



Architectural Committee Meeting Minutes – March 21, 2024

<u>BSAC/Staff in Attendance:</u> Stacy Ossorio, Chair George Mueller John Seelye Vanessa McGuire Brad Reierson Suzan Scott Lisa Chase	<u>Guests in Attendance:</u> LeAnn Shaw Morgan Brooke Steve Chernausek <u>Guests Joining Virtually:</u> Rob Schlinggen Doug Starz Pam Danzig	<u>Project Attending For:</u> #04520 2245 Little Coyote Rd. #04414 2635 Little Coyote Rd. Aspen Groves, President #06170A 10 Speaking Eagle Rd. #02815 169 Silverado Trail #06358 26 Low Dog Rd.
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- 1) **Membership Forum** – Pam Danzig, owner of 26 Low Dog Rd, joined the meeting virtually to discuss the adjacent neighbor’s New Construction, located at 24 Low Dog Rd. and questioned whether it was necessary for them to remove trees that were in between the houses. Staff noted and Pam confirmed that the trees removed were not on her property and that her driveway is flush with the adjacent lot. Staff confirmed that the plans executed had been approved by the BSAC but would reach out to the owners to discuss implementing additional screening. The BSAC recommended that Pam could also install her own natural screening.
- 2) **Call to Order** – The Chair called the meeting to order at 9:05 AM.
- 3) **Meeting Minutes** –

February 15, 2024, Minutes

Motion made by John Seelye to approve the February 15, 2024, Meeting Minutes; seconded by Brad Reierson. Motion passed unanimously.

February 22, 2024, Minutes

Motion made by Stacy Ossorio to approve the February 22, 2024, Meeting Minutes; seconded by Vanessa McGuire. Motion passed unanimously.

- 4) **Single-Family, Shaw Shed Discussion**
 - a. **BSOA: #04520 Todd & LeAnn Shaw**
Legal: Meadow Village
Block 5, Lot 20
Street: 2245 Little Coyote Rd.

LeAnn Shaw joined the meeting in person for a resolution regarding a non-compliant shed, an on-going issue dating back to 2021, and the subsequent fine BSAC imposed. A detailed timeline of communication and events provided to the committee prior to the meeting included correspondence from previous staff members, prior Board members and legal representation.

LeAnn confirmed the shed was removed in May of 2022.

John Seelye, Vice Chair Committee Member noted, in his opinion, the issue should go before the BSOA Legal Committee for resolution, and stepped away from the meeting

The BSAC concurred that there may have been misunderstandings, missed communications in addition staff turnover, and noted the amount of time that has passed. The following Motion was made:

Motion made by George Mueller to waive all fines and take the necessary steps to remove any lien that may have been filed; seconded by Brad Reiersen. Motion passed unanimously.

***John Seelye, Vice Chair Committee Member rejoined the meeting ***

5). Single-Family, New Construction, Design Changes After-fact

b. BSOA: #06170A REBS, LLC

Legal: Cascade

Block 3, Lot 170A

Street: 10 Speaking Eagle Rd.

Staff presented an After-the-fact Modification & Exception to approved plans for New Construction. The contractor installed a boulder retaining wall in lieu of window wells due to challenges with the topography and slope of the lot. The wall measures 8 feet in height and 4.5 feet in length.

Staff also informed the committee that adjacent neighbors expressed concern regarding emanating light coming from the interior and exterior bulbs. Staff confirmed the owner will be installing shades but noted the exterior lights do not match the approved dark-sky compliant sconces that were presented at their Final Review. Rob Schlinggen, Project Manager, apologized on behalf of the builder for deviating from the plans.

Motion made by John Seelye to approve the Exception to the Design Regulations for the retaining wall with the associated After-the-fact fee of \$500.00; seconded by Stacy Ossorio. Motion passed unanimously.

Motion made by John Seelye for the applicant to install the approved light fixtures within 30 days or if they deviate then resubmit a plan for approval; seconded by Vanessa McGuire. Motion passed unanimously.

6). Single-Family, Minor Landscaping Alteration

- c. BSOA: #02815 Jason Hubbard

Legal: Aspen Groves

Block D, Lot 15

Street: 169 Silverado Trail

Doug Starz of Big Sky Mountain Scapes, and Project Manager, joined the meeting virtual. Staff presented plans for a small waterfall landscape feature to be located in the front yard 30 feet up from the front lot line and within the setbacks, measuring a curved 6 x 4 feet and 3 feet in height. The water will come from the sprinkler system and recycle up to five gallons per day. The feature will be made of boulders and an assortment of perennials, native grasses and three Aspen trees will be planted around the feature.

Motion made by John Seelye to approve as submitted; seconded by George Mueller. Motion passed unanimously.

7). Single-Family, Minor Landscaping Alteration

- d. BSOA: #02601 Mitchell Bates

Legal: Aspen Groves

Block B, Lot 1

Street: Autumn Trail

A Project Representative was not available. No Motion was made.

8). Single-Family, Minor Alteration, Exterior Painting

- e. BSOA: #04414 Morgan Brooke

Legal: Meadow Village

Block 4, Lot 14

Street: 2635 Little Coyote Rd.

Morgan Brooke, applicant, and owner was present. Staff presented an exterior paint application for a new color, Tricorn Black (SW 6258), for the main color and trim of the home. Staff noted the BSAC approved a similar black color in Meadow Village last summer.

Motion made by John Seelye to approve the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

9). Discussion Items

- a. Procedure Resolution 2015 & 2020 Revisions -Neighbor Notifications

- i. Staff presented a section of the Procedure Resolution regarding Neighbor Notification that had been omitted in 2020 and proposed reinstatement. Staff will present updated language for a Neighbor Notification policy at the following meeting.

- b. Design Regulations Revisions
 - i. To reduce processing time, at the February 2024 Board meeting, the Board gave the BSAC autonomy to make two changes to the Design Regulations: 1) Change regulation 2.5 *Licensed General Contractor* to a Montana licensed contractor and 2). Modify regulation 3.16.4 *Exterior Fireplaces* to omit exterior wood-burning fireplaces.
 - 1. Staff reiterated concerns regarding Design Regulation 3.16.4 *Exterior Fireplaces*, 4.2 *Interior Fireplaces and Wood-burning Stoves* and the BSOA's *Residential Wood Burning Fire Pit Standards* (adopted January 2014) that had arisen at the last BSAC and Board meetings. The question posed is with so many fire-safety measures in place in our community, does the BSAC want to allow more than one wood burning fireplace on a property regardless of whether it is interior or exterior. Per the current Design Regulations, owners may have one interior wood-burning fireplace, one exterior wood-burning fireplace and/or a fire pit. The Board discussed three options:
 - a. Should the BSAC continue to allow more than one fireplace (one interior and one exterior)?
 - b. Allow only one fire-burning fireplace per property.
 - c. Should the BSAC ban outdoor wood-burning fireplaces altogether?

Motion made by John Seelye that all contractors are to be licensed in Montana when working in our jurisdiction on all projects from this date forward; seconded by Brad Reiersen. Motion passed unanimously.

Motion made by John Seelye to change Design Regulation 3.16.4 to not allow wood-burning fireplaces outside of interior walls; seconded by Vanessa McGuire. Motion passed unanimously.

- c. Aspen Groves Trees, Right-of way concern
 - i. Discussion was tabled and Staff will be adding the agenda item to the following BSAC meeting.

10). Adjourn – The meeting adjourned at 10:27 AM.

Stacy Ossorio, Chair