

Architectural Committee Meeting Minutes – February 3, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants:</u>	<u>Project Attending for:</u>
Amy San Nicolas	Kenny Holtz	#07107
Gary Walton	Aaron Dornsmith	#07107
Suzan Scott	Ben Elias	#07107
Maggie Good	Alanah Griffith	#07607
	Chuck Campbell	#07607
	Joe Schwem	#06245, #06074A
	Pat Lopker	#20105
<u>Using GoTo Meeting (GT):</u>	<u>Guests:</u>	
Stacy Ossorio	Katie Haley Grimm	#07107
Clay Lorinsky	Colleen Kennedy	#07107
John Seelye	Trish and Ron Bussinger	#07107
Greg Clark	Jim Atker	#07107
	Kathleen Brandis	#07107

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 called the meeting to order at 9:08 AM.
3. **Meeting Minutes** – January 20, 2022 Meeting Minutes Corrections: None.

Motion made by Maggie Good to approve the January 20, 2022 Meeting Minutes; seconded by John Seelye. Motion passed.

4. Condominium Master Site Plan – Sketch

BSOA: #07107 Mn Yellowtail Partners
Legal: MV Tract 4
Street: Yellowtail Rd

Staff presented the Mn Yellowtail Partners LLC’s Master Site Plan for its Yellowtail Condominium project. The project consists of six two-story duplexes and one 23-unit multi-Family structure. Completed in three phases, the project would begin in the fall of 2022 and take three to four years to reach complete buildout. The site plan included a common plaza area with a pool, a subterranean parking area in the basement of the main building with electric car chargers, and a circular driveway that would upgrade the current dirt drive to the Teton Condos. Staff noted that there are 53 parking stalls in the subterranean garage and 6 additional guest parking spots for a total of 58 MFC spots, which exceeds the 1.5 per unit MFC requirement by 24.5 spaces. The duplexes have four garage bays per duplex, two driveway spots per garage bay for a total 48 SRC space, which will exceed the 3 per unit SFC requirement by 12 spaces. Also, 5 additional parking spaces exist primarily on this lot for the specific use of Teton Condo owners. The average height of the duplexes will be 26-feet 7-inches and the average height of the multi-family structure will be 34’7”.

Staff recommended the Committee approve the project conditional on specific solutions to the primary concerns of the Committee and Yellowtail residents.

The applicant, represented by Kenny Holtz, was given the opportunity to address the concerns raised by the neighbors and agreed to share his detailed answers that were sent via email to the BSOA with those neighbors. The neighbors were then each given an opportunity to ask further questions or raise further concerns. There was discussion about the concerns of the neighborhood particularly the following:

- a. Height: Mr. Holtz expressed that it was a Covenant right for the multi-family structure to be at a maximum average of 35-feet and that, in his opinion, the proposed design addressed neighbor concerns for the height while still exerting its rights. He believes this is better than most of the other condominiums in the area because this design restricts the tallest buildings to the center of the development.
- b. Size/water use: Mr. Holtz again asserted that the development was within its right with the number of units being proposed and noted that, in his opinion, the style of the buildings and orientation, addresses massing concerns more effectively than other condos in the area. There was discussion about the amount of water needed for this project given the density and Mr. Holtz reported that there were 62.4 Single-Family Equivalences (SFEs) deeded to this property. It was noted that any left-over SFEs will go to the Water-Sewer District for other use, however, the applicant did not believe there would be any SFEs remaining as SFE's are no longer calculated by unit but rather by square footage. Furthermore, Mr. Holtz stated that the development may have to allocate a few of the workforce housing SFEs designated to HRDC to this project as the project would include workforce housing deeded units. Mr. Holtz stated that the pool would require 2 or 3 SFEs but that there were other similar pools in the Meadow Village. The Committee determined further information would be needed for the Committee to fully address this concern and that this issue will be revisited during one of the many further applications required in the approval process of this development.
- c. Traffic/parking: Mr. Holtz reported that an average daily trip calculation was in the works and a finalized copy of this analysis and calculation will be submitted to the BSOA once complete. Katie Brandis, an attorney and owner of multiple units in Teton Condos, raised concerns about the proposed driveway in relation to the Teton parking and future building of the two remaining Teton units, as well as the fact that the new access would interrupt the area currently plowed for Teton parking. There was a suggestion made about finding areas to add additional surface parking spaces, wherever practical, and that stop signs at the access points be considered. It was noted that there is a dedicated easement for the access road. Mr. Holtz stated that there would be a full-time manager that may not live on site but would be present 7 days a week and spending several hours a day on site to ensure facilitate enforcement. After continued discuss on the possibility of speed tables or a traffic study, Mr. Holtz offered to post an additional \$50,000, specifically to be dedicated toward any traffic solutions including a study as determined necessary by the BSOA.
- d. Garbage: There was some discussion about the inclusion of a trash compactor within the structure and particular concerns were raised about the sounds and smells. Mr. Holtz reported that the location of the garbage enclosure as proposed is subject to change and that it was the developer's goal to minimize its impact on as many residents as possible. Mr. Holtz stated that the design of the enclosure would be such that it would have architectural appeal and coordinate with the other structures on the property.
- e. Flooding/Drainage: Mr. Holtz reported that all foundations for the project would be waterproof per industry standard and that the drainage would tie in to the storm water plan. The applicant is required to submit to Gallatin County this information and it will undergo extensive review by the County. Staff noted that a more detailed site plan is required during sketch review that should address many of the drainage, snow storage, and staging concerns, both temporary and permanent.

Katie Grimm, an owner of adjacent lots and a local real estate agent, was concerned about the traffic and size of the building and asserted that due to the massing and location this structure, the development will look massive, completely disrupt views of current owners, and be detrimental to such a small street with the extensive traffic. These concerns were heard and at least in part addressed by the applicant above. Colleen Kennedy and James Atker asked about the two variances required by the County and the applicant assured them that this will be vetted in detail at further reviews with the County. After comments by the owners and Committee, Mr. Holtz noted that the developer had no current plans to limit short-term rentals on the market price units once they were sold and that a Preliminary Plat approval from the County will likely happen before final approval is sought from BSOA. The Committee thanked the applicant for his cooperation and generosity and asked staff to ensure a submission of the project SFEs calculation prior to the first phase sketch review.

Motion made by Clay Lorinsky to approve the application as submitted subject to the following conditions:

- 1.) The Condo Covenant language for this condominium shall include regulations prohibiting parking anywhere other than dedicated parking spaces, limit the number of allotted parking spaces per owner to the number allotted to the owned unit by deed, and prohibit parking by owner or guest anywhere on Yellowtail Road or Cul-de-Sac;
- 2.) The Committee noted that developer committed to working with Teton Condo Association on parking solutions for this development and future units of Teton Condos;
- 3.) The applicant submits the calculations for the average daily trip for vehicles from Yellowtail Condos to the BSOA for sharing to the neighborhood and that the applicant allow the recent email with detailed answers to the questions raised by the neighbors with the neighbors;
- 4.) The applicant was asked to move the trash location to an interior spot not surrounded by neighboring residential buildings on all sides;
- 5.) The applicant shall pay an additional \$50,000 posted to contribute to solving potential traffic issues including a traffic study and maintenance on Yellowtail Road resulting from this development.

Seconded by John Seelye. Motion passed unanimously.

*****Clay Lorinsky left 11:20 AM*****

5. Single-Family Residence – Final:

BSOA: 06074A Landry
 Legal: Cascade Block 2 lot 274A
 Street: 11 Swift Bear

Staff presented the Landry Sketch Plan Review, which consisted of a two-story cabin style home that was 2640 square foot home with a 448 square foot garage, three bedrooms, and four bathrooms. The proposed finish materials would include: Horizontal Everlog 10” slab siding “Weathered Grey” & Stucco “Taupe”, Cedar Trim & Facia SW 3533 “Leeward” Clad Windows – Anderson A “Dark Bronze” Metal Bridger Steel “mocha” & Asphalt Roofing Gaf timberline HDZ “Barkwood. The average height was around 27-feet and the applicant increased the width of the chimney to bring the ridgeline down to the 40-foot max. The lighting plan included 5 exterior sconces and 7 recessed cans. The landscaping plan included mungo pine, washed gravel, boulders, and a dry-lawn mixed seed.

Staff recommended the Committee approve the application as submitted.

There was discussion about whether this home fit in with the neighborhood and the Committee felt that with the proposed finishes that it would.

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

6. Single-Family Residence – Sketch:

BSOA: #07607 Rising Bear Prop. LLC
 Legal: COS 1504 Tract 2
 Street: 31 Sleeping Bear

Staff briefly updated the Committee on the history of the application then presented the Rising Bear Properties LLC Sketch Plan, which proposed a two-story mountain-modern home with a two-car garage and total SQFT of 3,444. The average height was report at just under 25-feet but staff noted that no covenants appeared to be connected to this property and so the BSAC had no additional on the height except for to determine a reasonable height. Staff also noted that the structure had already been built in part.

Staff recommended the Committee approve the application as submitted.

The was discussion about the need for an exception and the Chair noted that the granting of an exception would be reasonable given the communications issues that resulted in this after-the-fact application. Staff added that the topography and tree density would considerably lesson any impact to neighboring lots from the extended ridgeline.

Motion made by Maggie Good to approve the application as submitted with an exception to Design Regulation 5.9 due to communication issues and adequate natural screening; seconded by John Seelye. Motion passed unanimously.

7. Alteration-to-Approved Plan:

BSOA: #06245 Vine Hill Partners
Legal: Cascade Block 3 Lot 245
Street: TBD Swift Bear

Staff presented the Vine Hill Partners AAP represented by Architect Joe Schwem. Proposed changes since included: adding a Sport court 24 x 20 to the back of the Garage, adding a man door to the north corner of the garage (North elevation), and replacing stone with vertical siding (East & North elevations).

Staff recommended the Committee approve the application as submitted.

Motion made by Stacy Ossorio to approve as the application submitted; seconded by Maggie Good. Motion Passed unanimously.

8. Extension Request:

BSOA: #20102, #20210 Lily & Lopker (Cascade Ridge)
Legal: Cascade Block 2 Area 13
Street: Plenty Coup Rd

Staff presented the Cascade Ridge construction deadline extension request which asked to move the deadlines for units 105 and 210 from May 1, 2022 and March 1, 2022 to October 30, 2022 and July 30, 2022, respectively. It was noted that the request was not received within the required 45 days set out in the Procedure Resolution but that this is a common and reoccurring issue through the Association.

Staff recommended the BSAC approve the extension request as submitted.

Motion made by Stacy Ossorio to approve the request as submitted; seconded by John Seelye. Motion passed unanimously.

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:
- 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 would be meeting to address both the current completed draft of the regulations and the recommended Sustainability regulations at its next meeting in early February.

10. Adjourn – The meeting adjourned at 11:44 AM.

Gary Walton, BSAC Chairman