

Architectural Committee Meeting Minutes – May 21, 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 **left the call at 9:50*

Guests:

Will Henslee

Lotus Grenier

Eric Schiltz

Frank Cikan

Nate Peckinpaugh

Sydney Pfarr

Scott Frischmon

Jackie Gillespie

Jim Muscat

Project Attending For:

#02710 Fischer

#04349 Schiltz

#04349 Schiltz

#06045 Eisenberg

#06016 Magdolin

#04338 Rosa

#06045 Eisenberg

#07509/10 Gillespie/Lee

#07509/10 Gillespie/Lee

Unidentified callers re #07509/10

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 - Brian Wheeler called the meeting to order at 8:02 AM.

3. Meeting Minutes – Maggie Good made a Motion to approve the May 7, 2020 Meeting Minutes. Kate Scott seconded the Motion. The Motion passed unanimously.

4. Landscape Alteration Review

BSOA #02710 Fischer Landscape Alterations

Legal: Aspen Groves Block C Lot 10

Street: 123 Nordic Lane

Staff presented the plans for the Fischer landscape alteration application which was to add a retaining wall in the back yard of the home to increase flat, usable space on the property. Will Henslee represented the project. The retaining wall would be approximately 45' in length, 3-4' in height and constructed of natural boulders in Sandstone. Staff noted that boulder retaining walls are typically considered landscape features and are not subject to the 24' length limit noted in the design regulations.

Staff presented a hand drawn map of the property and a Google map of the lot with the proposed location of the wall. Mr. Henslee had been unable to track down a site plan for the property. Staff asked Mr. Henslee to confirm that the wall did not interfere with the setbacks. The BSAC asked for clarification on the length and height of the wall. Mr. Henslee confirmed that the wall will be 35-45' in total length and will be a maximum height of 4' with tapered ends.

Maggie Good made a Motion to approve the application as submitted, noting that the wall will not interfere with the setbacks or easements and will be a maximum length of 45' and a maximum height of 4'. Trever McSpadden seconded the Motion. The Motion passed unanimously.

It was noted that the length of the wall was allowed because natural boulder is considered a landscape feature, as opposed to poured concrete.

5. SFR Final Plan Review

BSOA #04349 Schiltz Final Plan

Legal: Meadow Village No. 1 2nd Filing Lot 49

Street: TBD Lone Walker Road

Staff presented the plans for the Schiltz single family residence final plan application. The sketch plan had been approved on May 7, 2020 with no conditions. There had been no significant changes to the plan since sketch plan approval. Staff presented finalized renderings of the home and noted a hot tub that had been added. It appeared that the hot tub will be adequately screened by the existing topography of the lot and added landscape elements.

Staff presented the landscape plan noting that automatic irrigation would be installed and disturbed areas would be reseeded with native seed mix. Staff presented the lighting plan, which included one fixture and seemed reasonable for the home. Staff noted that this particular feature may include a “punch out” at the top, which must remain in place if the lights are to be dark sky compliant. Ms. Grenier stated that the lights would not be punched out at the top. A photo of finish materials was presented. Staff recommended the application be approved as submitted noting no other topics for discussion.

A BSAC member noted that the Aspen trees intended to shield the home from Lone Mountain Trail should not be planted too close together or they may die. Ms. Grenier noted that they are working with Big Sky Landscaping and would keep that in mind.

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

6. Major Alteration Sketch Plan Review

BSOA #06045 Eisenberg Sketch Plan

Legal: Cascade Block 1 Lot 45

Street: 45 White Otter Road

Staff presented the plans for the Eisenberg major alteration sketch plan application, which is to add a two-car garage with two bedrooms and baths on the second floor. The addition will increase the size of the home by 821 square feet livable space and 768 square feet of garage space. Staff noted that the home had been built in 1997, and that an addition had been approved in 2008 and completed in 2013 due to economic conditions at the time of approval. Architect Frank Cikan represented the project.

Staff presented photos of the existing home noting visibility from Lone Mountain Trail. Staff presented a site plan noting that construction staging needs to be added, and elevations demonstrating the current home next to the proposed renovations. The garage addition will be the same height as the existing garage, making the average height of the home the same as it is currently. Floor plans for the addition were presented. Staff noted that finish materials will match the existing home and noted potential concern with matching materials that have been in place for several years and have endured weathering.

Staff recommended approving the application as submitted noting that matching the new to existing weathered materials should be discussed. Mr. Cikan stated that samples would be provided for final review.

A BSAC member asked for clarification regarding the existing garage, which was described as a one-car garage but had a double door. Mr. Cikan explained that the door will remain the same, and that the garage space will have mechanical and storage space at the back but will be for one car.

Adjacent property owner Scott Frischmon joined the call and noted that his main concern had been the height, and that he did not have a problem with the plans as the addition did not increase the overall height.

A BSAC member noted that the change in direction between the two garage doors was a nice feature to break up the look of that elevation.

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

7. SFR Sketch Plan Review

BSOA #06016 Magdolin Sketch Plan

Legal: Cascade Block 1 Lot 16

Street: TBD Cheyenne Road

Staff presented the plans for the Magdolin single family residence sketch plan application. The home is a mountain modern, small footprint design intended to be a second home and to work with the existing topography of the sloped lot. The home contains 1,858 s.f. of livable space on the upper level and a total of 1,932 s.f. of garage and unfinished basement. The home has an attached tandem garage. Staff noted that a roof ridgeline measured 44' but that the roof is compliant with design regulations. Architect Nate Peckinpaugh represented the application. Staff presented photos of the lot noting a steep slope and potential drainage issues that appeared to be addressed in the site plan.

Staff presented the site plan, focusing on the grading and noted that it should be considered with the overall design and intent of the home. Staff presented the elevations of the home and the height calculations. Staff had noted the height calculations as an area of potential concern, as the measurement given for the north elevation seemed questionable. Staff had discussed the calculations previously with Mr. Peckinpaugh and advised the committee to take into consideration the overall design and intent of the home, as well as the additional grading and site disturbance that would be required to bring up the grading and reduce the height measurements.

Staff presented a preview of the finish materials and noted that the amount of metal siding on the home appears to exceed what would be considered an accent. Staff had also discussed this with Mr. Peckinpaugh and noted that because materials are typically reviewed at final, reducing the amount of metal siding as a condition of sketch plan should be a reasonable option as this is a preliminary look at finish materials. Staff recommended the application be approved as submitted, noting the height calculations should be considered and that a reduction of the metal siding may be a condition of the approval.

Mr. Peckinpaugh stated that the goal of the home was to create a small footprint and maintain the topography of the lot, including a creek bed toward the far side of the lot, and to preserve trees by locating the home as close to the front of the lot as possible. Mr. Peckinpaugh noted that the owners were open to adding additional windows and reducing the amount of metal siding. Mr. Peckinpaugh

noted that while the grading could be brought up to reduce the height calculations, the location and sensitivity to surrounding views was considered in the design of the home.

A BSAC member asked for clarification on the gauge of the metal siding, noting concerns with oil-canning on other projects. Another BSAC member noted that amount of metal siding should be reduced. It was also noted by the BSAC that this project is a good example of a difficult site, and that Mr. Peckinpaugh had done a good job of responding to the height requirements while working with the natural layout of the lot.

A BSAC member asked staff to clarify how height is calculated for the sake of consistency. Staff noted that four-point method is typically used to allow some flexibility as each situation is different depending on the home and lot topography. Staff noted that based on the overall package and intent, the height calculations seemed reasonable. It was noted by a BSAC member that while grading can be manipulated, it often creates issues with drainage and should be looked at holistically.

Grant Hilton made a Motion to approve the application as submitted, noting the following conditions of approval. John Gladstein seconded the Motion. The Motion passed unanimously. The Motion included the following conditions of approval:

1. The amount of metal siding should be reduced
2. The gauge of the metal siding should be provided for final review

BSOA #04338 Rosa Sketch Plan

Legal: Meadow Village Block 3 Lot 38

Street: TBD Two Moons Road

Staff presented the plans for the Rosa single family residence sketch plan application. The home is contemporary with mono-pitch roofs and contains five bedrooms and three bathrooms, with a total of 3,586 s.f. livable space and 864 s.f. of garage space. Staff noted that the home contains at least one roof length exception. Staff had advised the applicant to apply for an exception if they wished this design to be considered, and agreed to allow the applicant to submit a back-up design should the original be denied. The applicant had submitted two additional options. Sydney Pfarr represented the project.

Staff presented the site plan noting that construction staging should be added for final, also noting that Gallatin County should be consulted regarding two patios and the driveway that extend into the setback. Staff presented the site section noting the lot is completely flat. Staff presented the elevations of the home. Staff presented the height of the home which measured under 25' at the highest point on a completely flat lot.

Staff presented the east and west elevations, noting the roof length that is visible on both elevations that measures over 73' in length, and one lower roof line which measures 48' in length. Staff noted that some overhangs are less than the recommended 2'. Staff asked the BSAC to make a determination on the first roof length, and if it is denied, to move on to consideration of the other options.

Several BSAC members agreed that the roof line was too long and the building looked too commercial and did not fit in the neighborhood. A BSAC member noted that back-up options are typically not considered.

John Gladstein made a Motion to deny the roof length exception. Maggie Good seconded the Motion. The Motion passed unanimously.

The reasons given for the denial of the exception were that the roof line was too long and looked commercial and was not appropriate for the neighborhood.

The discussion continued regarding whether multiple options should be considered. Staff cited previous meeting minutes in which this was offered as an option, and asked the BSAC to clarify whether or not it will consider multiple options when an exception exists. It was agreed that the topic would require additional discussion as a later meeting but that in this case, one of the additional designs would be considered. Ms. Pfarr opted to present Roof Modification 2, as noted on the plans.

Staff presented the alternative roof design. Ms. Pfarr noted the intent was to break up the roofline by breaking the roof into three sections. A BSAC member noted concerns with the home being too large for the lot. It was noted that there is no maximum square footage.

Grant Hilton made a Motion to approve the sketch plan with Roof Modification 2 as noted on the plans. John Gladstein seconded the Motion. The Motion passed unanimously.

8. Construction Extension Request

BSOA #06257 Smolen-Lapekas SFR

Legal: Cascade Block 3 Lot 257

Street: TBD Swift Bear Road

Staff presented a construction extension request for the Smolen-Lapekas single family residence, submitted by Bob Smolen. Mr. Smolen had requested the extension due material delays and crews being reduced and spread out due to social distancing requirements. The home had been approved in March, 2019. The original completion date for construction was June 12, 2020, and June 12, 2021 for landscaping. The new requested completion date for construction was October 12, 2020. No extension was requested for landscaping. Staff noted that this seemed reasonable 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.

9. Wetlands Update

BSOA #07509-10 Gillespie/Lee Landscape Alterations

Legal: North Fork Creek Lots 3 & 4

Street: Andesite Road

The approval extension requests were reviewed first due to timing.

Per the BSAC decision on September 5, 2019 to give a quarterly update on the wetlands situation on lots 3 and 4 in North Fork Creek, Jackie Gillespie attended the BSAC meeting via GoToMeeting to update the BSAC on the status of the restoration of the wetlands. Staff gave a brief history of the wetland area. The issue had originally been brought before the BSAC in September 2019 at which time the BSAC decided to table the application until other authorities could be consulted and professional services engaged in a plan to mitigate drainage issues and restore site disturbance that had been performed without approval on the lots. Ms. Gillespie had last appeared at the January 16, 2020 meeting.

Staff noted that according to Ms. Gillespie, since January, Ms. Gillespie has been in contact with the Army Corp of Engineers and is still awaiting approval and direction on how to move forward with restoring the wetlands. Ms. Gillespie has continued to follow up with ACOE but delays are being experienced everywhere due to the current situation with Covid-19. Ms. Gillespie noted that an environmental engineer, an environmental scientist and an attorney are also engaged. The environmental engineer is completing a study to determine the impact that runoff from neighboring properties has had on the wetland area. Staff recommended that the updates increase to once per month for the summer season when activity is more likely to happen.

A BSAC member noted that the BSAC does not have the authority to allow an owner to fill in wetlands. Ms. Gillespie was asked to make restoring the wetland a high priority as it is important to the community.

It appeared that there were a number of unidentified callers on the line. Staff asked these attendees to announce themselves. Jim Muscat of Big Sky Water & Sewer introduced himself and noted that he was following the situation as a main water line is nearby and could be affected. No other callers announced themselves.

The issue of a performance deposit was discussed by the BSAC, staff, and Executive Director Suzan Scott. Various performance deposits related to site disturbance were discussed.

A BSAC member asked Ms. Gillespie to clarify who had been hired to assist with restoring the wetland. Ms. Gillespie noted that an environmental engineer is completing a runoff study and an environmental scientist is involved but has not been able to travel to Montana due to Covid-19 travel restrictions. Ms. Gillespie stated that she does not want to leave the wetland area as it is now and has no intention of leaving it that way. The BSAC strongly recommended engaging a local environmental resource. Staff asked if it would be an option to obtain a proposal to restore the wetlands and bring it before the BSAC for approval first, at which time BSAC approval would be contingent upon other required approvals from Army Corp of Engineers and all other relevant agencies.

Performance deposits were further discussed. The \$7,500 SFR landscape performance deposit was noted as a potential amount to require based on the site disturbance that had occurred. Ms. Scott asked staff to clarify when a performance deposit should be received. Staff noted that a performance deposit is required up to one year after final approval of a project and before the project begins. The BSAC discussed adding incentive for Ms. Gillespie to prioritize restoring the wetland, including a performance deposit. Ms. Gillespie had mentioned obtaining a report from the Army Corp of Engineers and a BSAC member asked her to clarify what that report would contain. Ms. Gillespie responded that the ACOE had visited the site and agreed to provide a report. She also stated that she did not know when the engineer will complete his runoff study. Finally, Ms. Gillespie confirmed that she is targeting to have the land restored by the end of this summer.

Further discussion regarding performance deposits and establishing a timeline with the ACOE was discussed. Staff agreed to provide Ms. Gillespie with the contact information for a local engineering resource. It was agreed that another update would be provided at the June 18, 2020 BSAC meeting, and the BSAC asked Ms. Gillespie to provide a detailed plan to restore the wetlands, as well as any relevant correspondence with ACOE and other agencies at that time. Ms. Gillespie asked for a transcript of the meeting. Staff noted that minutes are taken and would be provided to Ms. Gillespie when they are approved.

John Gladstein made a Motion to require a \$7,500.00 Single Family Residence Landscape performance deposit, which will be required within two weeks of the BSAC meeting. Maggie Good seconded the Motion. The Motion passed unanimously.

Staff asked the BSAC to clarify the action that should be taken following the Motion that had been made. It was agreed by the BSAC and Ms. Scott that staff would send a letter to Ms. Gillespie stating the Motion that had been made requiring the \$7,500.00 performance deposit to be paid within the next two weeks, along with the standard performance agreement which must be signed by Ms. Gillespie and will be dated with a completion date of 12 months from receipt of the performance deposit. Staff noted that this letter and performance agreement would be sent out to Ms. Gillespie as described.

10. Approval Extension Requests

Staff noted that due to the hardships, workforce reductions, material delays, and other factors related to Covid-19, several projects are experiencing delays in moving forward. Staff noted that while extension requests as described in the BSOA Procedure Resolution refer only to project completion, due to the current extenuating circumstances affecting everyone in some capacity, such requests to extend project approvals should be considered by the BSAC. Staff recommended approving each of the following requests as they are minimal extension timeframes and have been requested proactively. Staff had provided letters with reasons for the extension requests to the BSAC prior to the meeting.

BSOA #06345 Dimitrelos SFR Final Approval

Legal: Cascade Block 6 Lot 345

Street: TBD E Low Dog Road

The Dimitrelos SFR final plan was approved on May 16, 2019. Owner Gus Dimitrelos requested that the approval be extended by three months to August 16, 2020 by which point, or sooner, he plans to begin construction.

BSOA #04520 Shaw Major Alterations Sketch Plan Approval

Legal: Meadow Village Block 5 Lot 20

Street: 2245 Little Coyote Road

The Shaw major alteration sketch plan was approved on May 16, 2019. Owner LeAnn Shaw requested that the approval be extended by three months to August 16, 2020 by which point she is expecting to have the final application ready for submittal.

Maggie Good made a Motion to approve both three-month extension requests as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

11. Discussion Items:

- a) Member Report Tracking Update

There have been no updates to the Member Tracking Report.

- b) Performance Deposit Tracking Update

Staff presented the active project/performance deposit list.

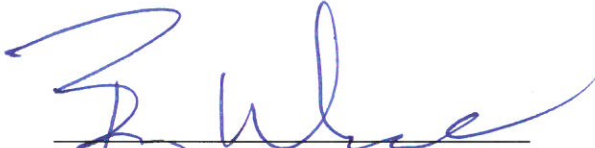
c) Staff Approved Alterations Update

Staff presented a template that would be used to update the BSAC on any minor alterations that had been approved by staff in the current meeting cycle. Staff noted that a roof replacement on Swift Bear had been approved.

d) Adjourn

Brian Wheeler, Chair

The meeting adjourned at 10:50 AM.



Brian Wheeler, BSAC Chairman