

## Architectural Committee Meeting Minutes –August 15, 2019

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

Grant Hilton  
Dan Hoadley  
Maggie Good  
Kate Scott  
Jess Bevilacqua

### **Using GoToMeeting:**

Brian Wheeler  
Suzan Scott

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

Greg Hall	#04107 Abrahamson-Kilbury
Mike Kilbury	#04107 Abrahamson-Kilbury
Linda Abrahamson	#04107 Abrahamson-Kilbury
Christopher Yearick	#04107 Abrahamson-Kilbury
Pat Emerson	#04211 Emerson
Duncan Gilley	#04523/24
Vic Mossotti	#02708 Mossotti

### **1. Membership Forum – none**

**2. Call to Order** – Maggie Good sat in for Brian Wheeler as Chair and called the meeting to order at 8:00 AM.

### **3. Meeting Minutes –**

Dan Hoadley made a Motion to approve the August 1, 2019 BSAC Meeting Minutes. Grant Hilton seconded the Motion. The Motion passed unanimously.

### **4. Minor Alterations Plan Review**

BSOA #04211 Minor Alterations

Legal: Meadow Village Block 2 Lot 10

Street: 2650 Curley Bear Road

*The Mossotti application was reviewed first as Pat Emerson had stepped out briefly.*

Staff presented the plan for the Emerson minor alteration application. The application was to replace the existing roof with asphalt shingles in Malarkey Black Oak. The existing roof is a similar color to the proposed roof material. Pat Emerson provided a sample of the proposed roof material. Staff recommended that the BSAC approve the application as submitted noting that it is an improvement to the home.

Ms. Emerson noted that she is planning to do more improvements to the home in the near future.

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

### **5. Landscape Alterations Plan Review**

BSOA #02708 Mossotti Landscape Alterations

Legal: Aspen Groves Block C Lot 8

Street: 65 Nordic Lane

Staff presented the plans for the Mossotti landscape alteration application. The application was to plant 20-30 trees on the existing property and to remove and treat diseased trees as necessary. Owner Vic

Mossotti attended to represent the application. Mr. Mossotti had attended the MSU Forest Stewardship program and consulted extensively with a Certified Stewardship Advisor to develop the plan, which is part of a long term strategy to conserve the trees on his lot and mitigate drainage problems with nearby lots. Mr. Mossotti noted that he is also planning to install irrigation and he is working with Forever Green Landscaping and Biggerstaff Construction on the project.

Staff recommended that the application be approved as submitted as it is an improvement to the property and Mr. Mossotti has put a considerable amount of time and research into developing the plan.

Grant Hilton made a Motion to approve the application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

## **6. SFR Final Plan Review**

BSOA #04107 Abrahamson-Kilbury Final Plan

Legal: Meadow Village Block 1 Lot 7

Street: 2020 Yellowtail Road

Staff presented the final plans for the Abrahamson-Kilbury single family residence. The sketch plan was approved on July 18, 2019 with no conditions attached to the approval. Contractor Greg Hall, architect Chris Yearick and owners Linda Abrahamson and Mike Kilbury were present.

Since sketch plan approval, several changes had been made to the plan. The roof lengths were adjusted to comply with Gallatin County roof overhang requirements and concrete paving had been added over the first 20' of the driveway to provide cover and strength over the culvert.

The BSAC discussed the combined concrete and asphalt driveway. Combining two materials was a concern. Mr. Hall agreed to plan to use asphalt for the entire driveway and if he felt this would not be adequate to protect the culvert, he would submit an alteration to the plan at a later date.

Staff noted that the hot tub was in a location where it may need to be screened. It was agreed that a screening consisting of the same building materials as the house be installed between the two center posts to screen the hot tub.

The landscape plan was reviewed in depth. It had been designed and proposed according to Gallatin County zeroscape guidelines and was designed with water sustainability in mind. The BSAC noted that there was a large amount of stone and it may look out of place as this type of landscape plan is unusual to this area. The color of the rock being used was also discussed and it was noted that a darker color would be preferred, and if possible the amount of rock in front of the house should be reduced. Staff recommended that the application be approved with the condition that the landscape plan be resubmitted in the spring before the owners are prepared to begin installing it, with no review fee required for the resubmission of the landscape plan. It was agreed that this would be the best option and that samples of the proposed rock be provided at that time.

Finish materials were presented. The lighting plan was presented. Both were deemed appropriate.

Grant Hilton made a Motion to approve the application with the following conditions of approval. Kate Scott seconded the Motion. The Motion passed unanimously. The approval included the following conditions:



1. The driveway will be all asphalt unless an alteration to the approved plan is submitted at a later date.
2. The hot tub will be screened by constructing a screen between the two middle posts using the same building materials as the house.
3. The landscape plan will be resubmitted in the spring and material samples will be included.

## **7. Major Alterations Sketch Plan Review**

BSOA #04628 Gallegos Major Alterations

Legal: Meadow Village Block 6 Lot 28

Street: 2310 Spotted Elk Road

Staff presented the plans for the Gallegos major alterations application. Andrea Michael represented the project. The proposed alterations included an addition to the back of the garage for storage, new windows, doors, siding, stonework and roofing, a rebuilt deck and removal of a large tree in front of the home.

Staff presented the background of the home going back to its construction in 1974. A concrete foundation had been poured outside the east setback by approximately 8'. The owner later requested a variance from the BSAC in 1978 to reduce the setback to 6', and it was approved. The new additions take place outside the original 15' side setback but do not encroach into the 6' setback that was approved in 1978. Staff noted that the applicant is also in the process of gaining county approval on this as variance requests for Meadow Village now go through the county.

The BSAC decided to honor the decision made in 1978 to reduce the setback to 6' for the side setback on the east side of this lot for BSAC purposes.

Renderings of the home and photos were presented. It was noted that the windows will also be redesigned and reconfigured. Staff recommended the application be approved as submitted noting that county approval would be required. Staff had advised the applicant that if the county were not to approve the proposed alterations, Ms. Michaels would alter the garage and remove the roof deck. It was agreed by the BSAC that if this were required by the county, she could submit the final application with those changes included.

Kate Scott made a Motion to approve the application as submitted noting that Gallatin County must also honor the setback variance and that if they did not, we would accept the final submittal with the required changes. Grant Hilton seconded the Motion. The Motion passed unanimously.

## **8. Pre-Sketch Plan Review**

BSOA #04523 (Lovshin) & #04524 (Farley) SFRs

Legal: Meadow Village Block 5 Lots 23 & 24

Street: Little Coyote/Two Gun White Calf

Staff presented a request from Duncan Gilley of CTA Architects to obtain feedback from the BSAC on the proposed driveway layouts of adjacent lots 23 and 24 in Meadow Village. Mr. Gilley is engaged in the site design for both lots and the home design for lot 23 and was considering two options, one with combined driveways and one with two separate driveways. The lots are both extremely steep.

The two driveway approach options and a sketch of the home that will be proposed on lot 23 were reviewed and discussed by the BSAC. The BSAC agreed that it would accept either driveway design,

provided the county and fire department are also in approval. It was noted that the option of combining the two driveways may make more sense in order to provide more stability to the slope. Mr. Gilley will move forward with obtaining county approvals for the lot as necessary.

As the proposed home will have a lot of visible foundation, it was recommended by the BSAC that texture or tint be added to the foundation to improve the appearance.

**9. Discussion Items:**

**a. Member Report Tracking Update**

There were no updates to the Member Tracking sheet.

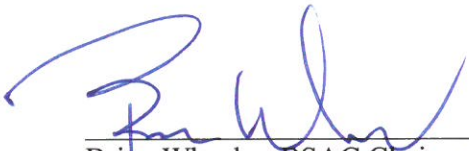
**b. Performance Deposit Tracking Update**

Staff briefly reviewed the performance deposit sheet.

**c. Certificates of Deposit Update**

There have been no changes to the certificates of deposit.

The meeting adjourned at 9:28 AM.

  
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Brian Wheeler, BSAC Chairman