

Architectural Committee Meeting Minutes – February 17, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Amy San Nicolas	Jackson Trout	#06294
John Seelye	Jeffery Ferrell	#06358
Suzan Scott	Nathan Harmon	#06358
Maggie Good	Joe Schwem	#06335
Stacy Ossorio	Philippe Stouvenot	#06227A
Clay Lorinsky	Ghislaine Rey	#06227A
Grant Hilton	Heidi Baxter	#04317
<u>Using GoTo Meeting (GT):</u>	<u>Guests:</u>	
None	None	

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

Motion made by Grant Hilton to nominate Stacy Ossorio as Temporary Chair; seconded by Maggie Good. Motion passed.

- 2. Call to Order** – In the elected Chair’s absence, the Committee nominated Stacy Ossorio to be temporary Chair for this meeting. She called the meeting to order at 9:02 AM.
- 3. Meeting Minutes** – February 3, 2022 Meeting Minutes Corrections: add the word surface to the discussion of parking at the Yellowtail Condos.

Motion made by Maggie Good to approve the February 3, 2022 Meeting Minutes noting the above correction; seconded by John Seelye. Motion passed.

4. Single-Family Residence – Final Plan:

BSOA: #06294 Gaylis
Legal: Cascade Block 4 Lot 294
Street: TBD White Grass Rd

Staff presented the Gaylis Final Plan noting that no significant changes had been made since sketch but that the owner had decided to incorporate a cold roof system that drove the overall height an inch too high. There were also some minimal window and siding reconfigurations. Staff presented the proposed light fixtures and noted that the directional lighting would be down cast on to the porch and had only a 33-degree light-cast. The proposed landscaping included various different trees, shrubs, a high-altitude native seed mix, and a rock ‘mulch’ that matched the rock veneer as a fire-resistant apron around the home.

Staff recommended the Committee approve the project conditional on the following:

1. Reduce the height of the structure by at least an inch to ensure compliance with the Covenants.
2. Receipt of fire department approval for the driveway prior to construction.
3. Receipt of the letter from the surveyors that the lot has been staked.
4. Receipt of a compliant design for the address marker.

5. All directional lights be downward facing and light-cast not to trespass onto neighbor properties.

There was discussion about the driveway width as it was required by the FD. The architect clarified that height actually went down since sketch approval and it was determined that staff would recalculate to ensure compliance.

Motion made by Grant Hilton to approve the application as submitted with conditions noted by staff, that staff reconfirm the height, and that no trees would be removed outside the Building Envelope; seconded by John Seelye. Motion passed.

5. Single-Family Residence – Sketch:

BSOA: #06358 Becker

Legal: Cascade Block 6 lot 358

Street: 24 Low Dog Rd.

Staff presented the Becker Sketch Plan Review which proposed a 4,356 SF two-story mountain modern home with a two-car garage. The average height was just under 24 feet but staff noted that a roofline exceeded the maximum allowance, the average cut slope exceeded the maximum allowance, and that one retaining wall extended into the setbacks.

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

1. A design element change be introduced in the ridgeline that exceeds the maximum 40'.
2. Final Application include missing info on the site plan.
3. It be noted in the approval that the retaining wall proposed to be built within the setbacks is done so at the owner's own risk.
4. An exception be granted for the cut that exceeds the 4' max.
5. A high transom window be added on north elevation master bedroom.

There was discussion about the ridgeline and the lack of windows and it was proposed that aesthetic changes be made to both.

Motion made by Maggie Good to approve the application with staff's recommended conditions; seconded by Grant Hilton. Motion passed.

6. Major Alteration – Sketch:

BSOA: #06335 Molde

Legal: Cascade Block 6 Lot 335

Street: 17 Low Dog

Staff presented the Molde Major Alteration which proposed a 1,516 SF two story addition with an added 369 SF garage. This addition would include a Ski-room, laundry, bath, office, family room with a wet bar. The average height of the existing structure would be just under 26 feet but it was noted that a variance for the original structure's height was granted in 1981 and that the finish materials would match existing. Staff asked the applicant to clarify whether or not there was any intention to use the addition as an ADU.

Staff recommended the Committee approve the application as submitted.

There was discussion about the potential ADU use and it was noted that no ADU was being approved at this meeting as well as the fact that any future changes to better accommodate that type of use would require Variance review by both the County and BSAC. The architect represented that there were currently no plans to use this space as an ADU

Motion made by Grant Hilton to approve the application as submitted with the following notations: the owner recognizes this cannot be used as an ADU which would require County and BSAC Variance and approval, and as such no remodels to this structure such as the addition of a range or other items that would facilitate an ADU could be added without BSAC review and approval; seconded by John Seelye. Motion passed.

7. Minor Alteration:

BSOA: #06227A Ispahan Big Sky LLC
Legal: Cascade Block 3 Lot 227A
Street: 21 Middle Rider

Staff presented the Ispahan LLC minor alteration which proposed a reclaimed wood screening of the owner's airstream trailer. Staff noted that the length of one side of the screening would exceed the length permitted and that the owner expressed that the screening would be permanently affixed to the structure with screws and would be unscrewed and re-screwed between each use which raised the question of functionality.

Staff recommended the Committee approve the application as submitted.

There was discussion about the proposed height of the screening as it did not go from the top of the structure to the ground and the fact that the owner expressed intent to access the airstream by unscrewing the plank. This was considered impractical and it was recommended that the applicant instead use a hinge or other gate mechanism as well as expand the shielding to cover the entire area.

Motion made by Grant Hilton to approve the application conditional to the modification of the screening to cover the entire space from top to bottom of the structure, that the front panel be installed by hinge, that the work be completed by no later than June 30, 2022, and to grant an exception to Design Regulation 3.15.8 for the length of the screen; seconded by Maggie Good. Motion passed.

BSOA: #04317 Baxter
Legal: MV Block 3 Lot 17
Street: 3270 Two Moons Rd

Staff presented the Baxter Minor Alteration which proposed replacing the existing shingle roofing with a metal standing/interlocking seam roof in charcoal.

Staff recommended the Committee approve the application as submitted.

There was discussion about the dumpster location and concerns about snow sliding off the roof.

Motion made by Maggie Good to approve as submitted with the recommendation to install snow stops to prevent dangerous snow sluffs and that the applicant shall submit a construction staging and dumpster location to staff; seconded by Clay Lorinsky. Motion passed.

8. Alteration-to-Approved Plan:

BSOA: #04102 Schiltz
Legal: MV Block 1 Lot 2
Street: 1930 Yellowtail

Staff presented the Schiltz AAP which proposed removing the new windows and slider doors from the approved plan due to supply chain issues.

Staff recommended the Committee approve the application as submitted.

There was discussion about the fact that the owner representative was not present. It was noted that there were no questions the owner would need to answer in order to approve the application but that due to procedure it would be inappropriate to approve the alteration.

Motion made by Grant Hilton to approve the request but note that, with no questions for the applicant, the fact that he was not present was excused and that if the applicant wanted to install the original approved plan it would have to come back for review; motion died for lack of a second.

Motion made by Grant Hilton to table this application until the applicant is able to attend and represent the project; seconded by Maggie Good. Motion Passed.

9. Discussion:

- a. *Staff Releases and Approvals*: Staff made no approvals or releases since the last meeting.
- b. *Compliance Tracking Report*: Staff updated the Committee on ongoing compliance issues including: the shed on Spotted Elk, an unapproved Geotech on the corner of Little Coyote and Highway 64, and the unapproved roofing project on Yellowtail for which the owner had been invited to the meeting to address. The Committee discussed the length of the latter's no compliance and determine additional fines would be prudent.

Motion made by John Seelye to fine account #04116 \$50/week starting today until the \$500 fee is paid and the after-the-fact plan is submitted. If the fee is submitted by March 3, 2022, the Committee would consider waiving the additional fines; seconded by Clay Lorinsky. Motion passed.

- c. *Performance Deposit Tracking*: Staff reported that the Active Project List and the QuickBooks accounting now matched but that an audit of Active Projects versus existing deposits was still ongoing.
- d. *Design Regulations Revision Subcommittee*: Staff reported that the Committee met in early February to review Sustainability recommendations but that further research was needed. BSAC recommended the DRRC consider requiring a licensed contractor on structural projects in the Design Regulations.

10. Adjourn – The meeting adjourned at 10:26 AM.

Stacy Ossorio, BSAC Temporary Chair