

Architectural Committee Meeting Minutes – May 5, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Stacy Ossorio	Chuck Campbell	#07607
Suzan Scott	Cassandra Elwell	#06045A
Amy San Nicolas	Brian O’Dowd	#06062A
Clay Lorinsky	Caroline Petersen	#06062A
John Seelye	Mark Weirich	#06249
	Brandon Weir	#07715
	Joel Butz	#06033
	Deb Butz	#06033
	Terran	#02702
<u>Attending via GoTo</u>	Todd Rossier	The Pines Phase 1
Maggie Good	Rene Houlette	#04418
Grant Hilton	Morgan Brooke	#04212
	Eric Schwartz	#02602A
	Robb Schlimgen	#06170A
	<u>Membership Guests</u>	
	Pat Lopker	
	Mark Hollister	
	Steven Chernausek	

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 was unable to attend. The temporary Chair called the meeting to order at 9:03 AM.

Motion made by Clay Lorinsky to nominate Stacy Ossorio as temporary Chair for this meeting; seconded by John Seelye. Motion passed.

3. Meeting Minutes – April 7, 2022 Meeting Minutes Corrections: None.

Motion made by John Seelye to approve the April 7, 2022 Meeting Minutes; seconded by Clay Lorinsky. Motion passed.

4. Single-Family Residence – Final:

BSOA: #05429 Big Sky Build

Legal: Sweet Grass Hills Block 4 lot 29

Street: 3202 Crow King Rd

John Seelye recused himself from this application discussion and vote as he was the property owner and representative. Staff presented the Big Sky Build Single-Family Final Plan application noting that the following changes had been made since sketch: a slight increase to the privacy screen height, and minor siding/material reconfigurations. A landscaping plan was submitted which included spruce, aspen, spirea pink sparklers, red twig dogwood, meadow sage, Karl Forester blue oat grass, Kentucky bluegrass/rescue sod, and plant beds with crushed basalt rock mulch. The lighting plan proposed three different fixtures with the following breakdown: two flush mounts, ten sconces, and three low wall mounts.

Staff recommended the Committee approve as submitted.

Motion made by Clay Lorinsky to approve the application as submitted; seconded by Maggie Good. Motion passed with four in favor. One recused.

BSOA: #07607 Rising Bear LLC
Legal: COS 1504 Tract 2
Street: TBD Sleeping Bear Rd

Staff presented the Rising Bear LLC Single-Family Final Plan application noting that the following changes had been made since sketch: minor window reconfigurations. A landscaping plan was submitted which included red maple, dwarf Burning Bush, boulders, stone mulch, and a natural vegetation perimeter. The lighting plan proposed 49 total lights with 5 total fixture types. Staff noted that the Sustainability expert recommended reducing the lights by half but that the applicant suggested the soffit was already being installed and changes would be difficult.

Staff recommended the Committee approve the application but consider reduction of the amount of recessed cans.

There was discussion about the excessive number of cans and whether it would impact any neighbors. It was noted that they were smaller, dimmer cans than traditionally used and filtered to point back at the house. It was determined that since there were no specific language restricting the number of lights permitted and given the lumens and location of the home, the lights would be considered acceptable.

Motion made by John Seelye to approve the application as submitted; seconded by Grant Hilton. Motion passed with four in favor and one against.

BSOA: #06045A Wiesner
Legal: Casc. Block 2 Lot 45A
Street: TBD Little Thunder

Staff presented the Wiesner Single-Family Final Plan application noting that the following changes had been made since sketch: the noncompliant ridgeline was addressed. A landscaping plan was submitted which included dwarf alpine currents, creeping juniper, white potentilla, hedge cotoneaster, chokecherries, Canadian Red Cherry, rock mulch, and reseeding of all disturbed areas with a native grass mix. The lighting plan proposed four wall sconces. Staff noted that the ridgeline was now compliant but wondered if the lighting plan had omitted recessed cans.

Staff recommended the Committee approve the application as submitted.

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

5. Single-Family Residence – Sketch:

BSOA: #06062A Petersen
Legal: Casc. Block 2 Lot 62A
Street: 27 Little Thunder

Staff presented the Petersen Single-Family Sketch application which proposed a 3-story 4,757 square foot home with a 971 square foot garage. The home would include five bedrooms and four full baths and one half bath. The average proposed height was just under 27 feet. Staff noted several ridgelines exceeded the forty foot max but that due to the style of the home the architect felt that the exposed beams would break up the lines of these ridges.

Staff recommended the BSAC discuss whether or not the exposed beams constituted an adequate design element change prior to approving the application.

There was discussion about the ridgelines and what constitutes a design element change. It was determined that given the type and angle of the roof, that the fascia line acting as a ridge line was bisected several times with raw wood beams so no exception would be required. It was noted that the back side of the house had one wall that didn't have any windows but given no language requires walls shorter than 40' uninterrupted require a design element change such as a window, and the fact that the side of the home in question was being built into the hillside, this was considered acceptable.

Motion made by John Seelye to approve the application as submitted; seconded by Stacy Ossorio. Motion passed with four in favor and one against.

BSOA: #06249 Gasser
Legal: Casc. Block 3 Lot 249
Street: TBD Little Thunder

Staff presented the Gasser Single-Family Sketch application which proposed a 2-story 4,195 square foot traditional mountain home with modern rooflines and 1035 of unconditioned square feet. The home would have four bedrooms, four full baths, and one half bath. The average height was approximately 27.5 feet.

There was discussion about the east elevation wall above the garage and it was noted that this was still a part of the garage and would only look in on exposed rafters if a window was added. Additionally, the property to the east that would have view of this elevation was also owned by the Gassers.

Staff recommended approving the application as submitted conditional on submission of an updated site plan for Final.

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

BSOA: #07715 Barkley Ranch LLC
Legal: COS 2826B Tract 2A-1B
Street: TBD Upper Chief Joseph

Staff presented the Barkley Ranch Single-Family Sketch Phase 1 application which proposed the construction of a 2,822 SF barn, and a 2,283 SF guest house. The main residence would be built during phase two of this project. This property didn't fall under any normal Covenants but did have restriction on height to a max of 30 feet and a total of four structures. This application met those requirements. However, staff noted that one of the ridgelines did exceed the 40 feet max dictated by the Design Regulations.

Staff recommends that the BSAC approve the application conditional on receipt of an updated site plan.

There was discussion about the view restriction and ridge line. It was noted that the deed restriction was a matter to be handled between the applicant and the owner of the property holding that restriction against this one.

Motion made by John Seelye to approve the application conditional on the introduction of a design element change to the north elevation ridge line of the guest house to bring it into compliance, and to note that this approval is subject to compliance with the deed restriction; seconded by Maggie Good. Motion passed.

6. Major Alteration – Sketch:

BSOA: #06033 Butz
Legal: Casc. Block 2 Lot 33
Street: 15 White Otter Rd

Staff presented the Butz Major Alteration Sketch application which proposed the replacement of the existing roof, a garage and deck expansion, replacement of siding, and a redesign of the driveway. Staff noted that the driveway redesign was crucial as it lessened the grade of the current driveway from 25% to 11.9% but that the expansion of

the garage would be noncompliant with the covenants. The existing garage already encroached into the setbacks a few feet but the expansion would continue this encroachment an additional 2-3 feet.

Staff recommended the BSAC approve the driveway redesign but reject the garage expansion and suggested the applicant resubmit as a variance request if they wanted to pursue this expansion.

There was discussion about whether or not the application could be approved in part and it was determined that since all elements save for the garage expansion were compliant and that a final review would still be required, it would be appropriate to grant a conditional approval and still deny the garage expansion.

Motion made by Maggie Good to approve the application as submitted conditional on the removal of the garage expansion from the application, subject to the Fire Department approval of the driveway length, and all with the understanding that the current architectural plans are to be resubmitted at the time of Final without the garage expansion included; seconded by Grant Hilton. Motion passed with four in favor and one against.

7. Minor and Landscape Alterations:

BSOA: #02702 Cat Trail Properties LLC

Legal: AG Block C Lot 2

Street: 584 Autumn Trail

Staff presented the Cat Trail Properties minor alteration application which proposed the replacement of the existing roof with a cold roof and to replace siding damaged from water leaks. Staff noted that the cold roof system would add 8" to the height of the building. Staff noted that the house was still compliant in terms of height and that the work had begun already, at least inside the home, as the cancellation of the last meeting impacted the applicant and there was concern of further damage.

Staff recommended the BSAC approve the application as submitted noting that some work had already begun due to the delay in meetings and concern regarding further water damage but that the work has primarily remained inside the structure at this stage.

Motion made by Clay Lorinsky to approve the application and to waive the after-the-fact fee; seconded by John Seelye. Motion passed.

BSOA: The Pines Condos

Legal: COS 1605

Street: Blue Spruce Way

Staff presented The Pines Condos minor alteration application which proposed the replacement of all existing roofs with the same color/material. Staff noted that it was brought before the BSAC simply due to the scope/size of the project.

Staff recommended the BSAC approve the application as submitted.

Motion made by Stacy Ossorio to approve the application as submitted; seconded by Maggie Good. Motion passed.

BSOA: #02602A Schwartz

Legal: AG Block B Lot 2A

Street: 549 Autumn Trail

Staff presented the Schwartz minor alteration application which proposed an extension of the driveway, installation of a tiered garden/vegetable beds, a small retaining wall for the driveway addition, and reseed with native grasses all around the work. Staff noted that all the salvaged soil from the driveway expansion and cut slope would be repurposed in the garden beds.

Staff recommended the BSAC approve the application as submitted conditional on receipt of an updated site plan.

There was discussion about the lack of dimension on the site plan but these were not considered substantive and the Committee determined a conditional approval would be appropriate.

Motion made by John Seelye to approve the application conditional on the submission of an updated site plan showing dimensions for the vegetable planters, the driveway expansion, and the retaining wall; seconded by Stacy Ossorio. Motion passed.

BSOA: #04418 Houlette
Legal: MV Block 4 Lot 18
Street: 2705 Little Coyote

Staff presented the Houlette minor alteration application which proposed a 90' x 90' concrete pad for a hot tub. Staff noted that no site plan was submitted showing approximate location of this pad.

Staff recommended the BSAC approval of the application conditional on receipt of a site plan.

There was discussion about whether or not there was adequate screening from current vegetation and it was determined that staff would need to evaluate that when the site plan was submitted.

Motion made by John Seelye to approve the application conditional on staff review of a newly submitted site plan confirming location of the concrete pad and that there is adequate shielding by existing vegetation; seconded by Clay Lorinsky. Motion passed.

BSOA: #04212 J2MP LLC
Legal: MV Block 2 Lot 12
Street: 2670 Curley Bear Rd.

Staff presented the minor alteration application which proposed repainting the structure to a warm mid-tone gray.

Staff recommended the BSAC approve the application as submitted

The applicant clarified that all siding, trim, decking, and garage doors would be painted with the proposed color.

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

8. Alteration-to-Approved Plan:

BSOA: #07715 Barkley Ranch LLC
Legal: COS 2826B Tract 2A-1B
Street: TBD Upper Chief Joseph

Staff presented the Barkly Ranch AAP application which proposed slight changes and further detail to its original retaining wall designs.

Staff recommended the BSAC approve the application as submitted.

Motion made by Maggie Good to approve the application as submitted; seconded by John Seelye. Motion passed.

9. Construction Extension Request:

BSOA: #06170A REBS LLC
Legal: Casc. Block 3 Lot 170A
Street: TBD Speaking Eagle

Staff presented the REBS LLC extension request which proposed the new completion deadline of both landscaping and construction as 12/30/22. Staff noted the original completion date for construction was the previous June.

Staff recommended the BSAC approve the request as submitted.

There was discussion about the length of time of the lapse and it was clarified that work had continued and the lapse was a product of oversight. Work schedules were significantly impacted by Covid.

Motion made by Clay Lorinsky to approve the request; seconded by John Seelye. Motion passed.

10. Discussion:

- a. *Staff Releases and Approvals*: Staff made 3 approval and 1 release since the last meeting.
- b. *Compliance Tracking Report*: Staff updated the Committee on the ongoing issues. Alannah Griffith was virtually present to represent her clients, the Shaws, on a noncompliant shed issue. Her question of clarification on the noncompliance was addressed and Ms. Griffith was allowed to speak on her concerns. She requested a waiver of the accruing fines but this waiver was not considered at this time due to the fact that the property remained noncompliant with the persistence of the issue at hand. The Committee reaffirmed that the shed must be removed immediately and that until it was, the fines would continue to accrue. Once the shed was removed, it was noted that it was within the Shaw's rights to request a reconsideration of the fines imposed.
- c. *Performance Deposit Tracking*: Staff reported that work continues on clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee*: Staff to send a doodle poll to try and schedule a meeting for this month.

Motion made by Clay Lorinsky to adjourn; seconded by John Seelye. Motion passed.

11. Adjourn – The meeting adjourned at 10:59 AM.

Stacy Ossorio, Temporary BSAC Chair