



## Architectural Committee Meeting Minutes – April 16, 2020

### **BSAC/Staff in Attendance:**

Jess Bevilacqua

### **Guests:**

Dan Reynolds

Tyson VanDyken

### **Project Attending For:**

#05313 Jones

#02801 Kosiak-Kamieniarz

### **Using GoTo Meeting:**

Brian Wheeler

Suzan Scott

Dan Hoadley

John Gladstein

Trever McSpadden

Maggie Good

Grant Hilton

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 GoTo Meeting.*

**1. Membership Forum - none**

**2. Call to Order -** Brian Wheeler called the meeting to order at 8:02 AM.

**3. Meeting Minutes –** Maggie Good made a Motion to approve the April 2, 2020 Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

### **4. SFR Final Plan Review**

#### **BSOA #05313 Jones Final Plan**

Legal: Sweetgrass Hills Block 3 Lot 13A

Street: 2800 Bobtail Horse Road

Staff presented the plans for the Jones single family residence final plan application. The sketch plan was approved on December 19, 2020. At that time, it was agreed by the BSAC that the retaining wall was approved provided that it would consist of natural boulder, and that no exception was required for the roof length which exceeded 40'. Staff confirmed the retaining wall would consist of natural boulder and noted several other changes that had been made since sketch plan approval. The changes included adding a bump out to the master bathroom and garage, increasing livable square footage by approximately 90 s.f. and increasing garage storage space by approximately 100 s.f., and also changing some of the exterior stone material and the north patio from wood to concrete with exposed aggregate.

Staff presented the site plan and noted that a hot tub had been added and that it appeared to be adequately screened by existing trees to the rear of the property. Staff noted that additional construction staging and parking information had been requested and was provided by project representative Dan Reynolds, who joined the meeting using GoToMeeting. Staff presented each elevation noting the changes to the home where visible.

Staff presented finish materials and noted that the exposed concrete by the garage was integrally stained smooth concrete finish, and noted the actual color as represented on the finish schedule was a darker



material than pictured in the rendering. Staff presented the landscape plan and noted that the plantings seemed reasonable and that permanent drip irrigation would be installed.

Staff presented the lighting plan noting five different fixtures and highlighting key specifications. Staff noted that the outdoor wall lantern contained a vertically recessed light source and therefore appeared to be dark sky compliant. Staff recommended the application be approved as submitted noting that the concrete finish material should not be considered “exposed concrete” per the design regulations because it is a finished, stained material and is aesthetically appropriate as well as fire resistant. Mr. Reynolds confirmed that the concrete material is stained all the way through when it is mixed.

The BSAC discussed the concrete finish material. It was noted that this type of finish is comparable to stucco. Staff confirmed that the material was similar to stucco in appearance and that it was located on an area of the home that would be somewhat screened by trees.

The BSAC discussed the exterior lighting plan in detail. The quantity of mini-recessed 3” LED lights was discussed. It was noted that these lights, although small, produce a lot of light that could be disruptive to neighboring properties. Staff asked Mr. Reynolds if he would be willing to reduce the number of these lights. The BSAC specifically discussed with Mr. Reynolds the possibility of reducing the number of lights above the west dining and sitting area, where Adirondack chairs were pictured on the plans. The plan as presented contained a total of 15 recessed lights above this particular area of the patio. It was agreed by the BSAC that removing two lights above the table, two lights above the chairs and the one light in the middle would reduce the number of lights sufficiently.

Maggie Good made a Motion to approve the application as submitted noting the following condition of approval. John Gladstein seconded the Motion. The Motion passed unanimously. The Motion contained the following condition of approval:

- The number of recessed lights above the west outdoor dining area will be reduced in quantity from fifteen down to ten.

#### BSOA #02801 Kosiak-Kamieniarz Final Plan

Legal: Aspen Groves Block D Lot 1

Street: 35 West Pine Cone Terrace

Staff presented the plans for the Kosiak-Kamieniarz single family residence final plan application. The sketch plan was approved on February 20, 2020 with the condition that the 70’ roofline be modified to meet design regulations. Staff noted that the roofline had been broken into two sections with a jog that measured 6’ on the plans. Staff noted a lower overhang roof over the deck that had been removed and a chimney flue that had been added. Staff noted that other rooflines still exceeded 40’ by a minimal amount, 5-7’, but that the condition given had focused on the 70’ roofline and the revised design appeared more appropriate while still maintaining the desired low-profile design.

Staff noted that a hot tub had been added and appeared to be adequately screened. Staff presented finish materials. Staff presented the landscape plan noting a mix of decorative shrubs to be placed around the home and driveway area. Staff noted that a fire pit had originally been shown on the plans, but that project representative and contractor Tyson VanDyken had confirmed that the owner was no longer planning to install a fire pit. It had been removed from the landscape plan but still appeared on one of the landscape plan renderings. Staff presented the lighting plan noting a wall sconce and 6” recessed cans as the two main fixtures. Staff asked Mr. VanDyken to confirm that the sconce would be downlit only as some of these fixtures come with a “punch out” option at the top.

Staff recommended the application be approved as submitted noting that sketch plan conditions had been met and that the outdoor wall sconce should be confirmed to be downlit only.

Mr. VanDyken confirmed that the wall sconces in question were downlit only and dark sky compliant. Materials were discussed. It was noted that the metal siding, which was called “black” on the finish schedule but appeared from the sample to be more of a dark gray, was limited in quantity around the home and should be considered an accent material. The material around the garage was discussed, which was described by Mr. VanDyken as a composite panel siding. Staff noted that the sample provided appeared to be a dark gray and looked darker than what was pictured in the renderings. A BSAC member noted that it should be recorded that there will not be a fire pit. It was noted by the BSAC that the conditions of the sketch plan approval had been met and that the design of the home had been improved.

Maggie Good made a Motion to approve the application as submitted noting that the outdoor wall sconce is downlit and that there is no fire pit on the final approved plan. Kate Scott seconded the Motion. The Motion passed unanimously.

A BSAC member asked Mr. VanDyken if the architect had considered reducing the remaining roof lengths that exceeded 40’ in length. Mr. VanDyken noted that other roof design options had been explored, but the intent was to keep the home low profile and reducing those particular roof lengths would have produced undesirable results that the owners did not want, including increasing height and reducing natural light by extending overhangs.

## **5. SFR Sketch Plan Review**

### BSOA #02517 Hall Sketch Plan

Legal: Aspen Groves Block A Lot 17

Street: TBD Andesite Road

Staff presented the plans for the Hall single family residence sketch plan application. The first sketch plan had been denied by the BSAC on April 2, 2020 due to rooflines exceeding 40’ in length and window placement, as it was agreed that the home would require more windows.

The home was a mountain modern design with low pitched roof massing and large glazing elements. The home contained an additional dwelling unit which appeared to be compliant with updated Gallatin County Zoning Regulations. The home contained 2,740 s.f. of livable space on the main level, 801 s.f. of garage space, and 977 s.f. in the one bed/one bath dwelling unit. The main home contained three bedrooms and 2.5 baths.

Since the denial of the first sketch plan, significant changes had been made to the design of the home, particularly in regard to the roof design. Staff presented new renderings of the proposed home in comparison to the previous design. Staff noted that the longest roofline on the home is now 44’, and this roof faces the “interior” of the home and contains notable design element changes. Staff also noted that additional windows had been added in several locations.

Staff presented the site plan and noted the hot tub location, which appeared close to the side setback line. Staff advised Mr. Peckinpaugh to include adequate screening for the hot tub on the final landscape plan. Staff presented a construction staging plan that had been provided per the request of staff and the Aspen Groves HOA due to the location of the home.



Staff presented each elevation, noting that height calculations seemed reasonable considering the build of the home and the slope of the lot. Staff noted that the solar panels appeared to be appropriately placed and the privacy screen surrounding the deck area was compliant with design regulations.

Staff recommended the application be approved as submitted noting that the reasons for denial of the first sketch plan had been addressed and that the home had been redesigned as requested.

The driveway slope was discussed, which was 9% near the road and reduced to 6% coming down to the garage. It was noted that the fire department would have to provide approval of the driveway due to the overall length. Mr. Peckinpaugh noted that a boulder retaining wall had been added and staff asked that he confirm the dimensions on the final plan submittal.

Trever McSpadden made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

A BSAC member acknowledged Mr. Peckinpaugh for the design improvements that had been made to the home since the time of the first sketch plan submittal. Staff asked Mr. Peckinpaugh if the owner wished to request waiver of the resubmittal fee, as it had been mentioned previously. Mr. Peckinpaugh agreed to submit a written request to be reviewed at the next BSAC meeting.

## **6. Construction Extension Request**

BSOA #06213A Carlson-Bouchard SFR

Legal: Cascade Block 3 Lot 213A

Street: TBD Middle Rider Road

Staff presented a construction extension request for the Carlson-Bouchard single family residence, submitted by Johanne Bouchard. Ms. Bouchard had contacted staff with an extensive and detailed list of the delays and setbacks currently being experienced as a result of COVID19. Materials coming from China, Italy and California had been held up significantly. Subcontractors experienced scheduling disruptions due to having children at home, and were unwilling to commit to firm timelines. Staff noted that we are likely going to be seeing more of this in the coming months and possibly years and that we should do our best to accommodate our members who are trying to build. The original completion date for construction was April 24, 2020, and April 24, 2021 for landscaping. The new requested completion dates were April 24, 2021 for construction and October 30, 2021 for landscaping. Staff noted that this seemed reasonable given the current circumstances and recommended approving the request as submitted.

John Gladstein made a Motion to approve the extension request as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

## **7. Discussion Items:**

### **a) Member Report Tracking Update**

There were no updates to the member report tracking sheet.

### **b) Performance Deposit Tracking Update**

Staff presented the active project/performance deposit tracking list and noted that several construction performance deposits have been released. Maggie Good asked about several

projects that appeared to be overdue for completion. Staff noted that on some of these projects construction had been completed but landscaping and some interior work is still in process, and staff is continually working to keep the list updated.

**Other Discussion:**

Brian Wheeler noted that since the March 5 Retreat, he had engaged Trever McSpadden to help resolve design regulation discrepancies related to commercial lots. Mr. Wheeler noted roof and wall lengths, variance criteria, sidewalks, parking, lighting and landscaping as areas to be addressed. Mr. Wheeler noted that there are five commercial tracts that will be considered and the intent is to develop solutions that will be mutually beneficial to both residential and commercial properties.

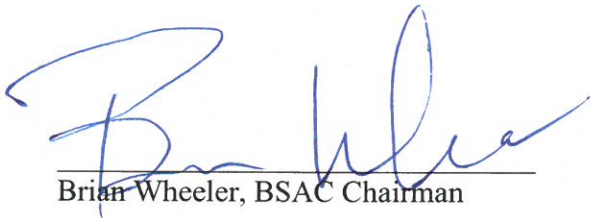
Executive Director Suzan Scott recommended that Mr. Wheeler call in to the Board meeting this Friday to discuss next steps with the Board.

Mrs. Scott also noted that the Board is planning to hold a meeting with the BSAC after the June Board meeting.

c) Adjourn

Brian Wheeler, Chair

The meeting adjourned at 9:28 AM.



Brian Wheeler, BSAC Chairman