated his preference to use the corrugated steel roof material.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home, comply with Covenants and Design Regulations and are compatible with the subdivision. There were no conditions attached to the Approval.

Gary Walton made a Motion to approve the Beaubien Minor Alteration Application as submitted. Kate Scott seconded the Motion. The motion passed with 3 in favor and one member abstaining.

BSOA #04432 Morse Home Repainting

Legal: Meadow Village No.1 2nd filing, Block 4, Lot 32

Street: 2690 Little Coyote Rd.

Staff presented the photos, materials and narrative for the Morse Minor Alteration application. The homeowner is proposing to repaint the home. The owner of the home, Bob Morse, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the proposed work is an improvement to the existing home, complies with Covenants and Design Regulations and is compatible with the subdivision.

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

BSOA # 00232 Teton Condominium Minor Alterations

Legal: Meadow Village 2nd Filing Tr. 4

Street: 230 Yellowtail Rd.

Staff presented the photos, materials and narrative for the Teton Condominium Minor Alteration application. There are three units in the single Teton Condominium building with 2 couples owning one unit each and sharing the ownership of the third. The Owners are proposing to replace the roofing material, windows, entry doors, garage doors, siding, trim and chimney cladding material. Designated Project Representative and Condo Owner, Ron Bussinger, attended the meeting.

The BSAC reviewed the materials and the proposed colors. The proposed materials include, LP Smartside Diamond Kote solid color lap siding in Clay, LP Smartside Color Strand fascia in Bridgeport, Malarkey Highlander 30 year architectural shingles in Storm Grey, Clopay Coachman collection Model CGU12 Rec 11 garage doors painted to match siding. Clopay Craftsman Fiberglass entry door F3321 with a sidelite, Weather Shield aluminum clad wood windows with Craft Bronze cladding and Trex in pebble gray decking. Existing stone on the side of condos will be replaced with Ultra Batten striated panels in burnished Slate from Bridger Steel to match chimneys.

Staff recommended that the BSAC approve the application as submitted based on the finding that the proposed work is an improvement to the existing condominium building, complies with Covenants and Design Regulations and is compatible with the subdivision.

During discussion the BSAC reminded the Owner/Applicant that, in the future, any exterior changes or improvements to the building must receive approval prior to the work being performed. In addition, the BSAC stated that any proposed changes to the materials approved by the BSAC meeting must be reviewed and approved in advance.

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

5. Alterations to Approved Plans

BSOA #07515 Gallatin Properties LLC (Johnson)

Legal: Minor Subdivision # 214, Lot 3A

Street: TBD Plank Rd.

Staff presented the photos, drawings and narrative for the Johnson Alterations to Approved Plan application. The home is currently under construction on Lot 3A. All of the proposed changes are in compliance with the Covenants and the Design Regulations. The landscape designer for the project, Mike Albert, attended the meeting.

The proposed changes included:

1. A new entry wall with recessed lights and 7 path lights has been added to the front of the house. Materials, length and the height of the entry wall and product literature for the light fixtures have been provided.
2. A new terrace at the edge of the drop off has been added with a rectangle that is labeled "fireplace". Product information on the fireplace feature has been provided.
3. The hot tub has been moved to the edge of the hill and sunken into the ground. Screening is provided.
4. The plantings have changed from being a free form shape to being planted in a regular rectangular shape on the south side of the house.
5. The retaining wall has changed from a more natural shape to a rectangular shape. Jogs have been added to keep the lengths from being over the 24' length.

The BSAC discussed the previously approved retaining wall that is on the south side of the property and the proposed reconfiguration of the shape of the wall. The concern was that this side of the wall is very visible from Andesite Road and that most of the wall is 4' in height and light in color. The BSAC recommended that the applicant verify that the design of the wall meets applicable code requirements.

Staff recommended that the BSAC approve the application for the Alterations to Approved Plan as the proposed changes are compatible with the neighborhood and are in compliance with the Design Regulations and Covenants.

Grant Hilton made a Motion to approve the Gallatin Properties LLC Alterations to Approved Plan application as submitted with the following condition. Maggie Good seconded the Motion. The Motion passed unanimously. The BSAC Chair voted due to a brief absence of one of the BSAC members.

The Approval was subject to the following conditions:

1. The BSAC required that additional plants be installed adjacent to the south retaining wall to minimize the monolithic appearance of the concrete "blocks". The BSAC did not ask that the plan be resubmitted. It was stated that the Landscape Performance Deposit would not be released unless this condition was satisfied.

6. Landscape Alterations:

BSOA # 07098 BSCO Historic Crail Ranch Demonstration Garden

Legal: Meadow Village No.1 2nd Filing, Lot 1A

Street: 2100 Spotted Elk Rd.

Staff presented the photos, drawing and narrative for the Historic Crail Ranch Demonstration Garden Landscape Alteration Application. Fee and Performance Deposit Waivers were requested as part of the Application. BSCO representative, Adam Johnson and Historic Crail Ranch Representative, Anne Marie Mistretta, attended the meeting.

The BSAC discussed the scope of work for the project including widening the driveway, fencing for the vegetable garden, the planting of succulents in the gardens, the use of "purple pipe" (treated water) for landscape watering and dirt storage over the winter.

Staff recommended that the BSAC approve the application as submitted including the request for the Fee & Performance Deposit waivers based on the finding that the proposed improvements comply with the Covenants, Design Regulations and are compatible with the Subdivision.

Grant Hilton made a Motion to approve the Historic Crail Ranch Landscape Alterations Application as submitted including the Review Fee and Performance Deposit Waivers based on the findings that the proposed landscaping alterations comply with the Covenants, Design Regulations and are compatible with the Subdivision. . Gary Walton seconded the Motion. The Motion passed unanimously.

BSOA # 07098 BSCO Community Park Storage Area

Legal: Sweetgrass Hills, Lot 2A-1

Street: 373 Little Coyote Rd.

Staff presented the photos, drawing and narrative for the BSCO Community Park Landscape Alteration Application. Fee and Performance Deposit Waivers were requested as part of the Application. BSCO representatives, Adam Johnson and Jeff McPherson, attended the meeting.

The BSAC discussed the location of the proposed fenced storage area, the size and whether a fenced storage area is in compliance with the Sweetgrass Hill Subdivision Covenants. The BSAC expressed concern about the size of the fenced in enclosure and the proposed location. The BSAC asked that Mr. McPherson consider placing the enclosure in a less noticeable location in the park.

BSCO representative, Jeff McPherson, withdrew the application to allow the BSCO time to find a better location.

7. 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, drawings and narrative for the SF10 LLC (Grupe) Single Family Residence Final Plan Application. The Owner, Tyler Grupe, attended the meeting.

The BSAC reviewed the site plan, the landscape plan and the dark sky compliant light fixture that the owner is proposing to install. The BSAC discussed the proposed retaining walls and the windows on the

south side of the garage that had changed from the Sketch Plan application. The BSAC expressed concern about the height of the retaining walls and the lack of information regarding the materials used to construct the walls.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed home complies with the Aspen Groves Subdivision Covenants and, with an Exception to allow the over height retaining wall, the Design Regulations and is compatible with the subdivision.

Gary Walton made the Motion to not approve the SF10 LLC Single Family Residence Final Plan Application as submitted with the following. Grant Hilton seconded the Motion. The motion passed unanimously.

The BSAC asked for the additional information to be provided with the second Final Plan Application:

1. An image/photo of an actual retaining wall with the actual stone that is proposed to be used.
2. A cross section drawing of the retaining wall.
3. Windows on the south wall of the garage. It appeared that the BSAC members preferred the windows as shown on the “original” final plans with the 2 windows separated.

BSOA #02707 Roderick Family LLC Single Family Residence

Legal: Aspen Groves Subdivision, Block C, Lot 7

Street: TBD Nordic Lane

Staff presented the photos, drawings, narrative and the material board for the Roderick Family Single Family Residence Final Plan Application. The Designated Project Representative, Jerad Biggerstaff, attended the meeting.

The BSAC reviewed the landscape plan, the dark sky compliant light fixture and the materials that are proposed to be used for the project.

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

Grant Hilton made the Motion to approve the Roderick Family Single Family Residence Final Plan Application as submitted with the following conditions. Kate Scott seconded the Motion. The motion passed unanimously.

The Approval was subject to the following conditions:

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

8. Discussion Items:

a. Member Reports Tracking Update

Staff reviewed the Covenant Compliance Tracking Sheet with the BSAC. Staff shared with the BSAC that the attorney for the of the Emergence Group property owner, Bridget leFeber, had

contacted the BSOA via email to confirm that the lawsuit has been settled and that reclamation has begin on the site.

The BSAC reviewed other current concerns with the BSAC and noted that the name of the tracking sheet has been changed to "Member Reports".


b. Performance Deposit Tracking Update

The Performance Deposit Tracking Spreadsheet was reviewed. Staff noted that 10 "Aesthetic Reviews" have been completed and the Performance Deposits have been released.

c. Certificates of Deposit Update

The Certificate of Deposit Tracking Spreadsheet was reviewed.

The meeting adjourned at 11:00 am.



Brian Wheeler, BSAC Chairman