

## Architectural Committee Meeting Minutes – July 14, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Amy San Nicolas	Joe Schwem	#06335
Brad Reiersen	Joel Butz	#06033
Clay Lorinsky	Kurt Treasure	#04506
John Seelye	Marc Noel	#07715
	Heath Deneke	#07715
	Cyndi Israel	#06218A
	Mariya Provost	#05313
	Martha and Blake Mitchell	#04506
	Corey Kelley	#06034
	Jackson Trout	#06201A, #06047A
<u>Attending via GoTo</u>	Cassandra Elwell	#02506
Maggie Good	Mike Palmer	#03XXX
Greg Clark	Erik Sweet	#07715
	John Loomis	#05313
	Ryley Liston	#06261
	<u>Membership Guests</u>	
	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
2. **Call to Order** –The Chair called the meeting to order at 9:04 AM.
3. **Meeting Minutes** – June 16, 2022 Meeting Minutes Corrections: None

**Motion made by John Seelye to approve the June 16, 2022 Meeting Minutes; seconded by Maggie Good. Motion passed.**

#### 4. **Single-Family Residence – Sketch:**

BSOA: #02506 Pierce

Legal: Aspen Groves Block A Lot 6

Street: TBD Chuck’s Place

Staff presented the Pierce Single-Family Residence Final Plan which included the following changes from Sketch Plan: the noncompliant ridgeline was corrected by widening the chimney. The landscaping plan included an assortment of trees and shrubs, perennials, ‘rough mix’ lawn seed, rock mulch, and stone pavers. The lighting plan included three fixture types including recessed cans, wall mounted sconces, and one solar light for the address sign. The finish materials included SmartSide lap siding, standing seam metal roofing in forest green, stamped concrete and flagstone patios, green window cladding, shingle soffit and garage/front door, and the trim and fascia would be painted in ‘blue spruce’ by Sherman Williams.

Staff recommended the Committee approve the application as submitted.

**Motion made by John Seelye to approve conditional on the following: an updated site plan to include the dumpster location be submitted to staff and noting that the applicant should be aware of the potential brightness of the address light and how this might affect the neighbors; seconded by Maggie Good. Motion passed.**

BSOA: #06034 Nickell Resubmission

Legal: Cascade Block 1 Lot 34

Street: TBD White Otter

Staff presented the Nickell Single-Family Residence Resubmission noting that no changes had been made since the original approval in 2020. The resubmission was being brought before the Committee because the one-year approval had lapsed prior to any posted deposit or construction commencement.

Staff recommended the Committee reapprove the submission and give the applicant another year to begin construction.

**Motion made by John Seelye to approve the application as resubmitted; seconded by Maggie Good. Motion passed.**

#### **5. Single-Family Residence – Sketch:**

BSOA: #006047A Stoler

Legal: Cascade Block 2 Lot 47

Street: TBD Little Thunder

Staff presented the Stoler Single-Family Residence Sketch Plan which proposed a two-story modern home with 4,390 habitable square feet and a 716 square foot garage. The proposed home included four bedrooms, five bathrooms, and had an overall height of 26-feet 3-inches. Staff noted the following items that did not comply with the Design Regulations: one of the rooflines exceeded the maximum of forty-feet, and the cut/fill exceeded the maximum of four-feet.

Staff recommended the Committee grant an exception to the cut/fill but to require any approval be conditional on the introduction of a design element change in the noncompliant ridgeline.

There was discussion about the ridgeline and it was noted that one side of the ridgeline was concealed by a parapet. The committee determined that the roofline was still uninterrupted for an excess of forty feet on at least one side and a design element change would be needed for the project to be compliant.

**Motion made by John Seelye to deny the application; seconded by Maggie Good. Motion withdrawn.**

**Motion made by John Seelye to approve the application as submitted conditional on the 44' continuous parapet/ridgeline having some design breakup introduced to bring it into compliance prior to the final submittal; seconded by Maggie Good. Motion passed.**

BSOA: #06201A Hofmeister

Legal: Cascade Block 3 Lot 201A

Street: TBD Little Plume

Staff presented the Hofmeister Single-Family Residence Sketch Plan which proposed a two-story traditional mountain home with 5,011 habitable square-feet and a 757 square-foot garage. The proposed home would include five bedrooms, six bathrooms, and had an average height of 25-feet. Staff noted the following items that did not comply with the Design Regulations: the cut exceed the maximum four-feet, and the driveway length exceed the maximum length of 75-feet.

Staff recommended the Committee grant exceptions to the two noncompliant items as both were structurally necessary to the safety and design of the home.

**Motion made by John Seelye to approve the application as submitted and grant exceptions to the grade cut max and length of the driveway due to site conditions subject to Fire Department approval of the driveway; seconded by Greg Clark. Motion passed.**

**6. Minor and Landscape Alterations:**

BSOA: #06033 Butz

Legal: Cascade Block 2 Lot 33

Street: 15 White Otter

Prior to reviewing the project, staff presented the applicants request for a reduced review and deposit fee granted that the major alteration fees were only accessed of the previous application because it originally included the scope of the current application.

**Motion made by Maggie Good to approve the request for the fee swap between the prior Butz application and this one; seconded by Brad Reiersen. Motion passed.**

Staff presented the Butz alteration which proposed a partial bump out of the existing garage of five-feet. The last four-feet of the garage would remain the same to ensure the structure encroached no further into the setbacks. Staff noted that the finish materials would match the existing.

Staff recommended the Committee approve the application as submitted.

**Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed.**

BSOA: #03XXX Upper Pines Condo Assoc.

Legal: Upper Pines Condo Association

Street: Various

Staff presented the Upper Pines Minor Alteration which proposed the replacement of the current roofing with the cold roof system to be installed by Cornerstone Management. Staff noted that there weren't many details regarding duration or phasing of the project and put this question to the applicant's representative, Mike Palmer of Hammond Property Management.

Staff recommended the Committee approve the application as submitted.

There was discussion about the existing height and the duration of the project. The applicant noted that the project was slotted to be finished in October.

**Motion made by John Seelye to approve with the following note that the BSAC approval doesn't grant approval from the Upper Pines Association; seconded by Brad Reiersen. Motion passed.**

BSOA: #04506 Treasure ATF

Legal: Meadow Village Block 5 Lot 6

Street: 1895 Little Coyote

Staff presented the Treasure landscape alteration which proposed the installation of several trees along the east side of his home noting that the work had already occurred and that a neighbor complained about the location of the installations.

Staff recommended the Committee approve the application as submitted and impose the \$500 after-the-fact fine.

There was discussion about the submittals and process. It was determined that the project would need to be resubmitted with the required documentation and that if, in the meantime, the neighbors could come to a compromise that satisfied both parties before that review, the Committee may consider a waiver of the fine.

**7. Remediation Plan:**

BSOA: #07715 Yellow Mountain  
Legal: COS 3073 Lot 2A-1AA  
Street: TBD Northfork Road

Staff presented the Yellow Mountain Remediation Plan which proposed that rehabilitation, reseeding, and replanting of an area of the property disturbed by utility installations last summer/fall. Staff noted that a natural meadow has always existed on this lot that transects the disturbed area. No additional trees were planned to be planted in this natural meadow.

Staff recommended the Committee approve the application as submitted.

**Motion made by John Seelye to approve the application as submitted; seconded by Greg Clark. Motion passed.**

**8. Alteration to Approved Plan**

BSOA: #06335 Molde  
Legal: Cascade Block 6 Lot 335  
Street: 17 Low Dog Road

Staff presented the Molde Alteration to Approved Plan which proposed a reduction of the garage expansion and some minor finish reconfigurations.

Staff recommended the Committee approve the application as submitted.

**Motion made by Greg Clark to approve the alterations as submitted; seconded by Maggie Good. Motion passed.**

**9. Construction Extension Request**

BSOA: #05313 Jones  
Legal: Sweetgrass Hills Block 3 Lot 13  
Street: 2800 Bobtail Horse Rd

Staff presented the Jones Construction Extension Request which asked for an eight-month extension to their completion deadline. This would make the new deadline February 28, 2023.

Staff recommended the Committee approve the application as submitted.

There was discussion about whether or not there was enough contingency in the requested date to provide for the weather patterns of Montana in the winter and the Committee recommended the date be extended to the first of May. The applicant's representative was in agreement with this recommendation.

**Motion made by John Seelye to approve May 1, 2023 as the new completion date for construction; seconded by Brad Reiersen. Motion passed.**

**10. Discussion:**

a. *Special Requests:*

BSOA: #06218A Lone Mountain Land Co LLC (Israel)  
Legal: Cascade Block 3 Lot 218A  
Street: 38 Middle Rider

Staff presented the Israel request to extend the approval expiration a second time. Last June an unprecedented extension to the expiration of the Israel's approval was granted for 15 months making the new expiration date September 17, 2022. Staff noted that this practice was uncommon and that it was done in the previous circumstance due to Covid related delays.

Staff recommended the Committee require a resubmission consistent with procedure and the submission of a \$500 fee associated with that resubmission. The Committee agreed with this recommendation and asked the applicant to resubmit.

BSOA: #06261 Moody (Previously Cascade 261-Liston)

Legal: Cascade Block 3 Lot 261

Street: 10 Swift Bear

Staff presented the original developers request for full release of the remaining landscaping deposit. Staff noted that the grasses were less than 50% established and per procedure/best practices, staff was directed not to release landscaping deposits until the entirety of landscaping was at least 70% established but shared the photos and email sent from the developer.

Staff recommended the Committee refer this request to the Legal Committee as the developer's request included a demand that if their request was denied that a legal reason be given.

There was discussion about the history and it was determined that the Legal Committee should look into the BSAC's authority with regards to landscape releases.

- b. *Staff Releases and Approvals*: Staff made no approval and six releases 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 on the tracking sheet update
- e. *Design Regulations Revision Subcommittee*: The Committee met on Wednesday, July 13, 2022 to review the integration of Commercial Design Regulations and Exhibits.

**11. Adjourn** – The meeting adjourned at 10:28 AM.

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Clay Lorinsky, Acting BSAC Chair