



Architectural Committee Meeting Minutes – June 17, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Grant Hilton
Stacy Ossorio
John Seelye

Guests:

Frank Cikan – GoTo
Laura Seyfang – GoTo
Adam Johnson – GoTo
Joe Schwem - GoTo
Jan Weber
Jeff Morrison
Brian Beason

Project Attending For:

#06218A
#07203
#07203
#04604
#04421
#02709
#06364

Using GoTo Meeting:

Suzan Scott
Clay Lorinsky

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, was unable to attend and a temporary chair was elected.

Motion made by Stacy Ossorio to elect Grant Hilton as a temporary Chair; seconded by John Seelye. Motion passed.

Temporary Chair, Grant Hilton, called the meeting to order at 9:02AM.

3. Meeting Minutes – June 10, 2021 Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the June 10, 2021 Meeting Minutes; seconded by Stacy Ossorio. Motion passed.

4. Alteration to Approved Plan:

BSOA: #06218A Lone Peak Land (Israel)

Legal: Cascade Block 3 Lot 18A

Street: 38 Middle Rider Rd

Staff presented the Israel Alteration to Approved Plan (AAP) and extension request represented by Frank Cikan. The alterations would include remodeling one upstairs bathroom, adding one additional bathroom upstairs, each with a new dormer on the exterior, and changing the design of the roof to be a cold roof. The applicant had not yet posted a deposit on the approved remodel from September 2020 and requested a nine-month extension to the approval expiration—currently set to expire on September 17, 2021—due to the inability of the contractor to begin construction on the remodel this summer.

Staff recommended the BSAC approve the alterations as submitted but discuss the extension request prior to approving.

Motion made by John Seelye to approve the application and approval extension as submitted; seconded by Clay Lorinsky. Motion passed.

BSOA: #07203 BSCHT MeadowView
Legal: SGH S36, T06 S, R03 E, Lot 1, Lot 2
Street: Arapaho Trail

Before reviewing the application, the applicant requested the review fee be waived.

Motion made by Stacy Ossorio to waive the fee; seconded by John Seelye. Motion passed.

Staff presented the BSCHT alteration to approved plan application represented by Laura Seyfang and supported by BSCO. Adam Johnson attended to represent BSCO. The alteration would move the entrance road to the Tennis Courts from the approved location off of Arapaho Trail to Little Coyote making the two access roads separate as already exists on the site. BSCO, who owns and manages the Tennis Courts, wrote a letter favoring this alteration.

Staff recommended the BSAC approve the alteration as submitted noting this change would be an elimination of a portion of the site plan and would not require additional applications on the part of BSCO.

There was discussion about what landscaping would be installed between the access roads to keep them visually separate. The applicant noted the intention to install several landscaping boulders along Arapaho trail to discourage anyone from attempting to drive across.

Motion made by John Seelye to approve the elimination of the access driveway off of Arapaho Trail contingent upon confirming Big Sky Fire Department and Gallatin County have no issues with the proximity between the Tennis Court Access Road and Arapaho Trail, and also contingent upon the receipt of a landscaping plan for the space between Arapaho Trail and the new driveway access to the Tennis Court Parking; seconded by Stacy Ossorio. Motion passed.

5. Single-Family Condo, Major Alteration Sketch

BSOA: #04604 Biggerstaff
Legal: MV Block 6 Lot 4
Street: 2105 Spotted Elk

Staff presented the Biggerstaff Major Alteration represented by Joe Schwem of Lyric Design. The alteration would include the following: expansion of the existing covered deck, addition of a garage bay, addition of a walk-in closet, reconfiguration of windows, and the removal and replacement of the existing chimney with a direct vent.

Staff recommended the BSAC approve the application as submitted noting it was in compliance with the governing documents and an improvement to the neighborhood.

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

6. Minor/Landscape Alteration:

BSOA: #04421 Jan Weber

Legal: MV Block 4 Lot 21
Street: 2745 Little Coyote

Staff presented the Weber minor alteration application which included the replacement of the back and east side railroad tie retaining walls with dry stack rocks to match the front retaining wall, extension of the existing deck at the back of the house by 12-feet on one side and 16-feet on the west edge and 3-feet by 23-feet into the back hillside, the replacement of existing Trex decking with new Trex in transcend spiced rum, addition of a 12-foot by 12-foot by 8-foot gazebo on the deck extension, and the addition of a 6-foot by 5-foot by 6-foot open air grill shed to protect and shield the existing grill on the deck. In addition to the minor alteration, the applicant requested an exception for the existing deck that was built into the setbacks 25-inches sometime between 1979 and 2003. Staff reviewed the house and electronic files but did not see where the deck was approved and an exception granted. It would be unreasonable for the owner to remove the decade old deck especially since a large metal post that had been buried several feet into the ground holds it up and was also in the setbacks. Staff noted that the length of the retaining wall at the back of the deck would also need an exception but noted that the new wall would be the exact same dimensions of the existing wall.

Staff recommended the Committee discuss the exterior structures prior to approval but noted that none were completely enclosed.

There was extensive discussion about whether or not the gazebo was compliant with the Covenants and it was determined that without being attached to the main structure it was not. It was recommended that the application be approved except for the gazebo so the compliant work could move forward. It was noted that an exception would not be needed for the setback encroachment of the existing deck as this deck had been built previously to the Weber's ownership of the land.

Motion made by John Seelye to approve the deck extensions and the location and size of the retaining walls but nothing else; seconded by Stacy Ossorio. Motion passed.

BSOA: #02709 Zins

Legal: Aspen Groves Block C Lot 9
Street: 105 Nordic Lane

Staff presented the Zins Minor Alteration represented by Jeff Morrison. The application included the addition of a concrete slab on which a hot tub would be placed, a basic timber gazebo that would cover the hot tub, a crushed gravel path from the front to back yard with stone steps leading up to the gazebo, pavers connecting the deck to the new slab, a boulder wall shielding the hot tub, and landscaping to fill the gaps in between boulders.

Staff recommended the BSAC approve the application as submitted provided it felt a gazebo was permitted by the Aspen Groves Covenants and noting that other structures like this were present in the neighborhood.

Motion made by Stacy Ossorio to approve the landscaping portion of the application and grant an exception to the design regulations for the length of the boulder wall up 25 feet and to approve the Gazebo subject to written approval from the Aspen Groves Committee that an exception exists under its Covenants; seconded by John Seelye. Motion passed.

BSOA: #04124 Radick

Legal: MV Block 1 Lot 24
Street: 2165 Yellowtail

Staff presented the Radick minor alteration which consisted of a removal and replacement of the existing cedar shake siding, which was rotting, with a reclaimed barnwood.

Staff recommended the BSAC approve the application as submitted.

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

7. Cease-and-Desist Order:

BSOA: #06364 Alpenglow (Beason)

Legal: Cascade Block 6 Lot T-G

Street: Heavy Runner Road

Staff was alerted on June 3, 2021 that construction was occurring on the Alpenglow condos without BSAC approval and Staff immediately contacted the owner asking them to stop all work. Staff reviewed the history of this project noting that it was originally approved in 2003 and no new construction occurred after 2014. The Cease-and-Desist Order was sent to the owner on June 15, 2021 inviting him to attend this meeting. Mr. Beason was present and quite cooperative given the short time frame between receipt of the letter and the meeting. There would be no changes to the approved design and the applicant requested a new approval to solve the current cease and desist order. Staff presented the Alpenglow Condo plans which exhibited 3 of the original 4 designs to buildout the remaining four buildings; 23, 25-27. Buildings 23 and 25 were identical uphill duplexes with an average height of just under forty feet. Building 26 was a downhill duplex with an average height of about 34 feet. Building 27 was an uphill duplex with an average height of just under fort feet. Building 23 was currently under construction and nearly complete but the remaining three units had not yet been started. Staff noted that the duplexes could be considered single-family dwellings by the definition in the DR but that since they were mixed with fourplexes in a single tract, the overall develop had been classified as a multi-family dwelling development.

Staff recommended the BSAC consider the project classification prior to approval but noted that the remaining buildings were proposed to be built by the plans approved in 2003.

It was noted that there had been continued construction in the last five years in compliance with the original approved plan but it had not come through review and the applicant was now asking to be allowed to continue with the remaining units. Building 32 was completed in 2019/20, building 31 was completed in 2020. The next steps for staff and applicant were: staff to check on whether or not those 6 units had been assessed in the last two years; applicant to convert CD performance deposit to a cash deposit prior to beginning construction. It was noted that under current review amounts, the current deposit was only enough for two buildings. The Committee determined it could grant final approval for the remaining units subject to legal review.

Motion made by Stacy Ossorio to renew the approval of the plan subject to conversion of CD to cash at the current rate, staff confirmation of current dues for units in building 31 & 32, and subject to Legal Review; seconded by Clay Lorinsky. Motion passed.

Motion made by Stacy Ossorio to enforce the \$500 fee for after-the-fact approval; seconded by John Seelye. Motion passed.

8. Discussion:

- a. BSCO Staging Request: BSCO asked BSAC to consider approval of an agreement between BSWS and BSCO for staging of the new treatment plant construction trailers on BSCO property within BSOA. An application would still be required and it was noted that no deposit structure

- existed for this type of work and any deposit would have to be carried for three years until the treatment plant was finished. The Committee asked that the parking area be screened for aesthetic and safety.
- b. Staff Releases and Approvals: None.
 - c. Compliance Tracking Report: Staff reported on several minor compliance issue staff was handling themselves as well as two cease-and-desist situations. No action from the Committee was required at this time.
 - d. Design Regulations Revision Subcommittee: Next meeting June 28, 2021.
9. Adjourn - With nothing further to discuss, the meeting adjourned at 10:58 am.

Gary Walton, BSAC Chairman