

Project Review Committee Meeting Minutes – FINAL
August 29, 2016

Committee Members Present: Ed D., Gerald D., Leo K., Kevin N., Paul R.

Board members Present: Charlotte M., Charlene M.

Landowners Present: Donna A., Leticia S.

Contractors Representing Landowners Present: Butch K., William S.

Meeting was called to order at 7:05 pm.

Four Projects were reviewed. Paperwork for three of the projects was presented at the meeting, within the 2 week deadline for review before the Sept. 12 board meeting.

SG 51-A William S. presented a project for review from Hathaway Homes LLC that is under contract with property owner Kathleen R. Approval of the project is a condition for the contract/sale. Project includes dwelling, septic, garage and deck. Leo K. had walked the property and noted some stakes had fallen over or were missing. William S. will meet with PRC members Gerald, Paul, and Leo so he can identify the property boundaries and setbacks to the PRC members.

Factory built home 76' x 30' on concrete foundation. Less than 30 feet high. DEQ maps with septic.

Conditions for approval include: 1. Staking easement boundaries, (especially west flags) and all setbacks. 2. All assessments are paid; \$17.50 each on three lots is owed for the fourth quarter. 3. The oversized sign on SG 51-A near Arcturus, which does not follow the Master Plan, must be removed prior to the Sept. 12 board meeting.

NG 28-A Leticia S. the original project for a dwelling, driveway, septic, and well was approved in April 2015. The landowner has completed everything but the dwelling. The original project was for a stick built home. The landowner presented a new project for a modular home, (slightly smaller in square footage) instead of the stick built home. The fees for the stick built home were already paid. The fees for the modular home are less and the difference will be refunded to the landowner after the modular home project is approved on Sept 12.

SG 68 The contractor from Crazy Mountain Builders presented the application from Fred and Karen D. for a dwelling and septic. The driveway and well already exist on this property. Dwelling is a single story 3 bedroom house. The septic permit is approved by Park County. The contractor will meet with PRC members Gerald, Paul, and Leo so he can identify the property boundaries and setbacks to the PRC members.

Conditions for approval on Sept 12 include: 1. Stake boundaries. 2. Prove setbacks. The dwelling is to be placed on 27 acres, but boundaries must be staked and setbacks must be recorded as an exact number of feet from the boundary. 3. Send check for fees. The Contractor will send the fees after the Admin Assistant finalizes the application.

SG 56 A2 Ranganath and Anju P. This application was mailed in before the 2 week deadline. The property owners were not present at the meeting. The dwelling was built in 2007 and the new owners want to build a garage that attaches to the house. The location they proposed for the garage is not 50 feet away from the road easement on Hercules Rd. The members of the committee will meet with the landowners to discuss options.

Timeline for submitting completed applications.

Completed project applications must be received no later than 2 weeks before the next board meeting. An application is not considered a complete application, and thus ready for processing/review, until the corners of the corner survey markers for the lot are found and flagged. The corner boundaries are required to be viewed during the on-site project review process. The flagging must be completed by the time the application is submitted. Project Committee personnel are not expected to find the corners, and/or any easement boundaries, for the Landowners. If the landowners are not capable of this work, the GLA has a list on the website of people who can assist them. This information will be put on the website.

The website calendar will list the due dates for applications. The due dates are 2 weeks before the monthly board meeting.

The website calendar will list the upcoming PR Committee meetings which are one week before the monthly board meetings: Sept. 26, Oct. 31, and Nov. 28. The PR meeting will have a generic agenda: To review completed projects that have been submitted by the 2 week timeline.

The meeting adjourned at 8:54 pm.