



Architectural Committee Meeting Minutes – May 6, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Guests:

Joe Schwem
Kenny Holt
Eryn Schwehr
Alain McClain

Project Attending For:

#06245
#312XXX
#01441
#06203, #05407, #05416

Using GoTo Meeting:

Gary Walton
John Gladstein
Grant Hilton
Stacy Ossorio
Clay Lorinsky
Greg Clark
John Seelye

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 called the meeting to order at 9:00 AM.
3. **Meeting Minutes** – April 15, 2021 Meeting Minutes Corrections: None.

Motion made by John Gladstein to approve the April 15, 2021 Meeting Minutes; seconded by Stacy Ossorio. Motion passed.

4. Single-Family Residence Final:

BSOA: #06245 Vine Hill Partners
Legal: Cascade Block 3 Lot 245
Street: TBD Swift Bear

Staff presented the Vine Hill Partners final plan represented by Architect Joe Schwem. Changes since sketch review included: a slight square footage increase to the bonus room over the garage as well as window, door, and shed roof reconfigurations. The application included a lighting plan which consisted of 11 total exterior lights, some wall sconces while majority were recessed disk lights and a landscaping plan of 5 mungo pines, 3 used as screening for the hot tub, and a mixed seed for disturbed areas. Staff noted that written approval had been received prior to the meeting from the Fire Department for the extended driveway.

Staff recommended the Committee approve the application as submitted.

There was discussion about the changed shed roofs over the garage but the Committee did not have a problem with the changes. The Committee also discussed whether or not the bonus room was going to be used as an ADU but the applicant’s representative stated that it was not.

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

5. Single-Family Condo, Alteration to Approved Plan:

BSOA: #312XXX Fairways

Legal: Meadow Village Tract E Plat I-12

Street: Little Coyote Road

Staff presented the Fairways alteration to approved plan represented by Kenny X which saw some minor design changes to building 3 and 4 as well as a finalized design for the monument sign to be installed at the completion of the project. There were no proposed changes to building 2 which was the building currently under construction on the existing foundation. Proposed changes to both building 3 and 4 were: added side door to each garage, enclosed decks that faced Little Coyote and space underneath on main level. The proposed changes to only Building 4, unit A, the western most unit of the complex, were: extending the main level living room approximately 3-feet with a shed roof bump out, added windows to the first floor of west elevation, and increase the size of the 2nd floor master bedroom window on west elevation to enhance views. Staff noted that no specs or dimension were provided on the monument sign although the design specify dimensions the sign must comply with.

Staff recommended the BSAC approve the application as submitted provided the specs and dimensions on the monument sign were provided and in compliance with the Design Regulations.

The applicant noted that monument sign would be put on the northwest corner of the lot within property bounds and not within the road right-of-way. The Committee requested the location be submitted along with the dimensions for the monument sign.

Motion made by Grant Hilton to approved the application conditional on the submission of the location of the monument sign and dimensions that show it was not situated within the road right-of-way and the dimensions' compliance be verified by staff; seconded by John Seelye. Motion passed.

6. Multi-Family Condo, Alteration to Approved Plan:

BSOA: #01441 White Dog Development (Beaverhead)

Legal: Beaverhead S30 T06S, R03E

Street: Barramundi Loop

Staff noted that an alteration had been submitted for this property by the Condo Association to add a garbage enclosure to the site plan, however this is the first alteration submitted by the developer. Staff asked the Committee to determine whether or not the review fee applied in this circumstance but did note a check had been received in the fee amount but had not yet been cashed.

Staff presented the Beaverhead Alteration to Approved plan represented by Eryn Schwehr of ELS Architects which pivoted the footprint of the Building 4 to improve the grade of the driveway to the garages and bring in into compliance with the 10% grade max in the Design Regulations. To accomplish this the building was also shift further into the slope around the property resulting in a slightly lower roof height. Additional improvements were made to water pressure for fire suppression, the North access road was brought into compliance with the Fire Department and Wildland urban interface standards, the HOA proposed reseeding in areas and to place an above ground sprinkler system in addition to the approved landscape plan, hot tub 'appendages' were added to the west side, a concrete patio with railing was added to Unit L due to the topographic changes, a moss boulder retaining wall and railing were added to the east side of the building due to topographic changes, Rustic metal was added to the chimneys on the second floor, and a corrugated rustic metal was added on the north side of the building to protect from snow drifts and allow the siding to breathe. Staff noted that there were no Covenants restricting this property and that the Declarations did not stipulate a height restriction which was partially why the height of these

buildings were approved originally last year. Additionally, the heights were consisting with the existing development.

Staff recommended the Committee approve the application as submitted.

The applicant noted that the color difference in siding was a result of hardy board color choices, the selections were as close a match as possible, and that the Beaverhead Association had approved the color changes.

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

7. Geotech and Access

BSOA: #04320 Steel

Legal: Meadow Village Block 3 lot 20

Street: TBD Two Moons

Staff presented the Steel Geotech and Access application. The application was being presented to Committee simply because of the request by the applicant to cut an access road into the location. Staff noted that the access road would be a narrow two-track and that the lot was densely wooded for Meadow Village which prompted the need for the access trail.

Staff recommended the Committee approve the application as submitted.

The Committee noted that in some lots, such as this one where the ground is over-saturated, more than one whole might be required to test buildability and any hole or disturbance created to access the hole(s) must be reclaimed. Staff noted that the approval would be copied to current owner.

Motion made by John Seelye to approve the geotechnical application as submitted conditional to the following;

- 1. The two-track shall not exceed 8-feet in width;**
- 2. Upon completion of the work, geotechnical test holes and two-track shall be reclaimed as part of the approved work;**
- 3. Two Moons Road shall be swept and cleaned of any debris upon completion of work;**

seconded by Grant Hilton. Motion passed.

8. Minor and Landscape Alterations:

BSOA: #06203 Stow

Legal: Cascade Block 3 lot 203

Street: 12 Beehive Basin Road

Staff presented the Stowe Minor and Landscaping alteration represented by Alain McClain of Big Sky Landscaping which included an expanded stone patio, two planters, a stone stairway, several retaining walls, a berm with 5 Colorado spruce, 2 Engelmann pines, and 1 lodge pole pine, as well as native see and other trees/shrubs. Staff noted that no dimensions were submitted for the berm itself.

Staff recommended the Committee approve the application as submitted.

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

BSOA: #05407 Goldberg
Legal: SGH Block 4 Lot 7
Street: 300 Chief Joseph Trail

Staff presented the Goldberg Landscape Alteration which included 40 additional trees on either side of property for privacy screening. The trees would be a mixture of conifers and Aspens.

Staff recommended the Committee approve the application as submitted.

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

BSOA: #05416 Anderka
Legal: SGH Block 4 Lot 16
Street: 17 Chief Joseph Trail

Staff presented the Anderka Landscaping Alteration which included expansion of existing back patio, expansion of existing native lawn, and added sod to the patio area, added a berm with plants to block the road, and added a perennial bed. Staff noted that no dimension were provided for the berm.

Staff recommended the Committee approve the application as submitted provided the berm dimensions complied with governing documents.

It was noted the patio would be approximately 12-feet by 15-feet and there would be a sprinkler system installed as well as drip irrigation.

Motion made by John Gladstein to approve the application as submitted conditional on the berm height not exceeding 4-feet and the patio not exceeding the proposed 12-feet by 15-feet; seconded by John Seelye.
Motion passed.

9. Discussion:

- a. Staff Releases and Approvals: There were two releases and two staff approvals since the last meeting.
- b. Compliance Tracking Report: Staff updated the Committee on an ongoing issue on Bobtail Horse Road and reported that an official letter was forthcoming to the owner to address storage of building materials in the Cul-de-sac.
- c. Design Regulations Revision Subcommittee: The last meeting was on April 30th and a first draft of the edited Design Regulations was to be sent to the subcommittee prior to the next meeting which has been scheduled for June 28th. It was noted that the draft would then be reviewed and revised as necessary by BSAC prior to being submitted to the Board. Gallatin and Madison County land use permit websites are a valuable resource for owners instead of a separate document drafted by the subcommittee.

10. Adjourn - With nothing further to discuss, the meeting adjourned at 10:19 am.

Gary Walton, BSAC Chairman