

Architectural Committee Meeting Minutes – July 21, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Amy San Nicolas	Kyle Lanier	#06270A
Grant Hilton	Jo Lee	#06270A
Stacy Ossorio	Mark Weirich	#06349
Clay Lorinsky	Doug Kramer	#06281
John Seelye	Dave Seabury	#06281
Maggie Good	Jeffery LeFeber	#06281
Brad Reiersen		

Attending via GoTo

Membership Guests

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 9:01 AM.
3. **Meeting Minutes** – July 14, 2022 Meeting Minutes Corrections: first motion, Seelye’s name was spelled incorrectly.

Motion made by Maggie Good to approve the July 14, 2022 Meeting Minutes with the above correction; seconded by John Seelye. Motion passed.

4. **Single-Family Residence – Final:**

BSOA: #06249 Gasser

Legal: Cascade Bl 3 Lot 249

Street: TBD Swift Bear

Staff presented the Gasser Single-Family Residence Final Plan which included no changes from Sketch. The landscaping plan included: pavers on patios, dogwoods to screen hot tub, three aspen trees, and high-altitude seed mix. The lighting plan included: three total fixture types with 17 total exterior lights. The proposed finish materials included: standing seam metal roof, steel posts, and deck railing in weathered copper, chestnut brown stained cedar horizontal lap siding, timberline stained cedar vertical lap siding, board formed concrete retaining walls, royal mahogany stained Douglas fir fascia and trim, bronze windows/doors and composite window/door trim, corrugated steel siding accents in natural rust, McLaughlin Ledge Stone 4955 for Chimney, Trex decking in spiced rum, chestnut brown stained garage door. Staff noted that the proposed address monument exceed the max dimensions as dictated by the Design Regulations.

Staff recommended the Committee approve the application as submitted conditional on the submission of a compliant address marker to staff prior to installation.

There was discussion about the address marker and it was noted by the contractor that it was approximately six-feet above finished grade. The Committee determined that a conditional motion could be made granting approval if the sign was brought into compliance.

Motion made by Grant Hilton to approve the application as submitted conditional on the address monument sign being updated to comply with the Design Regulations; seconded by John Seelye. Motion passed.

5. Single-Family Residence – Sketch:

BSOA: #06270A Williams
Legal: Cascade Block 3 Lot 270A
Street: TBD Little Wolf

Staff presented the Williams Single-Family Sketch Resubmission which proposed a 3-story 5,587 square foot home with a 763 square foot garage. The home would include six bedrooms, four full baths and one half bath. To address the noncompliant height from the original submission, the architect dropped the highest ridge several feet. Staff calculated the new average height at just below 28 feet, the maximum allowed in Cascade, making the home compliant.

Staff recommended the Committee approve the application as submitted.

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

6. Construction Extension Request

BSOA: #06281 Cascade LLC
Legal: Cascade B1 4 Lot 281
Street: Rising Bull Rd

Staff presented the Cascade LLC request to extend its completion deadline from August 5, 2022 to August 31, 2022. Staff noted that there was some contention between the owner applicant and the neighbor across the road with regards to a groomed ski trail access.

Staff recommended the Committee approve the request as submitted and suggested the two parties discuss the possibilities of a groomed trail with Big Sky Resort, who owns the easements for this purpose on all Cascade lots.

There was a discussion about the easement and it was determined by the Committee that this was not within its purview to dictate the location or responsible party. However, because there may be changes needed on the current proposed landscaping plan to provide for a potential groomed trail within the easement, the Committee decided that it would be prudent to hold the performance deposit for the landscaping until this issue is resolved and the landscaping completed.

Motion made by Grant Hilton to approve the request for a landscaping completion date of August 31, 2022 conditional on the applicant submission of ski-trail easement satisfactory to Boyne prior to release of deposit and noting that no additional landscaping or construction would be permitted in the easement area on the west property line; seconded by Maggie Good. Motion passed.

7. Discussion:

- a. *Staff Releases and Approvals:* Staff made no approval and no releases since the last meeting.
- b. *Compliance Tracking Report* –Staff updated the Committee on the ongoing issues and noted that no action was needed from the Committee at this time.
- c. *Performance Deposit Tracking:* Staff reported that work continues to bring the spreadsheet up to date.

- d. *Design Regulations Revision Subcommittee*: The Subcommittee's recommended revisions will be in the packet for the next BSAC meeting. Send out separately when ready. A special meeting may be held to review the changes with the BSAC and the date of this potential meeting would be discussed at the August 4, 2022 meeting.

8. Adjourn – The meeting adjourned at 9:42 AM.

Clay Lorinsky, Acting BSAC Chair