

Architectural Committee Meeting Minutes – December 15, 2022

BSAC/Staff in Attendance:

Hannah Brylski
Stacy Ossorio
Clay Lorinsky
John Seelye
Maggie Good
Grant Hilton
Brad Reiersen

Applicants (all virtual):

Andrew Mazzella
Joe Schwem
Joe Schwem

Project Attending for:

#04125 Rode
#07509 Lubin
#04509 Lepper

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** – Stacy Ossorio called the meeting to order at 9:02 AM.
3. **Meeting Minutes** – December 1, 2022 – Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the December 1, 2022 Meeting Minutes; seconded by Maggie Good. Motion passed.

4. Single-Family Residence – Final:

BSOA: #04125 Rode
Legal: Meadow Village Block 1 Lot 25
Street: 2185 Yellowtail Road

Staff presented the Rode Single-Family Residence Final plan which proposed a two-story modern home with 3,208 habitable square feet, 832 non-habitable square feet, 4 bedrooms, 3 full baths, one half bath, and an average height of 24' - 3 ¼".

Staff recommended the Committee approve the application as submitted with one condition: an updated site plan be submitted to staff showing the plan for Landscape come Spring 2024.

Motion made by Grant Hilton to approve the application as submitted; seconded by Clay Lorinsky. Motion passed unanimously.

5. Single-Family – Sketch:

BSOA: #07509 Lubin
Legal: North Fork Creek Lot 3
Street: 3 Moosewood Road

Staff presented the Lubin Single-Family Residence Sketch plan which proposed a three-story home with four bedrooms, and a bunkroom. The home has 1,729 square feet of living area on the main floor, 1,517 square feet on the lower level, and 585 square feet on the upper floor. The total living area is 3,831 square feet. Additionally, there is a 775 square foot double car garage space for the home. Staff calculated the average height at below 30 feet, the maximum in North Fork Subdivision, making the home compliant.

The resubmittal reflects changes to the driveway location. The driveway no longer encroaches within the side setback. There was discussion about the driveway within the front setbacks. Gallatin County Planning Department confirmed they have no issue with the driveway being located to the side of the house. Since they allow driveways to traverse through the front setbacks, they see no reason to not allow it to pass through the side setbacks.

Staff recommended the Committee approve the application as submitted with the following exceptions and conditions:

1. Fire Department approval of driveway is required.

Motion made by Grant Hilton to approve the sketch submittal as submitted; seconded by Maggie Good. Motion passed unanimously.

BSOA: #04509 Lepper
Legal: Meadow Village Lot 9
Street: 1935 Little Coyote

Staff presented the Lepper Single-Family Residence Sketch plan which proposed a two-story home with four bedrooms. The home has 1,919 square feet of living area on the main floor and 1,919 square feet on the lower floor. The total living area is 3,838 square feet. Additionally, there is a 587 square foot garage for the home. Staff calculated the average height at below 25', the maximum in Meadow Village Subdivision, making the home compliant.

There was discussion about the driveway within setbacks. Staff noted that Gallatin County Planning Department confirm they have no issue with the driveway being located to the side of the house. Since they allow driveways to traverse through the front setback, they see no reason to not allow it to pass through the side setbacks.

Staff recommended the committee approve the application as submitted subject to the Fire Departments approval.

Motion made by Maggie Good to approve the application with the understanding that anything built in the setbacks are of the owner's; seconded by John Seelye. Motion passed unanimously.

6. Discussion:

- a. Non-compliance: 5/19/22 Shaw (shed) fine
- b. *Staff Releases and Approvals*: Staff made no approvals and no release since the last meeting.
- c. *Compliance Tracking Report*: Staff updated the Committee on the ongoing issues and noted that no action was needed from the Committee at this time.
- d. *Performance Deposit Tracking*: Staff reported that work continues clearing up old items on the tracking sheet.
- e. *Design Regulations Revisions*: Pending ongoing edits from BSAC Committee.
- f. *Next Meeting*: January 5, 2023 at 9:00 AM

Motion made by Grant Hilton to send a letter to the Shaw Homeowners notifying them that a lien has been filed; seconded by John Seelye. Motion passed.

7. Adjourn – The meeting adjourned at 10:31 AM.

Stacy Ossorio, BSAC Chair