



Architectural Committee Meeting Minutes – July 15, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Gary Walton
John Seelye
Grant Hilton
Stacy Ossorio
Suzan Scott

Guests:

Soren Solari
Joe Schwem
Mel Chichton
Steve Chernausik
Greg Epstein
Mike Palmer
Anna
Betsy Rondeau
Jan Weber

Project Attending for:

#04605
#04604
#02813
#02813
#02813
#312XXX
#04523,#06162A
#07101
#04421

Using GoTo Meeting:

John Gladstein

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, Gary Walton, called the meeting to order at 9:01 AM.
3. **Meeting Minutes** – July 1, 2021 Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the July 1, 2021 Meeting Minutes; seconded by John Gladstein. Motion passed.

4. Single-Family Residence Final:

BSOA: #04605 Solari

Legal: MV Block 6 Lot 5

Street: TBD Spotted Elk

Staff presented the Solari Single-Family Final Plan noting the following changes since sketch: a slight roof overhang redesign to meet County requirements and some window and door reconfigurations. The lighting plan and landscaping plan were submitted as well as finish materials per requirements. The lighting plan included 6 total lights comprised of 2 separate fixtures, the landscaping plan was minimal but included a draught-resistant Kentucky blue grass, trees, and shrubs. The proposed finish materials included gray cedar siding, stone trim, Tilcor stone coated sheet shingles

Staff recommended the BSAC approve the application as submitted conditional on the submission of dark-sky compliant specs for the recessed cans and a set of plans stamped by a Montana Licensed Structural Engineer.

There was discussion about later submission of stone sample and lighting specifications to staff prior to construction.

Motion made by Grant Hilton to approve the project as submitted conditional on the applicant submitting design and specifications for the proposed recessed as well as a sample of the stone, and subject to staff confirmation of the plans having been reviewed and stamped by a Montana licensed structural engineer; seconded by John Seelye. Motion passed. Stacy Ossorio recused herself due to a conflict of interest.

5. Major Alteration Final

BSOA: #04604

Legal: MV Block 6 Lot 4

Street: 2106 Spotted Elk

Staff presented the Biggerstaff Major Alteration Final Plan noting there had been no changes to the design since Sketch and that no new lighting or landscaping was currently being proposed with the exception of expanding the width of the driveway to provide for the added garage bay. Staff noted that construction staging was not included on the site plan as required. All proposed finish materials would match existing.

Staff recommended the BSAC approve the application conditional on the submission of an updated site plan showing staging for construction

There was discussion about the color of the new roofing material that is a different tone than the existing roofing but it was noted that the new material would only be used on the garage addition shed roof and that the existing shingles would be impossible to match even with a similar shingle as they have been weather and time worn.

Motion made by John Gladstein to approve the application as submitted conditional on the submission of an updated site plan showing construction staging; seconded by John Seelye. Motion passed.

6. Single-Family Residence Sketch:

BSOA: #02813 McCaffery

Legal: AG Block D Lot 13

Street: TBD Silverado Trail

Staff presented the McCaffery Single-Family Sketch Plan represented by Greg Epstein from GNE Architects. The proposed, two-story, mountain-modern home consisted of 2,587 habitable square feet, and 1,430 non-habitable square feet inclusive of a garage and crawl space. The average height of the home would be 26.5 feet which complied with the 28' max in Aspen Groves. Finish materials would include: vertical and horizontal cedar siding, black metal panel accents, ledgestone accents, black metal standing seam roofing and metal window cladding, as well as a ledgestone chimney. Staff noted that the driveway exceeded the 75-foot maximum in the design regulations due to topography challenges in meeting the 10% grade requirements.

Staff recommended the BSAC

There was discussion about the fireplace and asking the applicant to confirm the design with the Fire Department and Aspen Groves as well as all fire codes. It was noted that the fire department may consider fire suppression system due to the driveway length and fireplace.

Motion made by Stacy Ossorio to approve the application as submitted subject to fire department approval of the driveway and the fireplace; seconded by John Gladstein. Motion passed.

7. Minor/Landscape Alteration:

BSOA: #04115 Walton
Legal: MV Block 1 Lot 15
Street: 2270 Yellowtail

Chair, Gary Walton, recused himself from discussion and voting due to his conflict of interest in this project. John Gladstein led the discussion and voting as temporary chair for this application.

Staff presented the Walton Minor Alteration which consisted of the replacement of most of the homes windows which had outlived their lifespan. The trim of the new windows would be a mid-tone gray-brown instead of the existing white.

Staff recommended the BSAC approve the application as submitted.

Motion made by John Seelye to approve the application as submitted; seconded by Grant Hilton. Motion passed. Gary Walton recused himself from the vote.

BSOA: #312XXX Fairways I
Legal: MV S36 Tract E
Street: Little Coyote Rd.

Staff presented the Fairways I Minor Alteration application represented by Robbeye Samardich of Hammond Property Management. The alteration converted existing roofs on buildings 1 and 2 (four total units) to a more efficient Cold Roof system. Staff noted that this system was quite similar to the ones approved for the Crail Ranch Townhomes, Powder Ridge Condos, and Hill Condos recently. The project would be completed this summer.

Staff recommended the BSAC approve the application as submitted.

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

BSOA: #06162A Diduch
Legal: Casc. Block 3 Lot 162A
Street: Black Moon Rd.

Staff presented the Diduch Landscape Alteration application represented by Alain McClain of Big Sky Landscaping. The plan would add 16 aspen trees to the back northwest corner of the lot.

Staff recommended the BSAC approve the application as submitted.

Motion made by John Gladstein to approve the application as submitted; seconded by Grant Hilton. Motion passed.

BSOA: #05423 John and Shana Seelye
Legal: SGH Block 4 Lot 23
Street: 62 Red Feather Lane

Staff presented the Seelye Landscape Alteration application represented by Alain McClain. The alteration proposed the addition of 13 spruce trees around the perimeter of the existing home.

Staff recommended the BSAC approve the application as submitted.

There was discussion about the type of spruce and a note that blue spruce get quite large.

Motion made by John Gladstein to approve the application as submitted; seconded by Grant Hilton. Motion passed. John Seelye recused himself from the vote.

BSOA: #07101 Boyne USA (Golf Clubhouse)

Legal: MV Tract A-1

Street: 80 Yellowtail

Staff presented the Boyne USA Golf Clubhouse minor alteration which consisted of a total repaint to a darker shade of neutral grade than currently existed on the building which had been peeling and fading.

Staff recommended the BSAC approve the application as submitted.

Motion made by John Gladstein to approve the application as submitted; seconded by John Seelye. Motion passed.

8. Alteration to Approved Plan:

BSOA: #04421 Weber

Legal: MV Block 4 Lot 21

Street: 2745 Little Coyote Rd.

Staff presented the Weber AAP which changed the approved type of retaining wall material used to replace existing retaining wall. Previously, the retaining wall material approved was a large dry stacked blocks but the applicant would like to use small paving blocks/stone bricks instead.

Staff recommended the BSAC approve the application as submitted.

Motion made by John Gladstein to approve the application as submitted; seconded by Grant Hilton. Motion passed.

9. Extension Request:

BSOA: #06236A Ronal Investments LLC (Oneto)

Legal: Cascade Block 3 Lot 236A

Street: TBD Beehive Basin

Staff presented the Oneto extension request noting the main reason for the needed extension was because of the lack of landscapers available to finish the landscaping on time.

Staff recommended the BSAC approve the application as submitted noting no performance deposit release could/would be made prior to the account balance being zero.

There was discussion about whether the application could even be reviewed.

Motion made by John Gladstein to approve the request as submitted; seconded by Stacy Ossorio. Motion passed. John Seelye recused himself due to a conflict of interest.

BSOA: #06281 Cascade LLC (Conway)
Legal: Cascade Block 4 Lot 281A
Street: 23 Rising Bull Rd.

Staff presented the Cascade LLC request for extension noting that the project had been delayed due to subcontractor timeframes.

Staff recommended the BSAC approve the request as submitted.

There was discussion about how long this project has been ongoing for some time. Written status submitted

Motion made by Grant Hilton to approve the extension request subject to the applicant submitting a status update on the landscaping by June 5 and evidence of plans to complete this landscaping by August 5, 2022 to staff; seconded by John Gladstein. Motion passed.

10. Partial Performance Deposit Release Request

BSOA: #06243 17 Swift Bear LLC (Leipheimer)
Legal: Cascade Block 3 Lot 243
Street: 17 Swift Bear

Staff presented the Leipheimer request for partial performance deposit release and noted that because the project was a Major Alteration, the deposit was not pre-divided between landscaping and Construction. Construction on the project had been completed last fall and a majority of the landscaping had been completed except for seeding between the Leipheimer home and the one being built to the northeast.

Staff recommended the BSAC approve the request and \$4,500 of the \$5000 deposit, holding \$500 against the completion of the landscaping as this would be consistent with a landscaping alteration application.

There was discussion about the amount.

Motion made by Grant Hilton to release \$3000 and continue to hold the remaining \$2000 until the landscaping has been completed; seconded by Stacy Ossorio. Motion passed.

11. Discussion:

- a. Staff Releases and Approvals: There was no staff approvals or releases since the last BSAC meeting.
- b. Compliance Tracking Report: Staff updated the Committee on the ongoing compliance issues. Committee members noted a few errors in the tracking sheet staff was directed to fix and staff to follow up with member about Black Moon site disturbance complaint to schedule a site visit.
- c. Design Regulations Revision Subcommittee: The subcommittee reported that a first draft and been completed and was currently being refined by subcommittee members before it would be brought to BSAC. There was still disagreement within the subcommittee about how aggressive sustainability regulations should be made in this revision and it was reported that two options were planned to be presented to BSAC in a month or so.

12. Adjourn - With nothing further to discuss, the meeting adjourned at 10:15 am.

Gary Walton, BSAC Chairman