

Architectural Committee Meeting Minutes – June 18, 2020

BSAC/Staff in Attendance:

Jess Bevilacqua

Using GoTo Meeting:

Brian Wheeler
Suzan Scott
John Gladstein
Trevor McSpadden
Grant Hilton
Kate Scott

Guests:

Amber Gerr
John Lynch
Will Henslee
LeAnn Shaw
Theresa Lindeneau
Frank Cikan
Nate Peckinpaugh
Van Bryan
Bill Thomson
Robb Schlimgen
Heath Gran
Legacy Builders
Eryn Schwehr
Pat Lopker
Sam Taylor
Virginia Braun
Mike & Nina Rowe

Project Attending For:

#05309 McGraw
#18003 Lynch
#06052A Wilson
#04520 Shaw
#04520 Shaw
#06045 Eisenberg
#06016 Magdolin
#07512 McGuire
#06244 Thomson
#06170A REBS LLC
#06170A REBS LLC
#06170A REBS LLC
#08601 Mountain Lodge East
#20103/20104 Cascade Ridge
#08601 Mountain Lodge East
#08601 Mountain Lodge East
#06170A REBS LLC

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 GoTo Meeting.

1. Membership Forum - none

2. Call to Order - Brian Wheeler called the meeting to order at 8:02 AM.

3. Meeting Minutes – John Gladstein made a Motion to approve the June 4, 2020 Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

Note: Due to timing and some technical issues with applicants calling in, the agenda items were reviewed in the following order: Wheeler, McGraw, Lynch, Gladstein, Wilson, Shaw, Eisenberg, Magdolin, McGuire, Thomson, Discussion Items: Member Report Tracking, Active Project List, Staff Approved Alterations, REBS LLC, Mountain Lodge East, Cascade Ridge, Subcommittee Update. The minutes will follow the original agenda order.

4. Minor Alteration Review

Jess Bevilacqua, Staff

Discuss/Motion

BSOA #05414 Wheeler Minor Alterations

Legal: Sweetgrass Hills Block 4 Lot 14

Street: 2875 Little Coyote Road

John Gladstein chaired the meeting for this item.

Staff presented the plans for the Wheeler minor alterations application. The application was to replace the existing deck and railing, which is in a state of deterioration. Staff presented the proposed finish materials, which included decking in “Rope Swing” color with black railing. Staff recommended the application be approved as submitted.

Kate Scott made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously with Brian Wheeler abstaining from the vote.

BSOA #05309 McGraw Minor Alterations

Legal: Sweetgrass Hills Block 3 Lot 9

Street: 2720 Bobtail Horse Road

Staff presented the plans for the McGraw minor alterations application. Amber Gerr represented the project. The application was to add a deck to the rear of the home to increase outdoor living space. The deck would be Timber Tech material stained in earth tones to match the existing home, with a black railing. Staff presented renderings and a site plan with the proposed deck and photos of the materials. Staff recommended the application be approved as submitted.

Kate Scott made a Motion to approve the application as submitted. Grant Hilton seconded the Motion. The Motion passed unanimously.

A BSAC member asked Ms. Gerr to clarify if there were any light fixtures being added. Ms. Gerr confirmed there are no light fixtures being added to the new deck.

BSOA #18003 Lynch Minor Alterations

Legal: Powder Ridge Condominiums Phase 1

Street: 22 Moose Ridge Road #3

Staff presented the plans for the Lynch minor alterations application. The application was to expand the deck on the condo unit, which would be the same as the unit next door. Materials are to match existing materials. Owner John Lynch represented the project and had notified staff previously that condo HOA approval would be obtained separately.

Grant Hilton made a Motion to approve the application as submitted. John Gladstein seconded the Motion. The Motion passed unanimously.

5. Landscape Alteration Review

BSOA #06052A Wilson Landscape Alterations

Legal: Cascade Block 2 Lot 52A

Street: TBD Little Thunder Road

Staff presented the Wilson landscape alteration application, represented by Will Henslee. The home is owned by Steve and Sally Wilson and was completed in 2019. The application was to replace an 8' spruce with an 18' spruce to add privacy and to add a drainage swale leading to a 12' x 12' to promote drainage on the north side of the property. Staff asked Mr. Henslee to clarify the location of the drainage swale. Mr. Henslee noted the location and stated that it would match the existing drainage swale in appearance. Staff noted the culvert must have flared ends and recommended approving the application as submitted. Mr. Henslee confirmed that there would no longer be a culvert as originally planned.

John Gladstein made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

6. Alteration to Approved Plan Review

BSOA #06211A Gladstein SFR

Legal: Cascade Block 3 Lot 211A
Street: 10 Middle Rider Road

Staff presented the plans for the Gladstein alteration to approved plan application. The construction of the home had been completed and the driveway and landscape plan are in process. Staff presented a site plan provided by John Gladstein noting five areas where the driveway would be expanded to allow more turnaround space and to increase the safety of the driveway. Staff recommended the application be approved as submitted as the changes were minor and improved the safety and functionality of the driveway.

Trever McSpadden made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously with John Gladstein abstaining from the vote.

BSOA #04520 Shaw Major Alterations

Legal: Meadow Village Block 5 Lot 20
Street: 2245 Little Coyote Road

Staff presented the plans for the Shaw alteration to the approved plan application. Theresa Lindeneau represented the application. Owner LeAnn Shaw joined the call. The final plan for a major alteration to add an addition to the home had been approved in July 2019 but the project had not started yet. Since final plan approval, the owner had received a Land Use Permit from Gallatin County to add a carport on the east side of the home that would encroach into the setback, and a covered porch on the west/rear side of the home that would also encroach into the setback. Since final plan approval, the Shaw's had also decided, at the recommendation of their contractor, to return some of the roof design elements to their original state (leave as is) due to ice damming concerns. The added gable roof would remain. It was also noted that the scope of the project was reduced due to Covid-19.

Staff presented renderings of the existing home, the original approved alterations, and the newly proposed alterations. Staff recommended approving the application as submitted on the basis that Gallatin County has provided approval for the carport and covered porch to encroach into the setback. A BSAC member asked Ms. Lindeneau if neighbors had been notified as part of the LUP process, and if there had been an actual hearing. Ms. Lindeneau confirmed that neighbors had been notified and that there had been a hearing.

John Gladstein made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

7. Major Alteration Final Plan Review

BSOA #06045 Eisenberg Major Alterations

Legal: Cascade Block 1 Lot 45
Street: 45 White Otter Road

Staff presented the plans for the Eisenberg major alteration final plan application. The sketch plan to add an additional two car garage with two bedrooms above the garage was approved on May 21 with no conditions. There had been no changes since sketch plan. Staff presented a site/landscape plan and noted that two Scotts Pines would be added and an underground propane tank would be relocated. Staff reviewed the elevations again and presented the lighting plan and finish materials, which would match the existing materials and lighting on the home. Frank Cikan represented the application. Staff

recommended the application be approved as submitted. Mr. Cikan noted that the lot was being staked this afternoon and a surveyor letter would be provided to staff.

Grant Hilton made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

Mr. Cikan noted that staff had been great to work with.

BSOA #07512 McGuire Major Alterations

Legal: North Fork Creek Lot 6

Street: 128 Moosewood Road

Staff presented the plans for the McGuire major alterations final plan application. The sketch plan application to build an accessory structure with family recreation area and upstairs dwelling unit was approved on June 4 with the conditions that an architectural feature must be added to the south roofline and windows or other features should be considered to break up the appearance of the south wall. Van Bryan represented the project. Staff noted that two windows had been added to the south wall and a cupola structure was added to break up the roofline.

Staff presented a landscape plan, lighting plan and finish materials. Staff recommended that the application be approved as submitted. A BSAC member noted that the recommendations from sketch plan had been addressed.

Grant Hilton made a Motion to approve the application as submitted, noting that sketch plan conditions had been addressed. John Gladstein seconded the Motion. The Motion passed unanimously.

8. SFR Final Plan Review

BSOA #06244 Thomson SFR Sketch Plan

Legal: Cascade Block 3 Lot 244

Street: 19 Swift Bear Road

Owner Bill Thomson joined the call, and staff presented the plans for the Thomson single family residence final plan application. Project architect Sara Gram was not on the call due to technical issues. Staff noted that either an owner or project representative had to be present, and Ms. Gram would receive any relevant information that she had missed. The sketch plan was approved on June 4 with no conditions. There had been no changes to the sketch plan. Staff presented a landscape plan noting that it seemed reasonable. Staff presented the lighting plan and photos of the finish materials. Staff recommended the application be approved as submitted.

A BSAC member asked staff to clarify the location of the metal material. Staff clarified that this was roofing material being used as an accent in addition to the asphalt roof.

John Gladstein made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

Due to a pause in the agenda following the Thomson application, there was a brief discussion regarding lighting fixtures. Grant Hilton referenced the light fixtures on the Thomson SFR and noted that while the fixture is dark sky compliant, if there are neighbors downhill they may be able to see the bulb which

would otherwise be concealed from view. It was agreed that this should be considered in the future. The discussion items were covered next, with the exception of the Subcommittee Update.

BSOA #06016 Magdolin SFR Final Plan

Legal: Cascade Block 1 Lot 16

Street: TBD Cheyenne Road

Staff presented the plans for the Magdolin single family residence final plan application. The sketch plan had been approved on May 21 with the conditions that the amount of metal siding would be reduced and that the gauge of the metal siding would be confirmed. Project representative Nate Peckinpaugh had informed staff the metal was 24 gauge.

Staff presented the elevations of the home noting that the metal siding had been reduced significantly. Mr. Peckinpaugh had also reduced the height of the home and provided new calculations, reconfigured the great room windows and added a stone base at the entry and far gable wall per the condition to reduce the metal siding. Staff noted there was still a good amount of metal siding on the north wall, and Mr. Peckinpaugh noted that this design was to help mitigate snow load issues.

Staff presented the landscape and lighting plans. Staff asked Mr. Peckinpaugh to confirm that the bulb in the wall sconce was concealed, as it had clear glass. Mr. Peckinpaugh had previously confirmed that the fixture was dark sky compliant. Staff presented finish materials and more details on the metal siding. Staff recommended the application be approved as submitted noting that conditions had been addressed and the lighting was confirmed to be dark sky compliant.

Mr. Peckinpaugh clarified the appearance of the metal siding, which is bronze in tone and is the same as a home on Sioux Road that had been built recently. Mr. Peckinpaugh also explained that the height had been reduced due to the truss package configuration, and the windows had been changed to match the door package. A BSAC member noted that it must be clear that the light fixture is dark sky compliant. Mr. Peckinpaugh confirmed that the LED bulb on the fixture was concealed. Mr. Peckinpaugh noted that the lower level floor plan may be changed, with no exterior changes, and asked the BSAC if that would require an approval from the BSAC. The BSAC agreed that if there were no exterior changes, changing only the interior floor plan would not need to be reviewed or approved by the BSAC.

Trever McSpadden made a Motion to approve the application as submitted, noting that the light source in the fixture in question must be recessed. John Gladstein seconded the Motion. The Motion passed unanimously.

BSOA #06170A REBS, LLC Final Plan

Legal: Cascade Block 3 Lot 170A

Street: TBD Speaking Eagle Road

Staff presented the plans for the REBS, LLC SFR final plan application. The sketch plan had been approved on March 19 with the conditions that the applicant demonstrate that the home is not higher than 28' above average finished grade and that the applicant would consider an alternative to wood siding close to the ground due to potential deterioration in winter conditions. The application was represented by Robb Schlimgen. Heath Gran and several members of the Legacy Builders team joined the call as well.

Staff presented elevations of the home and noted that lower metal wainscoting had been added in replacement of the wood per the sketch plan condition. Staff presented new height calculations and noted that Mr. Schlimgen had stated that he reduced the height of the home to make the average calculation 27' using the four-point method. Staff noted that the new calculations seemed reasonable and comparable to other homes in the area. Staff presented the landscape and lighting plans. Staff recommended the application be approved as submitting noting that it appeared that sketch plan conditions had been sufficiently addressed.

Mr. Schlimgen recapped how the height had been reduced by lowering a bedroom ceiling and that the client was happy with the changes, including the addition of the metal wainscoting. Mr. Schlimgen also noted that the right elevation windows by the foundation would be below grade. A BSAC member noted that the work done to reduce the height and address the sketch plan recommendations was appreciated.

Grant Hilton made a Motion to approve the application as submitted. John Gladstein seconded the Motion. The Motion passed unanimously.

9. Commercial Project Final Review

BSOA #08601 Mountain Lodge East Phase 2

Legal: Cascade Block 1 Lot 3b

Street: Sitting Bull Road

John Gladstein chaired the meeting for this item

Staff presented the plans for the Mountain Lodge East Phase 2 employee housing project at Big Sky Resort. Phase 1 had been approved in April 2019 and was recently completed. The second phase would add an additional 26 units. Staff noted that due to Covid-19 restrictions, all rooms are now required to be single occupancy only at this time. Staff presented a flyover video of Phase 1 in process. Eryn Schwehr represented the project.

Staff presented a site plan and renderings demonstrating the Phase 2 addition and future Phase 3. Staff noted that parking appeared to be adequate and some would be provided off site. Staff presented height calculations, which had not changed since Phase 1 was approved. The landscape plan, lighting and finish materials were presented and had not changed since Phase 1.

A BSAC member noted that this should be considered a final plan application, as the plans were presented in completion for Phase 1. Staff agreed that this would be considered final approval on Phase 2. The BSAC asked project representative Eryn Schwehr to explain the landscape plan. Ms. Schwehr explained that Phase 2 is the final landscape plan. Evergreens had been added as well as other native plantings to screen the eastern view. Ms. Schwehr noted that there are additional dedicated parking spaces across from Turkey Leg Road. A BSAC member asked about sidewalks for tenants to access the resort. There was some background noise that made it difficult to hear Ms. Schwehr, and she explained again that the landscaping plan as presented is a complete plan. Ms. Schwehr also stated that there are sidewalks to the left side of the building, a walking path through Boyne land to the south and access from Turkey Leg. It was noted that these items are on the plan but it is difficult to view on the screen as presented.

It was asked if there were callers on the line with any questions regarding the project, as staff had sent the meeting invite out to several Hill Condos residents. Virginia Braun had called in and noted concerns with her view of Lone Mountain. Ms. Braun asked if the rooms would be double or triple occupancy in

the future after coronavirus concerns have passed. Executive Director Suzan Scott asked for clarification on future intentions regarding occupancy and if there would be adequate parking. Staff noted that the original plan had been approved before the coronavirus concerns existed and was based on higher occupancy per unit. Brian Wheeler noted that parking was originally considered around triple occupancy of the units, that there is additional satellite parking and that parking on Turkey Leg Road has improved considerably. Mr. Wheeler noted that the rooms were originally approved as triple occupancy and will likely become double occupancy in the foreseeable future. A BSAC member asked if there would be sufficient parking if there were to be triple occupancy of the rooms in the future. Mr. Wheeler noted that parking was based on full build-out and occupancy and that the Levinski parking lot would be used.

Sam Taylor had been on the call and noted that the siding on the Mountain Lodge matches nicely with the new siding being installed on the Hill Condos. Mr. Taylor noted concerns particularly with landscaping on the southwest corner of the property, closest to the Hill Condos. Mr. Taylor noted that this area is owned by Mountain Lodge East, and that due to the bare hillside, water runoff pools in the Hill Condos parking lot. Mr. Taylor noted that parking seemed to be addressed but asked for consideration to be given to reduce the water runoff. Mr. Taylor noted that he was confident the issue could be addressed as there has been a good relationship and communication with Boyne.

Trever McSpadden made a Motion to approve the Phase 2 final plan as submitted, with the condition noted below. Kate Scott seconded the Motion. The Motion passed unanimously with Brian Wheeler abstaining from the vote. The Motion included the following condition of approval:

- Big Sky Resort must address the drainage issue with the Hill Condos lot and will provide a plan to address this when Phase 3 plans are submitted.

A BSAC member had asked if Phase 3 would require a separate application. Staff confirmed that it would and therefore recommended the approval be contingent on addressing the runoff issue at that time.

10. Construction Extension Request

BSOA #20103/20104 Cascade Ridge Units 103/104

Legal: Cascade Block 2 Lot 13A

Street: Plenty Coups Road

Staff presented a construction extension request for Cascade Ridge Units 103 and 104 requested by Pat Lopker. Mr. Lopker called in to the meeting as extensions for these units had already been granted and he wished to ask for a review fee waiver due to the unusual circumstances of this year. Both units had been granted an extension to complete construction by July 26, 2020 and landscaping by October 30, 2020. Mr. Lopker requested a completion date for construction of December 1, 2020 and landscaping of June 1, 2021 for Unit 103, and a completion date for construction of July 26, 2021 and October 31, 2021 for landscaping for unit 104. Staff presented photos of the units in process noting the steep and difficult location.

In addition to the setbacks experienced as a result of Covid-19, Mr. Lopker had requested the extension due to the degree of difficulty in building these homes which require micropyles and extensive foundation walls. Staff recommended the extensions be approved as submitted and that the waiver request be seriously considered by the BSAC due to the surrounding circumstances.

Mr. Lopker noted additional setbacks with the completion of the unit 103 due to a requested material change by the future owner of the unit. Mr. Lopker also noted that on unit 104, they had lost their concrete contractor last summer and were stalled.

A BSAC member stated that while the reasons for delay were understood, we should not be waiving fees for applications that require staff and BSAC time to review. Staff noted that while each case is considered separately, it is the owners right to request a fee waiver if they wish to do so. Discussion continued regarding the reasons for delay and waiver of the extension fee, which was confirmed to be \$300 per building. It was agreed that half of one of the extension fees would be waived.

Concerns were noted with the material change mentioned by Mr. Lopker on unit 103. Staff will confirm that the material is close to what was approved originally, allowing some consideration for the natural variations in the color of the stones.

John Gladstein made a Motion to approve the extension requests as submitted, noting that the applicant is required to pay a total of \$450 to the BSOA for the extension review fees. Grant Hilton seconded the Motion. The Motion passed unanimously.

11. Discussion Items:

a) Member Report Tracking Update

Per the last BSAC meeting, staff had reached out to the owner of the home at 2570 Curley Bear which had been destroyed by fire in last year to obtain a status on future demolition plans. A response has not been received as of today. A BSAC member asked that staff send a letter to the owners, asking for a formal update on next steps with the property. It was agreed that staff would send a letter asking for an update on the property within 30 days from receipt of the letter, but that there was no compliance violation at this time and that the nature of the letter should be a request for the owner to provide a formal update.

b) Performance Deposit Tracking Update

Staff presented the active project/performance deposit list. Several more performance deposits have been received.

c) Staff Approved Alterations Update

Staff noted that no other minor alterations had been approved by staff recently.

d) Subcommittee Update

Staff noted the design regulation subcommittee had met on Tuesday and had a lengthy discussion to determine if the commercial design regulations should be broken out separately from the residential design regulations. Trever McSpadden noted that the drafted version of stand-alone commercial design regulations is in process and will be ready for review soon. There was a brief discussion regarding reasons for and against combining commercial and residential design regulations.

e) Adjourn

Brian Wheeler, Chair

The meeting adjourned at 10:02 AM.

Brian Wheeler, BSAC Chairman

