

Architectural Committee Meeting Minutes – March 3, 2022

BSAC/Staff in Attendance:

Amy San Nicolas
Gary Walton
Suzan Scott
Maggie Good
Clay Lorinsky

Applicants (all virtual):

Tyler Traxler

Project Attending for:

#05103

Using GoTo Meeting (GT):

Greg Clark

Guests:

Kate Scott

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 9:03 AM.
3. **Meeting Minutes** – February 17, 2022 Meeting Minutes Corrections: None

Motion made by Maggie Good to approve the February 17, 2022 Meeting Minutes; seconded by Clay Lorinsky. Motion passed. Motion passed with 3 in favor and 1 abstained.

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

BSOA: #05103

Legal: SGH Block 1 lot 3

Street: Two Guns

Staff presented the Traxler Single-Family Sketch application which proposed a 2.5 story mountain modern home with 4001 livable square-feet and a 952 square-foot garage. Staff noted the following: (a) the upper half story above the garage was an apartment that included a microwave and refrigerator, (b) two variances were granted by Gallatin County to remove the front yard setback and allow for a home to be constructed on the lot which has an overall grade steeper than 25%, (c) one of the roof ridgelines exceeded the max allowed 40 feet by 9.5 feet, (d) the cut for the house would exceed the 4-foot max, and (e) that the applicant was requesting an exception to the Design Regulations for the length and height of two structurally necessary retaining walls.

Staff recommended the Committee approve the application as submitted with the following exceptions and conditions:

1. A design element change be introduced in the ridgeline that exceeds the maximum 40'
2. Updated elevations showing the existing grade in relation to the proposed finished grade needs to be submitted
3. Retaining wall visibility needs to be addressed in the landscape plan
4. The site plan needs to be updated and resubmitted with Final Plan showing snow storage, construction parking/staging, and garbage container location.

5. It will be noted in the approval that the retaining wall proposed to be built within the setbacks is done so at the owner's own risk
6. An exception will be granted for the cut that exceeds the 4' max
7. An exception will be granted for the retaining wall length/height as it is structurally necessary.
8. Fire Department approval of the driveway is required.

There was discussion about the Design Regulation noncompliant items and the retaining walls visibility to the neighbors in particular. It was determined that this latter potential issue could be mitigated with landscaping in the Final Plan. The grade, cut, and retaining walls were determined to be structurally necessary for the construction of a home on this lot.

Motion made by Maggie Good to approve the application as submitted with staff's noted conditions and exceptions; seconded by Clay Lorinsky. Motion passed.

5. Discussion:

- a. *Staff proposals:*
 - i. *Andesite Speed Limit Signs:*

Motion made by Clay Lorinsky to not replace the slower speed limit signs in Aspen Groves with the 35 mph signs pursuant to AGOA request; seconded by Maggie Good. Motion passed.

- ii. *Black Otter Parking plan:*

Motion made by Maggie Good to invest in temporary and permanent signs as recommended by staff and, in particular, to invest in directional signs directing traffic to park at the Bunker; seconded by Clay Lorinsky. Motion passed.

- b. *Staff Releases and Approvals:* Staff made one approval and two releases since the last meeting.
- c. *Compliance Tracking Report:* Staff updated the Committee on ongoing compliance issues including: the shed on Spotted Elk, an unapproved Geotech on the corner of Little Coyote and Highway 64 for which an ATF penalty fee had been paid and an application approved by staff contingent on review in the spring, and the unapproved roofing project on Yellowtail for which the owner paid the fine on 2/17/22 and submitted an ATF plan. The Scott's on Spotted Elk requested an extension for remediation of their noncompliant shed, asking for a deadline of June 1, 2022 to have the shed removed.

Motion made by Clay Lorinsky to impose a \$100/day fine for the non-removal of the shed on Little Coyote retroactive to the February 2, 2022 deadline as stated in the letter dated January 11, 2022, up to the maximum allowed by the Enforcement Resolution until such time as either a remediation plan is received and/or the shed has been removed; seconded by Maggie Good. Motion passed.

Motion made by Clay Lorinsky to approve the Scott's request for a June 1st deadline for the removal of their shed; seconded by Maggie Good. Motion Passed.

- d. *Performance Deposit Tracking:* Staff has been assisting in the audit as it relates to the Performance Deposit account.
- e. *Design Regulations Revision Subcommittee:* No new update.

6. Adjourn – The meeting adjourned at 10:14 AM.

Gary Walton, BSAC Chair