



## Architectural Committee Meeting Minutes – April 2, 2020

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

Jess Bevilacqua

### **Using GoTo Meeting:**

Brian Wheeler

Suzan Scott

Dan Hoadley

John Gladstein

Trever McSpadden

Maggie Good

Grant Hilton

Kate Scott

### **Guests:**

Daryl Nourse

Georgia & Brett Baker

Cooper Wade

Scott Ryan

Nate Peckinpaugh

Scott Hall

### **Project Attending For:**

#05406 Bulis

#06167A Baker

#06167A Baker

#06167A Baker

#02517 Hall

#02517 Hall

*Due to precautions being taken to prevent the spread of the COVID-19, all BSAC members and guests joined 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 March 19, 2020 Meeting Minutes. Grant Hilton seconded the Motion. The Motion passed unanimously.**

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

#### **BSOA #05406 Bulis SFR**

Legal: Sweetgrass Hills Block 4 Lot 6

Street: 2640 Chief Joseph Trail

Staff presented the Bulis alteration to approved plan application, submitted by Daryl Nourse. The home was approved in July 2019 and construction had not started yet. Mr. Nourse had informed staff that the wrong setbacks may have been pulled initially and the application was to revise the site plan and move the home toward the front of the lot, per the correct setbacks. The approved and proposed site plans were presented and staff noted that a retaining wall had also been removed.

Staff noted that a new surveyor letter would be provided, and recommended the application be approved as submitted, noting that the home would be within the required setbacks.

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

### **5. SFR Final Plan Review**

#### **BSOA #06167A Baker Final Plan**

Legal: Cascade Block 3 Lot 167A

Street: TBD Spotted Eagle Road



Staff presented the final plans for the Baker single family residence. The final plan had been approved in November of 2019 with the conditions that Madison County Zoning provide approval of the roof overhangs, which extended beyond the allowed 2' outside the building envelope, and that the fire department approve of the driveway design. Both approvals had been provided to staff prior to final review.

Owners Brett and Georgia Baker, architect Scott Ryan and contractor Cooper Wade joined the meeting remotely. Staff noted several other changes made to the home since the final plan was approved, which appeared to be improvements to both the aesthetics and functionality of the home. The changes included modifying the dog run area, reconfiguring some windows, adding a cold roof, adding architectural beams, adding a hot tub with privacy wall and raising the roof above the garage to allow van access.

Staff presented the landscape plan, noting the hot tub location and screening by a privacy wall and existing tree cover. The landscape plan worked mostly with existing trees and it was noted that irrigation may be added. Since the presentation had been completed, an updated landscape plan had been provided by Mr. Ryan and several items were missing from the presented landscape plan. Staff found and presented the most recent version of the landscape plan which included removing more trees to the front of the lot and adding ornamental plantings around the home to include Western Serviceberry, Red Dogwood and Thimbleberry. It was agreed that the privacy wall and grade of the lot would provide sufficient screening for the hot tub. The Bakers' intent to add temporary irrigation was discussed, and a BSAC member recommended a drip system until the plants are established.

Staff presented each elevation noting changes that had been made since sketch plan approval. Staff presented the lighting plan and fixture. A material board had been provided by Mr. Wade. Staff recommended the application be approved as submitted noting that a surveyor letter would be provided prior to beginning construction.

A BSAC member asked for clarification regarding the roof overhangs and roof lengths. Staff reminded the BSAC that during sketch plan both had been approved as exceptions, the overhangs pending Madison County approval which had been provided.

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

## **6. SFR Sketch Plan Review**

### **BSOA #02517 Hall Sketch Plan**

Legal: Aspen Groves Block A Lot 17

Street: TBD Andesite Road

Staff presented the sketch plan application for the Hall single family residence. The home was a mountain modern design intended to minimize lot disturbance and meet the needs of a second home. The home included 2,740 square feet of living space, 801 square feet of garage space and an additional dwelling unit consisting of 977 square feet. The main home contained three bedrooms and 2.5 baths, and the additional unit contained one bedroom and one bath. Staff noted potential design regulation exceptions in regard to roof length. Staff noted that the additional dwelling unit, which was attached to the home, appeared to meet current Gallatin County Zoning requirements. Staff noted that the square footage allowance for additional dwelling units was recently increased from 800 s.f. to 1,000 s.f. for attached dwelling units in homes with less than 10 acres of space. Staff asked architect Nate

Peckinpough to provide written confirmation of this prior to final review, as it was just voted at on recently.

Staff presented the site plan noting driveway design and asked Mr. Peckinpough to provide more details on the dimensions of the driveway. Staff presented the elevations of the home noting that more windows may be desired on the south and east elevations. Height was discussed and staff noted that although the calculations provided were slightly different than preferred, the home appeared to be within the 28' limit for Aspen Groves.

Staff presented the roof ridgelines visible on the north and south elevations, measuring 68' and 42' in length respectively. Floor plans were presented. It appeared that staff did not have the most recent version of the floor plan for the additional dwelling unit, which had been changed very slightly to comply with county zoning regulations and bring the size of the dwelling unit down to under 1,000 s.f. Staff noted the privacy wall around the deck was under 16' on the longest section and noted the placement of the solar panels seemed reasonable per design regulation guidelines. Staff presented Gallatin County zoning guidelines regarding the attached apartment.

Staff recommended the application be approved as submitted noting that the height calculations, roof length and window layouts were addressed or noted as conditions of final approval.

Several BSAC members expressed concern with the 68' roof length. Roof length exceptions and the length of this particular roof were discussed at length. Staff noted the subjective nature of determining if a roof requires an exception or not, and that our design regulations do allow owners to ask for an exception.

The BSAC continued to discuss the home, particularly focusing on the roof length, window configurations and compliance with county zoning requirements. It was noted by a BSAC member that a Land Use Permit is always required by the county and therefore the home must comply, regardless of the BSAC decision. Mr. Peckinpough stated that he was willing to work with the owner, Scott Hall, on meeting any conditions that were required to move the project forward.

Kate Scott made a Motion to approve the application as submitted noting the following conditions:

1. The 68' roof length would be redesigned to be compliant with design regulations.
2. The BSAC suggests that more windows be added.

Trever McSpadden seconded the Motion. The Motion did not carry as the majority of the BSAC voted against it.

Discussion continued regarding exceptions and conditions required for approval. A BSAC member had asked Mr. Peckinpough why the roof was designed the way it was. Mr. Peckinpough noted that the intent of the home was to create a gabled European look with two forms that worked with the natural layout of the lot. It was agreed that the sketch plan would be required to be resubmitted. The option to submit a "back up" roof design was discussed. Staff noted that this option had not been supported in the past by the BSAC. Staff noted that in the future, if a roof design was questionable, the applicant would be allowed to submit a second option as part of sketch plan review. A BSAC member stated a concern with discussing items that may be more appropriate to discuss internally.

## **7. Discussion Items:**

Jess Bevilacqua, Staff

**Discuss/Motion**

- a) Member Report Tracking Update



There were no updates to Member Tracking Report.

b) Performance Deposit Tracking Update

Staff briefly presented the active project list/performance deposit tracking sheet.

c) Retreat Recommendations:

Staff presented the summary of recommendations that had resulted from the recent BSAC Retreat on March 5, 2020. Maggie Good made a Motion to approve the recommendations as submitted. Grant Hilton seconded the Motion. The Motion did not carry, as it was discussed and agreed by the BSAC that each of the four items should be voted upon individually.

- Review Fees  
Maggie Good made a Motion to approve the recommendation regarding Review Fees as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.
- Minor Alteration Process  
Maggie Good made a Motion to approve the recommendation regarding the Minor Alteration Process as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.
- Design Regulation Updates  
Maggie Good made a Motion to approve the recommendation to update design regulation 5.9 regarding roof lengths as submitted. Grant Hilton seconded the Motion. The Motion passed by a majority with Trever McSpadden voting against it.
- Landscape Performance Deposits  
The BSAC discussed the recommendation regarding landscape performance deposits, which initially required sod to be installed to guarantee immediate return of the landscape performance deposit. Concerns with long-term water preservation initiatives were noted. The BSAC agreed to reword the recommendation as follows:

*The landscaping must be established per the approved landscape plan in order for the landscape performance deposit to be released.*

Grant Hilton made a Motion to approve the revised recommendation regarding landscape performance deposits. Maggie Good seconded the Motion. The Motion passed unanimously.

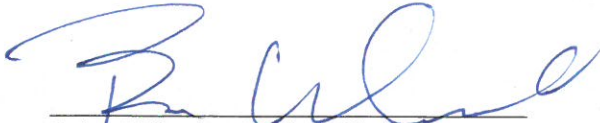
**Other discussion:**

Staff asked the BSAC to make a decision as soon as possible regarding the July 2 BSAC meeting, as last year quorum was limited that week and there were a low number of applications. Staff recommended a decision be made as soon as possible to allow applicants to plan well in advance. It was agreed by the BSAC that the July 2 BSAC meeting would be cancelled.

d) Adjourn

Brian Wheeler, Chair

The meeting adjourned at 9:53 AM.



Brian Wheeler, BSAC Chairman