



## Architectural Committee Meeting Minutes – July 5, 2018

### BSAC and Staff in Attendance:

Brian Wheeler  
Kate Scott  
Dan Hoadley  
Gary Walton  
Janet Storey  
Suzan Scott

### Guests in Attendance, Project Attending For:

Joe Schwem	# 020103 Cascade Ridge # 103
John Seelye	# 06236A Oneto (Docken)
Alanah Griffith	# 06236A Oneto (Docken)
Daryl Nourse	# 06236A Oneto (Docken)
Jimmy Holmes	# 04415 O'Donnell
Greg Hall	#06015 Lucas
William Farhat	# 06507A BSFD Station #2
Dennis Raffensperger	# 06507A BSFD Station #2
Philip Kedrowski	# 06012 Savage & Clayton
Jess Bevilacqua	Blue Ribbon Builders
Conor Darby	# 06260 Acheatel
Larry & Janet Acheatel	# 06260 Acheatel

### Using "Go to Meeting"

Mary Ann Comstock #04604 JHP Properties  
Pat Lopker # 020103 Cascade Ridge #103  
Mark Lilly # 020103 Cascade Ridge #103  
Gary Kornfeld #06236A Oneto (Docken)

**1. Membership Forum** - BSOA Member, John Seelye, brought up a concern that the BSOA Design Regulations allow certain design features that are not allowed by Gallatin County Zoning Regulations. Specifically, he noted that the Zoning Regulations do not allow overhangs to extend into setbacks and limit the maximum allowable size of a garage. He suggested changing the Design Regulations so that they are consistent with the Design Regulations. Staff noted that it has been suggested that a "Zoning Text Change" request be made to change the Zoning Regulations so that they are consistent with the Design Regulations.

**2. Call to Order** – Brian Wheeler Called the meeting to order at 8:10 am.

### **3. Meeting Minutes –**

A Motion to approve the June 21, 2018 BSAC Meeting Minutes was made by Gary Walton. Dan Hoadley seconded the Motion. The Motion passed unanimously.

### **4. Alteration to Approved Plan**

#### BSOA #04604 JHP Properties Minor Alterations (Comstock)

Legal: Meadow Village Subdivision Block 6, lot 4

Street: 2105 Spotted Elk Rd.

Staff presented the photos, product information and narrative for JHP (Comstock) Alterations to Approved Plans. The homeowners are proposing to replace the existing garage door with a "CHI" overhead door and replace the existing flood lights with dark sky compliant light fixtures. One of the owners of the home, Mary Ann Comstock, joined the meeting on the conference call. The BSAC reviewed the proposed garage door and dark sky compliant light fixture.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home and comply with Covenants and Design Regulations and are consistent with the subdivision.

Gary Walton made the Motion to approve the JHP Properties (Comstock) Alterations to Approved Plan application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

BSOA: 06015 Lucas Minor Alterations

Legal: Cascade Subdivision Block 1, Lot 15

Street: 12 Cheyenne Rd.

Staff presented the photos, materials and narrative for the Lucas Alterations to Approved Plans. In addition to the previously approved work, the homeowners are proposing to replace the existing roof, media blast and stain the logs and board and batt siding, add a small shed roof to direct snow away from the house on the west side and reshape the grade adjacent to the west side of the home to direct water away from the house. The re-graded area will have top soil spread, be reseeded and have temporary above grade irrigation system provided. The Designated Project Representative, Greg Hall, attended the meeting.

The BSAC reviewed the proposed materials and determined that the color of the proposed metal roof and the board and batt color were too orange.

Gary Walton made a motion to deny the application based on the proposed color of the roof and the board and batt siding. Dan Hoadley seconded the motion. The motion passed unanimously.

BSOA #04415 O'Donnell Single Family Residence

Legal: Meadow Village Subdivision

Street: TBD Little Coyote Rd.

Staff presented the photos, plans and narrative for the O'Donnell Alterations to Approved Plans. While the overhangs of a house are allowed by the BSOA Design Regulations to extend into the setbacks two feet, the Gallatin County Planning Department has revised their interpretation of the Zoning Regulations and will no longer allow overhangs to extend into the setbacks. The home has been redesigned to make the width of the home three feet narrower to comply with the Zoning Regulations. The Designated Project Representative and building contractor, James Holmes, attended the meeting.

Staff recommends that the BSAC approve the application as submitted based on the findings that Alterations to the plans are minor and the home complies with the Meadow Village Subdivision Covenants and, with the exception granted at Sketch Plan Approval, complies with the Design Regulations.

Gary Walton made a motion to approve the application as submitted. Kate Scott seconded the motion. The motion passed unanimously.

**6. Major Alteration Final Plan Review:**

BSOA #06507A Gallatin Rural Fire District

Legal: Cascade Subdivision, Block 1, Tract 7-1B Plat 4/309

Street Address: 462 Lone Mountain Trail

Staff presented the drawings, photos and narrative for the Gallatin Rural Fire District Major Alteration Final Plan Review Application for an addition to Fire Station #2. The application is for a 1,378 square foot addition to the existing Fire Station #2 in Cascade Subdivision. The addition includes 5 sleeping rooms, a mechanical room and a workout room. The request for a waiver of the Review Fee for this project was approved at Sketch Plan review. Big Sky Fire Department Chief, William Farhat, and architect and "Designated Project Representative, Dennis Raffensperger attended the meeting.

Staff presented the landscape plan, the dark sky compliant light fixture that will be installed and noted that all information required to be included on the plans at Sketch Plan approval has been added to the Final Plan drawings. Both the Landscape Plan and the light fixture comply with the Covenants and the Design Regulations. Staff noted that all materials used in the addition will match existing materials.

Staff recommended that the BSAC approve the proposed Final Plan application for the Gallatin Canyon Rural Fire District Station #2 Addition based on finding that the proposed addition complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the neighborhood.

Gary Walton made the Motion to approve the Gallatin Rural Fire District Major Alteration Final Plan Review Application for Fire Station #2 as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

Please note that the Meeting Minutes lists the Applications in the same order as the Agenda. The Savage & Clayton application was reviewed later in the meeting due to the late arrival of the Designated Project Representative.

BSOA # 06012 Savage & Clayton

Legal: Cascade Subdivision, Block 1, Lot 12

Street: 6 Sioux Rd

Staff presented the drawings, photos and narrative for the Savage & Clayton Major Alteration Final Plan Review Application. Joshua Savage and Jenifer Clayton are proposing to build an addition that includes a garage with an apartment on the second floor to their existing home. A Variance for the apartment as was approved on June 7, 2018. Designated Project Representative, Philip Kedrowski, attended the meeting.

Staff presented the landscape plan, the proposed dark sky compliant light fixture and noted that all information required to be included on the plans at Sketch Plan approval was added to the Final Plan drawings. The East Elevation of the existing garage was revised to include windows and the roof overhang of the addition was reduce to be less than 40'. The Landscape Plan and the light fixture comply with the Covenants and the Design Regulations. Staff noted that all materials used in the addition will match existing materials. Samples of the siding were provided by the Owner.

Staff recommended that the BSAC approve the Final Plan application for the Savage & Clayton Garage Addition based on finding that the proposed addition complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the neighborhood.

Kate Scott made the Motion to approve the Savage & Clayton Major Alteration Final Plan Application as submitted. Dan Hoadley seconded the Motion. The Motion passed with three in favor and one opposed.

**6. Minor Alterations:**

BSOA # 06260 Acheatel Minor Alteration

Legal: Cascade Subdivision, Block 3, Lot 260

Street: 14 Swift Bear Rd.

Staff presented the drawings, photos and narrative for the Acheatel Minor Alteration Application. The Owners, Larry and Janet Acheatel, are proposing to install two photo voltaic arrays on the south side of their property. The surface area of the first array measures 76'-10" x 13'-0 and the second array is 38'-



6" x 13'-0". When mounted at 5' off of the ground and at angle the arrays will be approximately 14' high. The surface of the arrays is not reflective. The Applicant states that this solar array is projected to produce 87% of the homeowner's electrical usage per year. This percentage is calculated from historical usage data provided by NorthWestern Energy. The electrical conductors from the array to the house will be buried in conduit 18" minimum beneath grade. The property owners, Larry and Janet Acheatel, and Designated Project Representative, Conor Darby with One Site Energy, attended the meeting.

Staff noted that the Cascade Covenants do not mention solar panels and the Design Regulations state that solar panels will be reviewed on a case by case basis. The location and the potential visibility from other properties was reviewed and discussed. Staff noted that the property two lots to the east may be the most greatly impacted as the arrays will be visible in the view angle to Lone Mountain. This owner was not notified as it is not an adjacent property.

The BSAC discussed the length of the proposed arrays and expressed concern that the length exceeded the maximum allowed roof length stated in the Design Regulations. The BSAC concluded that the arrays should be shorter in length and offset to more closely comply with the required roof length.

Gary Walton made a motion to table the Acheatel Minor Alteration. Dan Hoadley seconded the motion. The motion passed unanimously.

## **7. Variance Application**

### BSOA #06236A Oneto (Docken) Envelope Relocation

Legal: Cascade Subdivision Block 3, Lot 236A

Street: TBD Beehive Basin Rd.

Staff presented the narrative for the Oneto (Docken) Envelope Relocation Application. Architect Daryl Norse with Reed Smith Architects, the Designated Project Representative for both the property Owner Donald Docken and the Prospective buyers Rudy and Lilly Oneto, attended the meeting. John Seelye, prospective contractor for the Onetos, attended the meeting. Adjacent homeowner, Gary Kornfeld, joined the meeting via conference call. Attorney Alanah Griffith representing Mr. Kornfeld also attended the meeting.

The drawings and photos for the project were not reviewed by the BSAC. The BSAC was concerned that the application for the variance was submitted by Mr. Nourse prior to the Designated Project Representative Form being signed by the Owner of the property, Mr. Donald Docken. After discussion, the BSAC decided to table the application and require that the Variance Application be resubmitted by the property owner.

Gary Walton made a motion to table the Oneto (Docken) Variance Application. Dan Hoadley seconded the motion. The motion passed unanimously.

### The following condition was attached:

The Variance application be resubmitted by the owner of the property and the Variance process be followed including notifying neighbors by certified mail.

Prior to the review of the Cascade Ridge #103 Final Plan Application the BSAC met in Executive Session.

## **8. Single Family Condominium Final Plan Review**

BSOA # 020209 Cascade Ridge #103 SFC

Legal: Cascade Subdivision Block 2, Area 13

Street: TBD Lower Cascade Ridge Rd.

Staff presented the drawings, photos and narrative for the Cascade Ridge Unit #103 Single Family Condominium Final Plan application. Unit #103 is the "Redrock" model. The material board was presented by the architect and the light fixtures were reviewed. The architect and designated project representative, Joe Schwem, attended the meeting. The Cascade Ridge Developers, Pat Lopker and Mark Lilly, joined the meeting on the conference call.

Staff recommends that the BSAC approve the application as submitted based on the finding that the Single Family Condominium unit complies with the Cascade Covenants for Area 13 as reflected by the BSAC approval of the overall Cascade Ridge Development in 2004, the Design Regulations and is compatible with the subdivision.

Kate Scott noted in the Motion for Approval that, with the current approval of the Redrock Unit, the five Cascade Ridge models: the Yellowstone, the Madison, the Jefferson, the Redrock and the Boulder have now received BSAC Final Approval. The Approvals allow Lilly & Lopker, the developers of Cascade Ridge, to build the Condominium Units without additional BSAC review.

Following standard BSAC procedure, an application must be submitted with a cover letter and plans for the unit proposed to be built for inclusion in the BSOA file. A Performance Deposit is required to be submitted for each unit prior to the start of construction. An approval letter will be written by BSOA staff acknowledging the receipt of the application and Performance Deposit. The Units must receive an aesthetic review at completion to verify conformance with the plans prior to the release of the Performance Deposit. **In the event that changes to the plans are desired an "Alteration to Approved Plan" application must be submitted. All changes to the plans are required to be reviewed by the BSAC.**

Kate Scott made the Motion to approve the Cascade Ridge Single Family Condominium Unit #103 Final Plan as submitted noting that all five Cascade Ridge condominium models have now received Final BSAC Approval. Dan Hoadley seconded the Motion. The Motion passed with 3 in favor and 1 opposed.

## **9. Discussion Items:**

### **a. Covenant Compliance Tracking Update**

Staff updated the BSAC on the changes on the Emergence Group and the Doc's Real Estate Projects. Staff noted that the Emergence Group will be on an Agenda in August as required by the Enforcement Procedure and that a few new concerns have been raised at the Doc's Real Estate site.

### **b. Performance Deposit Tracking Update**

Staff updated the BSAC on the Performance Deposit Tracking Spreadsheet noting that the spreadsheet had several new deposits of Performance Deposit checks and that there has been one request for an aesthetic review. Several other projects are complete and Staff will perform aesthetic reviews in the near future so that Deposits may be released.

### **c. Certificates of Deposit Update**

Staff updated the BSAC on changes to the Performance Deposit Tracking Spreadsheet noting that there will not be any changes until the CDs reach maturity and are converted the CD to a cash Performance Deposit.

The Meeting was adjourned at 10:29.

A handwritten signature in blue ink, appearing to read "Brian Wheeler", is written over a horizontal line.

Brian Wheeler, BSAC Chairman