

Architectural Committee Meeting Minutes – June 7, 2022

BSAC/Staff in Attendance:

Suzan Scott
Amy San Nicolas
Clay Lorinsky
Grant Hilton
John Seelye

Applicants (all virtual):

Kenny Holtz
Aaron Dornsmith
Joe Schwem
Alex Mazzela
Joel Butz
Tyler Traxler
Krista Traxler
Mariya Provost
Mike Hall - Hammond
Leah Shute

Project Attending for:

Yellowtail Condos
Yellowtail Condos
Norman
Rode
Butz
Traxler
Traxler
Traxler
Jones
Crail Creek Condos
Mahjouri

Attending via GoTo

Maggie Good
Greg Clark

Membership Guests

Katie Grimm

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

Motion made by Grant Hilton to Elect Clay as Interim Chair from this meeting through September 30, 2022; seconded by John Seelye. Motion passed.

- 2. Call to Order** – The Chair called the meeting to order at 1:20 PM.
- 3. Meeting Minutes** – May 19, 2022, Meeting Minutes Corrections: Maggie asked to change the footer date to May 19, 2022.

Motion made by John Seelye to approve the May 19, 2022, Meeting Minutes; seconded by Maggie Good. Motion passed.

4. Single-Family Residence – Final:

BSOA: #05103 Traxler
Legal: SGH. Bl 1 Lot 3
Street: 2390 Two Guns White Calf Rd.

Staff presented the Traxler Final Plan. The following change had been made since sketch: the noncompliant ridgeline was interrupted to make the ridgeline compliant. The landscaping plan included black hills spruce, Colorado Spruce, mixed grasses, rock mulch, Mowry gold cobbles, and accent boulders. The lighting plan included only one fixture (no cans were proposed) which totaled 11 exterior lights. Staff noted that the retaining walls on either side of the proposed home would exceed the length and height max as dictated by the Design Regulations.

Staff recommended the Committee approve the application as submitted and grant an exception for the height and length of the retaining walls.

There was discussion regarding the retaining walls, and it was determined that the walls were structurally necessary and designed to be hidden within the topography of the site warranting an exception.

Motion made by Grant Hilton to approve the application as submitted with the noted exception; seconded by John Seelye. Motion passed.

5. Single-Family Residence – Sketch:

BSOA: #04516 Norman
Legal: MV Bl 5 Lot 16
Street: TBD Little Coyote Rd

Staff presented the Norman Single-Family Residence Sketch plan which proposed a three-story mountain modern home with 2,052 habitable square feet and 975 non-habitable square feet. The home proposed 5 bedrooms, 3 full baths, 1 half bath, and an average height of 24-feet 11-inches.

Staff recommended the Committee approve the application as submitted.

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

BSOA: #06235 Mahjouri
Legal: Casc. Bl 3 Lot 235
Street: 5 Middle Rider Rd

Staff presented the Mahjouri Single-Family Residence Sketch plan which proposed a three-story modern home with 4,062 habitable square feet and 774 non-habitable square feet. The home proposed 4 bedrooms, 4 full baths, and one half bath with an average height of 25-feet 5-inches.

Staff recommended the Committee approve the application as submitted.

There was discussion about the lack of architectural variety on the northeast elevation from the viewpoint of Beehive Basin Road. It was the suggestion of the Committee that the addition of a window to this elevation would be preferable.

Motion made by Grant Hilton approve the application conditional to the addition of some type of architectural design element introduction to the Northeast Elevation; seconded by John Seelye. Motion passed.

BSOA: #04125 Rode
Legal: MV Bl 1 Lot 25
Street: TBD Yellowtail Rd

Staff presented the Rode Single-Family Residence Sketch plan which proposed a two-story modern home with 3,208 habitable square feet, 832 non-habitable square feet, 4 bedrooms, 3 full baths, one half bath, and an average height of 21-feet 5-inches.

Staff recommended the Committee approve the application as submitted.

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

6. Condominium Sketch Plan:

BSOA: #07107 MN Yellowtail Partners
Legal: MV Tract 4

Street: TBD Yellowtail Rd.

Staff presented the Yellowtail Partners Condo Sketch plan which proposed a three-phase project with a 3-4 year build out incorporating 6 duplexes, and 35 multi-family units in a multi-family complex with a subterranean garage. It was noted that 7 of the 35 multi-family units would be deed restricted for affordable housing. Staff noted that the heights of both structures were considered during the master site plan review, but no motion was made to designate the duplexes as multifamily with its corresponding height max of 35-feet. The duplexes averaged 26-feet 7-inches and the multifamily structure averaged 34.7-feet. The applicant submitted the completed report from Sanderson Stewart regarding projected average traffic counts for Yellowtail Road after completion of this project and it was determined that, based on county requirements, a full traffic study would not be required.

Staff recommended the Committee approve the application as submitted.

There was extensive discussion about traffic counts and the Committee requested the applicant go back to Sanderson Stewart to get a supplemental report on how the current report considers the impact of resort peak season traffic. Neighbor Katie Grim was permitted to express her concerns of the development size and visual impact on the meadow and golf course area.

Motion made by Maggie Good to approve the application conditional on receipt of supplemental information regarding the preparation of the traffic report performed by Sanderson Stewart; seconded by Grant Hilton. Motion passed.

7. Major Alteration – Final Plan:

BSOA: #06033 Butz

Legal: Casc. Bl 2 Lot 33

Street: 15 White Otter Rd

Staff presented the Butz Major Alteration final plan noting that the garage expansion not approved at sketch had been removed from the proposed application as required during sketch approval. No other changes were made since sketch. There was no additional landscaping proposed other than reseeding disturbed areas with native seed mix. Six recessed cans were proposed to be added to the deck expansion.

Staff recommended the Committee approve the application as submitted.

Motion made by John Seelye to approve the application as submitted with the note that the site plan dictates construction parking will be on the south side of White Otter Road only; seconded by Grant Hilton. Motion passed.

8. Minor and Landscape Alterations:

BSOA: #006X Crail Creek

Legal: MV Tract 6 Lot 2

Street: Crail Creek Ct.

Staff presented the Crail Creek Condos minor alteration which proposed swapping the currently approved stair materials to a different color more in line with the other proposed changes as well as replacement of decks, rails, and privacy screens from red log to metal and Trex.

Staff recommended the Committee approve the application as submitted noting the application was compliant with the governing documents and needed due to safety.

There was extensive discussion regarding how the updates aesthetically fit with the remaining red log support beams and fascia on the buildings. The Committee felt the proposed changes may look hackneyed and without proper renderings of the proposed changes, it would be impossible to determine how the changes would look.

Motion made by John Seelye to approve the application as submitted. Motion died for lack of second.

The Committee requested the applicant go back and produce color renderings that consider issues raised. It was noted that many of the existing rails and decking were compromised and being replaced out of safety concerns. The majority of the application was tabled.

Motion made by John Seelye to approve material changes to the stairway; seconded by Grant Hilton. Motion passed.

9. Construction Deadline Extension Request:

BSOA: #05506 Jones

Legal: SGH. BI 5 Lot 6

Street: 2800 Bobtail Horse

Staff presented the Jones extension request noting that no new deadline was proposed by the applicant. The applicant reported that due to health issues the original contractor had to leave the project and the owners were currently in the process of hiring a new contractor but did not know for certain when the contractor would be able to resume the project or what the new contractor's timeline would be.

Staff recommended a temporary extension to the deadline be granted conditional on a detailed request being made prior to the new deadline once a contractor was hired.

There was discussion about the reality of schedules in the current industry and it was recommended that three months be added to the current deadline to allow for the applicant to hire a new contractor but that after the current deadline lapsed no further work could be performed until the official extension request was submitted with a detailed timeline.

Motion made by Grant Hilton to allow until September 30, 2022, for the applicant to submit an updated schedule with a new proposed completion date request. It was noted current work could continue through June 30, 2022, as the existing completion date but not beyond that date until a new extension was approved; seconded by John Seelye. Motion passed.

10. Discussion:

- a. *Staff Releases and Approvals:* Staff made no approvals and no releases since the last meeting.
- b. *Compliance Tracking Report – Fine Waiver Request:* Staff updated the Committee on the ongoing issue and noted no action was required from the committee at this time.
- c. *Performance Deposit Tracking:* Staff reported that work continues on clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee:* The Committee met on Friday, May 13 and completed the final review of sections 1-5. Sections 6 and 7, as well as the definitions, will be reviewed at the next meeting schedule for June 16th. One additional meeting will be required after that to review the integration of Commercial Design Regulations and Exhibits.

11. Adjourn – The meeting adjourned at 3:10 PM.

Clay Lorinsky, BSAC Chair