



Architectural Committee Meeting Minutes – July 6, 2023

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
Clay Lorinsky, Chair	Joan Traylor	Michener Cabin
Maggie Good-Virtual	Tyler Lura	3River Communications Building
Brad Reiersen	Keith Larson	3River Communications Building
Suzan Scott	William Eckhoff	#02714 211 Nordic Lane
Lisa Hoogenboom	Hope Vickers	#05430 3115 Crow King Rd.
John Seelye	Marjorie Jordan	#05430 3115 Crow King Rd.
Greg Clark	<u>Guests Joining Virtually:</u>	
	Gabe Coltea	#06267 13 Little Wolf. LLC
	Nate Drinkwine	#04445 3055 Half Moon Court
	LeAnn & Steve Adams	#04329 3003 Two Moons Rd.
	Don Brown & Wilbur	#06068A 9 Little Thunder Rd.

1. Membership Forum – None

Motion made by John Seelye to nominate Clay Lorinsky as temporary Chair for this meeting; seconded by Greg Clark. Motion passed.

2. Call to Order – The Chair called the meeting to order at 9:00 AM.

3. Meeting Minutes – Staff did not provide adequate time for BSAC to review the June 20, 2023, minutes.

No Motion was made.

4. Single-Family, New Construction, Lighting Plan Only

- a. **BSOA: #04445 Preston Patten**
 Legal: Meadow Village
 Block 4, Lot 45
 Street: 3055 Half Moon Court

The Final plans for the Patten residence were reviewed and approved on June 20, 2023, with the exception for the lighting plan, which staff presented. The plans propose sconces over the garage door and on the

patio and deck doors. Downlights at the entry would be 6 inch round direct and 4-inch recessed downlights under the deck cover. Additionally, the landscaping will incorporate six 4-inch square deep downlight features. All lighting is dark-sky compliant.

The committee expressed concern that there were too many recessed lights under the deck covering considering the length of deck.

The applicant requested to table the lighting plan. No Motion was made.

5. Single-Family, Landscaping Materials Change

- b. BSOA: #04329 Adams
Legal: Meadow Village
Block 3, Lot 29
Street: 3003 Two Moons Rd

Staff presented an application for a landscaping materials change. The applicants had previously been approved for a boulder wall and approved for an Exception to the Design Regulations for the wall to be 57 inches in height. Instead of boulders, the owners requested approval to use 6x6 pressure treated timber stained to Sherwin Williams Charwood for the retaining wall. The stain will match the existing materials of the home.

Motion made by John Seelye to approve the materials change; seconded by Brad Reierson. Motion passed.

6. Single-Family, Minor Landscaping Alteration

- c. BSOA: #02714 William Eckhoff
Legal: Aspen Groves
Block C, Lot 14
Street: 211 Nordic Lane

Staff presented a minor application for a landscaping alteration. The owner has requested approval for emergency repair work to mitigate groundwater build-up as water is pooling against the foundation. All work will be performed by the owner, William Eckhoff.

Re-grading and minor excavation are required on the high ground south of the property due to excess groundwater. A new drain is to be installed, pitched away from the house intercepting the bottom of a new retaining wall in a French drain formation. The drain will be four inches below grade. The new retaining wall will be perpendicular to the house. The retaining wall materials will be wood posts, and wood board/rails.

The proposed wall would be 48 feet in length without an element or directional change and would require an Exception to the Design Regulation.

Motion made by Clay Lorinsky to approve the French drain and excavation work, and request that the applicant submit an updated rendering of the retaining wall for BSAC approval, prior to installation; seconded by Brad Reierson. Motion passed.

7. Single-Family, Minor Alteration

- d. BSOA: #05430 Marjorie Jordan
Legal: Sweetgrass Hills
Block 4, Lot 30
Street: 3115 Crow King Rd

Staff presented an application for a roof replacement on Crow King Rd. The existing wood shakes will be replaced with EcoStar synthetic roofing material by MacArthur Company. EcoStar roofing products are rated Class C for fire resistance.

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

8. Single-Family, Major Alteration

- e. BSOA: #06267 13 Little Wolf LLC
Legal: Cascade
Block 4, Lot 267
Street: 13 Little Wolf Rd.

Staff presented a Sketch Review for a major alteration for construction of a single-family detached 2-car garage with 694 square feet of habitable space above the garage. The proposal included a variance application to have an accessory dwelling unit (ADU) above the new detached garage. The applicant noted they were not able to add the new garage to the side of the home that already has an existing garage due to challenges with the lot shape. The new garage and ADU will be within the setbacks and height restrictions outlined in the Cascade Covenants. No view sheds or vision triangles will be impacted by the addition.

Motion made by Greg Clark to approve the application as submitted; seconded by John Seelye. Motion passed 3:1.

9. Community, Major Alteration

- f. BSOA: Michener Cabin
Legal: Meadow Village
S36, T06 S, R03 E, Lot 1A
Street: 2100 Spotted Elk Rd.

Joan Traylor, a retired Big Sky school teacher, presented plans to move a remaining Michener Cabin, from its current location at the school to a Big Sky Community Organizations property in Meadow Village.

The committee expressed their support of moving the cabin for preservation. A site survey indicating the placement and location of the cabin and a detailed landscaping plan was requested to move the application forward.

No Motion was made.

10. Commercial, Major Alteration

- g. BSOA: #08023 3Rivers Communications
Legal: Meadow Village
No data available for parcel.
Street: Meadow Village Center

Staff presented an application from 3Rivers Communications for a minor alteration to replace the siding and roof as well as painting the doors on the communications building in Meadow Village Center. The building was built in 1972. The main portion of the building is 62 feet by 35 feet. There is a 16 by 15-foot portion that juts out of the main building by 7 feet and stands 37 feet tall. The materials were thoughtfully chosen to blend in with the surrounding environment.

Motion made by John Seelye to approve the application as submitted; seconded by Brad Reierson. Motion passed.

11. Single-Family, Major Alteration

- h. BSOA: #06068A MAWSE Family Foundation LLC
Legal: Cascade
Block 2, Lot 68A
Street: 9 Little Thunder Rd.

Staff presented revised plans for Sketch review for the New Construction on 9 Little Thunder Rd. The updated plans show the structure is within the Designated Building Envelope. The garage has been reduced in size and the roof line adjusted. The parking pad was repositioned and the retaining wall in the rear of the home was removed. The applicants had planned on asking the committee for an Exception to the Design Regulations for 5.9 Roof Length but retracted this request at the meeting. The applicants noted they would now like to add a chimney to break up the uninterrupted roof length. With the request to add an architectural feature to the roof, the plans comply with Cascade Covenants and the Design Regulations.

Motion made by Brad Reierson to approve the application subject to the condition listed below; seconded by Maggie Good. Motion passed unanimously.

The Approval included the following Condition:

1. The applicant provides updated plans that include an architectural feature breaking up the uninterrupted roof length for staff to review and approve.

12. Single-Family, New Construction

- i. BSOA: #06023 High Peak Enterprises LLC
Legal: Cascade
Block 1, Lot 23
Street: Lot 23 Washakie Rd

This application was removed from the agenda. No Motion was made.

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

Clay Lorinky, Temporary BSAC Chair