

Architectural Committee Meeting Minutes – January 6, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants:</u>	<u>Project Attending for:</u>
Amy San Nicolas	Brian O’Dowd	#06062A
Stacy Ossorio	James Kellogg	#06062A
Gary Walton	Rich Sidoroff	Shoshone
Maggie Good	Kurt Graden	Shoshone
Suzan Scott	Ben Elias	#07107
	Aaron Dornsmith	#07107
	Kenny Holtz	#07107
<u>Using GoTo Meeting (GT):</u>	<u>Guests:</u>	
John Seelye	Patrick Lopker	#06062A
Greg Clarke	Mark Lily	#06062A
Clay Lorinsky	Dave Seabury	#06050A
	Katie Haley Grimm	#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 9:02 AM.
3. **Meeting Minutes** – December 16, 2021 Meeting Minutes Corrections: None.

Motion made by Maggie Good to approve the December 16, 2021 Meeting Minutes; seconded by Stacy Ossorio. Motion passed.

4. **Building Envelope Variance Request:**

BSOA: #06062A Petersen
Legal: Cascade Block 2 lot 62A
Street: 27 Little Thunder Rd

Staff presented the Petersen Variance Request application which asked to be permitted to shift the designated building Envelope 45-feet. The Geotech and soils report came back from the engineer showing an average slope between 20-35% with the envelope located in the steepest area. With the Variance granted 62% of the new envelope would overlap with the original and the home would be able to be built on a natural shelf with less sever grade. This change would shorten the required length of the driveway considerably and both this as well as the new home location would reduce the potential risk of erosion and decrease the lot disturbance. Neighbor Notifications did go out in a timely fashion and only one comment form was received and member representatives of that property were in attendance at the meeting. The neighbor contested the owner’s claim of undue hardship noting that the owner’s engineer seemed to state that both locations were buildable but the new location would be slightly better. Additionally, the neighbor claimed the new location would negatively impact the view to Lone Peak from the to-be-built home on their lot.

Staff recommended the Committee discuss the validity of the stated undue hardship and if it determined this hardship to be valid, to discuss the perceived impact on the neighbor's view corridor.

Stacy Ossorio recused herself due to potential perception of conflict of interest. The engineer addressed the questions about the grade and slope stability of the original envelope verses the proposed, stating that the original was steeper and would lead to a high risk of soil destabilization. The architect expressed the hardship of building in the original envelope as being an increased risk of destabilization. The neighbor was given a chance to address the request noting that per the engineer's letter, there did not appear to be an undue hardship on the existing envelope and that this shift had the potential to negatively impact both of their adjoining properties, particularly lot 66A. There was discussion about the validity of the hardship claim and the general consensus was that there was no undue hardship.

Motion made by Clay Lorinsky to deny the variance request due to a lack of undue hardship; seconded by Maggie Good. Motion passed with one recusal.

5. Major Alteration – Final:

BSOA: Shoshone

Legal: S30 T06 S R03E P.B. 6 PG 444

Street: 40 Big Sky Resort Rd

Staff presented the Shoshone Final Plan noting that no changes had been made since Sketch and the conditions of that approval had been met including a written agreement between Shoshone and Boyne for the use of Boyne property for staging. This updated plan and the finish material board were presented. Gary noted that he represents an owner within the Shoshone but his representation was unrelated to this project.

Staff recommended the Committee approve the application as submitted.

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

6. 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 were 53 parking stalls in the subterranean garage, four garage bays per duplex, two driveway spots per garage bay, and 5 additional guest parking spots which would exceed the 3 per unit requirement by 5 spaces. The average height of the duplexes would be 26-feet 7-inches and the average height of the multi-family structure would be 37-feet, as calculated by staff. However, the architect, using a different methodology, calculated the heights as compliant. The applicant requested that the Committee considered the stepped design of this structure which would give the appearance of an overall shorter building when calculating the average height in comparison to a roofline that met the 35-foot max all the way across. The engineer's calculation of average height, taking this into account, showed the building at just under 35-feet.

Staff recommended the Committee discuss the project classification prior to discussing the height concerns. Additionally, staff noted the apparent differences in the styles between the multi-family structure and the duplexes.

The applicant addressed concerns regarding traffic impact noting that by county standards, the development was not large enough to require a traffic study. However, the developer did not choose to maximize the units on this tract to the 44 allowed in consideration of this concern among others. There was discussion about the heights which exceed the single-family 25-foot max and the multi-family 35-foot max, respectively. The Chair noted that the structures should meet their individual height requirements as dictated by the Covenants and Design Regulations despite the tract designation nor the mixed nature of the design. The applicant requested an exception to the Design Regulations categorization of duplexes as single-family structures and the Committee determined this would be possible. However, despite extended discussion, the Committee determined it could not approve a master plan that included multi-family structures in excess of 35-feet by the current measuring procedure and moved to table the application until the height was compliant. It was noted that at that time further discussion about the height of the duplexes would not need to be readdressed.

*****John Seelye left the call at 10:37 am*****

Motion made by Stacy Ossorio to table the application at this time until the multi-family structure is brought into compliance with the Covenants; seconded by Maggie Good. Motion passed.

7. Extension Request:

BSOA: #05313 Jones
Legal: SGH Block 3 lot 13
Street: 2800 Bobtail Horse Rd

Staff presented the Jones request to extend his completion deadline to June 30, 2021 due to COVID related delays.

Staff recommended the Committee grant the extension as requested.

Motion made by Maggie Good to grant an extension of 8 months, from October 2, 2021 to June 30, 2022; seconded by Stacy Ossorio. Motion passed.

8. 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:
 - i. 2000 Little Coyote Shed: Staff is working with owner to get this removed by January 20, 2022.
 - ii. 2245 Little Coyote shed and two track: The owner of 2245 Little Coyote was invited to attend this meeting to address continued noncompliance. Staff included various correspondence regarding this issue for the Committee in the meeting packet and recommended the Committee seek further enforcement actions.

Motion by made by Stacy Ossorio to require the shed be removed by February 2, 2022. Failure to comply with this may result in fines or further action.; seconded by Clay Lorinsky. Motion Passed.

- iii. 22 Little Thunder unapproved construction: The architect representative for 22 Little Thunder was in attendance at the meeting to present the updated landscaping plan and demonstrate that the work did not and would not impede use of the chair lift.

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

- iv. 21 Middle Ride airstream. Finally, staff recommended further action against the owners of 21 Middle Rider for illegal storage of the airstream trail since April 2021. The Committee directed staff to notify that the owner had until February 2, 2022 to remove the airstream or submit an acceptable screening application and that if the owner did not comply, the Committee may move to impose fines.

*****Greg Clark left the Call at 10:57 am*****

- c. *Performance Deposit Tracking*: The numbers were still slightly off but staff is working to correct discrepancies.
- d. *Design Regulations Revision Subcommittee*: Draft sustainability language would be presented to the Sustainability subcommittee the following week and a recommendation would then be presented at the next DRRC meeting which is planned for the end of January.

9. Adjourn – the meeting adjourned at 11:11 a.m.

Gary Walton, BSAC Chairman