



Architectural Committee Meeting Minutes – August 19, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Gary Walton
John Seelye
Stacy Ossorio
Clay Lorinsky
Suzan Scott

Guests:

Joe Schwem GTM
Jennifer O’Shaughnessy
Kyle Lanier GTM
Rich Sidoroff
David Dexter
Kirk Stoner
Bob Mechels GTM
Bill Reed
Adam Johnson GTM
Tammy Estensen
Kenny Holtz GTM
Le Ann Shaw
Kurt Graden
Ryan Jackson
John Haas

Project Attending for:

#06252
#06252
#04346
Shoshone
#05407
#04221
#06386
#06386
Andesite Road, BSCHT
Aspen Groves Roads
Fairways
Fairways
#04443
#04346

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.

1. **Membership Forum** - None
2. **Call to Order** – The Chair, Gary Walton, called the meeting to order at 9:03 AM.
3. **Meeting Minutes** – August 5, 2021 Meeting Minutes Corrections: Clay Lorinsky was in attendance.

Motion made by Stacy Ossorio to approve the August 5, 2021 Meeting Minutes; seconded by Clay Lorinsky. Motion passed.

4. Single-Family Residence Sketch:

BSOA: #06252 O’Shaughnessy
Legal: Casc. Block 3 Lot 252
Street: TBD Swift Bear Rd.

Staff presented the O’Shaughnessy Single-Family; a three-story, 6-bedroom mountain modern home with 5,331 livable square feet and a 625 square foot garage. The proposed finishes would include horizontal lap siding, vertical wood siding, wood trim and fascia, stone veneer, metal clad windows, and metal roofing. The average height of the building would be 27-feet 1-inch, all ridgelines and wall lengths fell below the 40-foot maximum regulation but staff noted that the driveway did exceed the 75-foot max.

Staff recommended the BSAC approve the application as submitted.

There was discussion about

Motion made by Clay Lorinsky to approve the application as submitted noting that Fire Department approval of the driveway is required before Final Plan approval; seconded by Stacy Ossorio. Motion passed.

BSOA: #04346 Rocky Ridge Holdings LLC
Legal: MV Block 3 Lot 46
Street: 46 Looking Glass Rd.

Staff presented the Rocky Ridge Holdings Single-Family Sketch Plan; a two-story, 6-bedroom, 4.5-bathroom traditional mountain home with 3,459 livable square feet and a 894 square foot garage. The average height would be 24-feet 6-inches and all the ridgeline and wall lengths would be less than the maximum regulation however staff did note two potential issues: a free-standing gazebo over the hot tub and a three-inch over hang into the setback.

Staff recommends that the BSAC approve the application except for the gazebo noting that the County may require a slight adjustment to address overhang in the setbacks.

There was discussion about the accessory apartment and the separate access that would allow a tenant to enter without going through the house. Staff noted that accessory apartments above garages were permitted in Meadow Village when approved by BSAC. It was also noted that the driveway slope was not known and would need to be seen compliant before the approval would be valid.

Motion made by John Seelye to approve the application as submitted noting that the gazebo is not approved and subject to the applicant providing the required driveway specifications. The approval would not be valid until such information is received and approved by staff. Additionally, the Committee noted that although the overhang encroachment into the setbacks meets BSAC guidelines, it might not be approved by Gallatin County; seconded by Stacy Ossorio. Motion passed 3 to 1.

5. Major Alteration Sketch:

BSOA: #019XX Shoshone
Legal: S30 T06 S R03 E P.B. 6 Pg 444
Street: 40 Big Sky Resort Rd

Staff presented the Shoshone Major Alteration Sketch Plan which consisted of a complete recladding of the existing siding and a new water managed EIFS system. The new cladding would be a nearly identical shade of taupe but the railings for the Juliette balconies would be darker. The EIFS system would be an innovative combination of insulation and drainage that would extend the lifetime of the siding. Staff did note that the staging in the site plan was indicated to be partially within the free skier parking area.

Staff recommended the BSAC approve the application as submitted.

There was discussion about whether or not there was permission from the owner of the Free Skier Parking and the applicant noted that it had not yet been finalized. Staff noted that this could be required for final.

Motion made by Clay Lorinsky to approve the application as submitted noting that an approved staging plan would be required at Final; seconded by Stacy Ossorio. Motion passed.

BSOA: #05407 Goldberg
Legal: SGH Block 4 Lot 7
Street: 300 Chief Joseph Trail

Staff presented the Goldberg Major Alteration Sketch which consisted of replacing the existing roof with a cold-roof system identical to those installed on the Crail Ranch Townhomes and currently being installed at Fairways I.

Staff recommended the BSAC approve the application as submitted.

Motion made by Stacy Ossorio to approve the application as submitted subject to staff review of the site plan and staging; seconded by Clay Lorinsky. Motion passed.

BSOA: #04221 Stoner
Legal: MV Block 2 Lot 21
Street: 2635 Curley Bear Rd

Staff presented the Major Alteration Sketch Plan which included the addition of an attached, unheated golf cart garage to the existing home. To install the addition the existing balcony would have to be removed and then installed over the new addition, making the addition structurally responsible for the balcony. Staff noted that the plans were designed by the applicant, not a licensed architect, and that the proposed roofing material of the addition would be rubber.

Staff recommends that the BSAC approve the application as submitted contingent upon review and approval of a Structural Engineer per Design Regulations including choice of roofing material.

Motion made by John Seelye to approve the application as submitted subject to the review and stamp of the plans by a Structural Engineer; seconded by Stacy Ossorio. Motion passed.

6. Minor/Landscape Alteration:

BSOA: #06348 Olive Street LLC (Amsden)
Legal: Casade. Block 6 Lot 348
Street: 46 Low Dog Rd.

Staff presented the Olive Street Minor Alteration which consisted of the dispersing of the current unapproved boulder wall, an addition of a screen wall that matched existing screen on the home entry, installation of native landscaping, scattered natural boulders, and a temporary jack rail fence. Staff noted that this application was in response to a complaint about the unapproved boulder wall and that the applicant desired to dissuade trespassers from crossing his property along a no-longer existent trail to get to the archery course. The applicant reported trespassers with dogs shooting arrows at trees on applicant's property and the applicant was concerned about the safety of his children.

Staff recommends that the BSAC approve the application as submitted noting the jack leg fence would be temporary, the screen would match the home, and that the project was in response to a safety concern.

There was discussion about the easement for the trail and whether or not the easement had been extinguished. Further information would be required before the Committee could approve the application.

Motion made by Clay Lorinsky to table the application until further information regarding the extinguished easement is submitted; seconded by John Seelye. Motion passed.

BSOA: BSCO
Legal: NA
Street: Andesite

Prior to reviewing the application staff presented the BSCO request for waiver of fees noting this project would occur on public access land for the benefit and safety of the community.

Motion made by Stacy Ossorio to waive the review fee; seconded by Clay Lorinsky. Motion approved.

Staff presented the BSCO traffic marking and sign application which consisted of approximately 10 “sharrows,” bike symbols alerting traffic to the shared use of the road, along Andesite Road. Staff noted that this project was at the recommendation of Morrison Maierle due to safety concerns in the area.

Staff recommended the BSAC approve the application as submitted.

There was discussion about the location and it was noted by applicant that the proposed section was the steepest with the most corners and where the community had seen the most dangerous situations. Staff noted that the Board supported this project and that it is a step in the right direction but not a solution. Additionally, there would be a joint Committee working on getting an easement for a dedicated bike lane.

Motion made by Stacy Ossorio to approve as the application as submitted; seconded by Clay Lorinsky. Motion passed.

BSOA: Staff Proposal

Legal: NA

Street: Andesite Rd

In conjunction with the BSCO application, Staff presented a tandem sign proposal drafted by Staff Project Manager, Tammy Estensen. The proposal included 6 new signs, some of which are replacements for unenforceable or down or damaged signs, including 3 share the road signs, and 3 speed limit signs. Staff noted that the speed limit had been approved by the County in the past, the Ordinance included in the packet for the Committee, but signs had never been installed.

Staff recommended the BSAC approve the application as submitted.

Motion made by Stacy Ossorio to approve the proposal contingent upon review and coordination with AGOA on sign location; seconded by John Seelye. Motion passed.

7. Alteration to Approved Plan:

BSOA: #6236A Ronal Investments LLC

Legal: Casc Block 3 Lot 236A Street:

TBD Beehive Basin Rd.

John Seelye represented the project and abstained from voting.

Staff presented the Ronal Investments Alteration to Approved Plan which changed color of the siding from a yellow toned cream to a more neutral toned taupe and changed the sconce fixtures from copper to a more modern fixture. Staff noted that the new fixture’s bulb was seated at the top of the metal shade and would be dark sky compliant.

Staff recommended the BSAC approve the application as submitted.

There was discussion about the style of the glass on the new light fixture but it was noted that only seeded and clear glass were addressed in the Design Regulations.

Motion made by Stacy Ossorio to approve the application as submitted; seconded by Clay Lorinsky. Motion passed with 4 in favor. John abstained.

8. Misc. Request:

BSOA: #07102 Boyne USA

Legal: MV Tract B Lot B

Street: Little Coyote Rd

Staff presented Fairways/Boyne staging request which proposed using a portion of the Boyne open space property adjacent to the Fairways development for the staging of equipment, vehicles, and materials during the construction of the remaining buildings. A formal agreement had not yet been signed between the two owners due to Boyne's desire for BSAC's input, however, the proposal had been seen and reviewed by Boyne prior to submission to the BSAC. Staff noted the following as prudent discussion items: covenants language, size of staging area, view corridor for neighbors, impact of this plan versus restricting applicant to Fairways' tract and Little Coyote, safety and potential requirement for temporary fencing, increase of deposit for the disturbed area, and additional requirements of reclamation once construction had been completed.

Staff recommended the BSAC discuss the items above prior to approving the application.

A neighbor, Le Ann Shaw, was present to express the multiple compliance issues the neighborhood had been facing with the construction site. Applicant noted that a green construction fence along the perimeter would be included as a part of the staging plan. There was discussion about keeping the job site cleaner and policing subcontractors and material providers to ensure neighbors' properties are not affected and about the timeframe of commencement this plan. Overall, the BSAC was not opposed to this application.

Motion made by John Seelye to approve the application conditional on receipt of a formal agreement between owners showing requested changes and a performance deposit reflective of the disturbed acreage in accordance with the deposit schedule; seconded by Clay Lorinsky. Motion passed.

BSOA: #003XX BSCHT

Legal: SGH Sec 36 Lot 1 & 2

Street: Arapaho Trail

Staff presented the BSCHT request for confirmation and noted that the County's response to the tennis court access road location was included in the packet. The Committee confirmed.

9. Discussion:

- a. Staff Releases and Approvals: There was no staff approvals and three releases since the last BSAC meeting.
- b. Compliance Tracking Report: Staff updated the Committee on the ongoing compliance issues noting the potential Cease and Desist issue in North Fork and reminded the Committee to respond to the doodle poll about the Black Moon site meeting. There was discussion about the safety concerns at the two Fairways Construction sites and although the staging agreement would help, the dumpster currently situated in the Roadway at Fairways I would need to be removed or placed within property bounds as soon as possible as its current location was noncompliant and dangerous. Ryan Jackson called in to represent Kilbourn's noncompliance and asked for more time to work it out with his client's tenant.

Executive Session 11:42 -1209

Stacy left at 11:50

Motion made by Clay Lorinsky to allow the owner 30 days to remove the shed from the property at which point if the shed is not removed, fines would be assessed back to date of notice, August 5, 2021; John Seelye. Motion Passed.

- c. Performance Deposit Tracking: Nothing new to report.
- d. Design Regulations Revision Subcommittee: Subcommittee plans to have a meeting before the end of the month.

Adjourn - With nothing further to discuss, the meeting adjourned at 10:32 am.

Gary Walton, BSAC Chairman