



Architectural Committee Meeting Minutes – August 20, 2020

BSAC/Staff in Attendance:

Jess Bevilacqua

Using GoTo Meeting:

Brian Wheeler
Suzan Scott
John Gladstein
Grant Hilton
Maggie Good
Dan Hoadley

Guests:

Mitchell Bates
LeAnn Adams
Cassandra Elwell
Mike & Nina Rowe
Trevor Pierson
Claire Thayer
Joe Schwem
Mary Ann Comstock
Lisa Hornburg
Dick Fast
Lisa Knorr
George Wells

Project Attending For:

#02601 Bates
#04329 Adams
#06171A Rowe
#06171A Rowe
#04388 Rosa
#04388 Rosa
#05201 Comstock
#05201 Comstock
#05201 Comstock
#02601 Bates
Pinewood Hills
Pinewood Hills

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 GoTo Meeting.

1. Membership Forum - none

2. Call to Order - Brian Wheeler called the meeting to order at 8:03 AM.

3. Meeting Minutes – Maggie Good made a Motion to approve the August 6, 2020 Meeting Minutes. John Gladstein seconded the Motion. The Motion passed unanimously.

4. Landscape Alteration Review

BSOA #02601 Bates Landscape Alteration

Legal: Aspen Groves Block B Lot 1

Street: TBD Autumn Trail

As the applicant was not on the call yet, the Adams Alteration to Approved Plan application was reviewed first.

Staff presented the Bates landscape alteration application. Mitchell Bates, the owner of lot 1, had been performing site work activity on the lot in preparation to build a home in the next couple of years. Mr. Bates was not aware that this type of work requires BSAC approval and the bulk of the work had been completed. Bill Reed of Aspen Groves HOA had contacted staff regarding the site work.

Staff described the work that had been completed, in which Mr. Bates hired a contractor to bring in fill and create a road into the steeply sloping lot where construction equipment could eventually access the lot. Mr. Bates would eventually like to “feather” the new grading into the existing topography and remove some of the fill to protect several mature trees. Staff had asked Mr. Bates to cease all work until the BSAC has reviewed the after-the-fact application. Mr. Bates had also been removing deadfall and other diseased vegetation as a fire mitigation measure. No live trees had been removed.

Mr. Bates requested in writing that the BSAC waive the after the fact review fee. Mr. Bates is planning to begin construction of a home on the lot in the next two years. A BSAC member asked if the work

done would create drainage problems. Reseeding the disturbed area was discussed as a measure to restore the lot.

John Gladstein made a Motion to approve the after the fact landscape alteration application as submitted and require that the \$500 after the fact fee be paid by the applicant, noting that the applicant must reseed the disturbed area and that a \$500 performance deposit must be submitted and will be held until the seeding is complete. Maggie Good seconded the Motion. The Motion passed unanimously.

5. Alteration to Approved Plan Review

BSOA #04329 Adams SFR Alteration to Approved Plan

Legal: Meadow Village Block 3 Lot 29

Street: 3003 Two Moons Road

Staff presented the alteration to approved plan application for the Adams single family residence which was approved in December and is nearing the final stages of construction.

When the final plan was approved, the Artic White board and batten siding and trim was not approved and the BSAC agreed to let Ms. Adams provide an alternative at a later date. Ms. Adams provided a sample of a new, darker, gray-tone material for the siding, trim and fascia. Ms. Adams also requested one additional light fixture be added at the base of the stairs. The light fixture has already been approved.

Staff recommended the application be approved as submitted.

Maggie Good made a Motion to approve the application as submitted. John Gladstein seconded the Motion. The Motion passed unanimously.

6. SFR Final Plan Review

BSOA #06171A Rowe SFR Final Plan

Legal: Cascade Block 3 Lot 171A

Street: TBD Speaking Eagle Road

Staff presented the plans for the Rowe single family residence final plan application. The sketch plan had been approved on August 6. There were no changes since sketch plan approval except for a small grading change.

Staff presented the landscape plan. Staff presented the lighting plan and noted that the owner was willing to reduce the number of recessed cans if required. Staff presented finish materials. Staff recommended the application be approved as submitted.

The number and location of the 24 recessed cans were discussed. Cassandra Elwell noted that there were four additional cans above the garage entry in addition to the 20 that staff presented. A BSAC member suggested 4" cans instead of 6" cans. Another BSAC member recommended having the lights on a dimmer. It was agreed that the number of cans would be reduced by four, which included removing two above the outdoor patio/seating area, one over the hot tub and one over the grill area.

Maggie Good made a Motion to approve the application as submitted. John Gladstein seconded the Motion. The Motion passed unanimously. The Motion continued the following condition of approval:

- The number of cans will be reduced by four, which includes removing two cans above the outdoor patio/seating area, one can over the hot tub and one can over the grill area.

BSOA #04388 Rosa SFR Final Plan

Legal: Meadow Village Block 3 Lot 38

Street: TBD Two Moons Road

Staff presented the final plan for the Rosa single family residence final plan application. The sketch plan had been approved on May 21 with no conditions. At the time of sketch plan review, two roof options had been presented. The first contained a roof length exception and was denied, and the second roof modification was approved. Trevor Pierson attended the call as the project architect. Staff noted that a neighbor had provided a written objection to the design of the home after sketch plan approval and staff had asked the neighbor to join the call to provide feedback directly to the BSAC.

There had been no changes to the home since sketch plan approval. Staff presented a landscape plan and noted that several features were being added to the flat, treeless lot and that at staff's request, trees and other landscape features were added to screen the hot tub. Materials were presented. Staff recommended the application be approved as submitted.

Mr. Pierson clarified the locations of corrugated metal siding and HardiePlank siding on the home as they appeared similar in the renderings. The corrugated metal siding, used as an accent material on the home, was discussed in detail. The sample provided was difficult to present as it was small and not corrugated. It was agreed that a larger sample would be required.

Grant Hilton made a Motion to approve the application as submitted, noting that the Bridger Steel corrugated metal siding is not approved at this time and the applicant must return with a larger sample at a later date. Maggie Good seconded the Motion. The Motion passed unanimously.

Claire Thayer, the owner of a home adjacent to the Rosa lot attended the call and noted concerns regarding the massing and design of the home. A BSAC member noted that the BSAC would be stretching its authority to reject the home based on subjective measures. Staff noted that the intent of neighbor notifications is to notify adjacent property owners that there will be construction on the adjacent lot in the near future.

7. SFR Sketch Plan Review

BSOA #05201 Comstock SFR Sketch Plan Review

Legal: Sweetgrass Hills Block 2 Lot 1

Street: TBD Dull Knife Lane

Staff presented the plans for the Comstock single family residence sketch plan application. Joe Schwem represented the project. The home is a two and a half story three-bedroom single family home with a caretakers ADU above the garage. Livable square footage is 2,144 s.f. on the main floor, 1,284 s.f. on the lower level, and 654 s.f. for the upper level/ADU, totaling 4073 s.f. Garage square footage is 795 s.f. s.f. for main home and 263 for the ADU. Finish materials will include horizontal and vertical Hardie siding, Hardie shakes, cut stone, and metal and asphalt roof. Staff noted that it appears the ADU complies with zoning requirements, but it is the owner's responsibility to confirm. Staff noted that owner MaryAnn Comstock is aware that short term rentals are not permitted in Sweetgrass Hills.

Staff presented a site plan and noted that construction staging, snow storage and driveway dimensions should be added to obtain final approval. Staff also reminded the applicant that Big Sky Water & Sewer should be consulted to determine the location of underground water and sewer lines.

Staff presented each elevation, floor plans and height calculations. Staff noted that the height calculations seemed reasonable. Ms. Comstock noted that she has confirmed with Gallatin County Planning that the ADU meets zoning requirements for the lot.

Lisa Hornburg, the owner of a home adjacent to the Comstock lot, joined the call and voiced concerns about the location of the home on the lot. Ms. Hornburg also asked the BSAC to clarify how sketch and final plan review work. Ms. Hornburg noted other questions and was encouraged to contact staff separately via email. Brian Wheeler reminded the committee that neighbor notifications are not meant to solicit these types of questions. A BSAC member noted that the home has a traditional appearance. Another BSAC member noted that the home appeared appropriate for the surrounding neighborhood.

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

8. Discussion Items:

a) Member Report Tracking Update

Staff provided the BSAC with a letter and a summary of the response from attorney Matt Haus regarding the Wolfram home on Curley Bear Road. It was agreed that another update, including a timeline for demolition, be requested for the September 17 BSAC meeting.

Maggie Good noted that she wanted to add the tree removal on Black Moon Road that was discussed previously.

b) Performance Deposit Tracking Update

Staff presented the active project/performance deposit list.

c) Variance Inquiry – Pinewood Hills

Staff provided the BSAC with background information, including staff's determination, on whether a new guest home on a single family lot in the Pinewood Hills subdivision would require a variance from the BSAC. The owner of the property, George Wells, and realtor Lisa Knorr had requested an answer from staff on whether the home could be advertised for sale as allowing for a guest house to be built in the future. Staff concluded from supporting documents and a past example that a guest house in this subdivision would require a variance from the BSAC, but wanted to confirm her interpretation with the committee.

Mr. Wells attended the call and noted confusion with the requirements regarding the BSAC's authority to grant a variance in Pinewood Hills. BSAC member John Gladstein stated that he absolutely agreed with staff's interpretation of the applicable rules. Mr. Gladstein noted that being involved in the possible sale of a property and the potential for a variance related to the property is a premature circumstance that the BSAC does not typically engage in. Mr. Gladstein

commended staff for how the request was handled. Lisa Knorr asked when the new variance language came into effect. Mr. Gladstein noted that the revised design regulation relating to variances clarified an ambiguity and reconciled the design regulations with Montana state law. Mr. Gladstein also noted that past decisions made by the BSAC do not set precedents that the BSAC can be held to.

d) Adjourn

The meeting adjourned at 9:49 AM.

Brian Wheeler, BSAC Chairman

