



Architectural Committee Meeting Minutes – May 7, 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

Gail Young **joined at 9:30*

Guests:

Lindsey Schack

Lotus Grenier

Eric Schiltz

Gary McRae

Project Attending For:

#04349 Schiltz

#04349 Schiltz

#04349 Schiltz

#04349 Schiltz

Due to precautions being taken to prevent the spread of the COVID-19, 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 8:03 AM.

3. Meeting Minutes – Maggie Good made a Motion to approve the April 16, 2020 Meeting Minutes. **Grant Hilton seconded the Motion. The Motion passed unanimously.**

4. SFR Sketch Plan Review

BSOA #04349 Schiltz Sketch 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 sketch plan application. The home is a contemporary mountain home with low sloped roofs and natural, clean finish materials. The home includes a total of 2,273 square feet of livable space and 703 square feet of garage space, with four bedrooms and 3.5 bathrooms. The home is designed to work with the natural layout of the lot, which has considerable slope from Northwest to Southeast, by berming the first story into the hill. Staff noted that the home is designed to be energy efficient and have long term durability while maintaining an appropriate mountain aesthetic.

Staff presented renderings for the home from both the Lone Walker and Lone Mountain Trail road views. Staff noted that construction staging and snow storage were missing from the site plan and would need to be added for final. Staff presented the four elevations and noted finish materials, which included metal siding as an accent. Staff presented the height calculations for the home, which were presented as 16'4" from average level of finished grade and 23'3" at the highest point of the home. Staff noted that this seemed reasonable given the design of the home.

Staff recommended the application be approved as submitted.

Project architects Lindsay Schack and Lotus Grenier were on the call along with owner Eric Schiltz. Ms. Schack noted that the constraints of the lot affected the design of the home but that an overall pleasing aesthetic had been accomplished.

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

A BSAC member noted that the lighting plan should be carefully considered for final submittal, as the home is in an area where there is already a significant amount of light being emitted by other structures.

Staff noted that a request to waive the review fee had been received by Mr. Schiltz and asked him to clarify. The sketch plan had been approved previously but the one-year approval had lapsed. The issue of whether the sketch plan approval was subject to the one-year expiration had been raised to the Board and it was determined that the sketch plan approval, like the final plan approval, is good for one year and a resubmittal of the sketch plan would be required. Mr. Schiltz noted that he was asking the committee to apply the review fee to his performance deposit. Staff explained that for accounting purposes this was not an option, and that the performance deposit is refundable. Executive Director Suzan Scott agreed. The BSAC denied the request to waive the review fee.

5. Construction Extension Request

BSOA #06236A Oneto SFR

Legal: Cascade Block 3 Lot 236A

Street: TBD Beehive Basin Road

Staff presented a construction extension request for the Oneto single family residence, submitted by Daryl Nourse. Mr. Nourse had requested the extension due to a delayed start, prolonged budget negotiations at the beginning of the project and extensive site work that had to be completed. The original completion date for construction was February 21, 2020, and February 21, 2021 for landscaping. The new requested completion dates were February 21, 2021 for construction and November 30, 2021 for landscaping. Staff noted that this seemed reasonable and recommended approving the request as submitted.

Grant Hilton asked why 12 months was needed to complete construction. Staff noted that due to the current situation with COVID-19, people are projecting longer times due to material delays and other factors. John Gladstein noted that we should be flexible and understanding given current conditions. Maggie Good asked about the construction parking across the street from the lot. Staff noted that the original agreement was that this area would be restored upon completion of the landscape plan. It was agreed that the area should be restored sooner than that.

John Gladstein made a Motion to approve the extension request as submitted, with the condition that the area across the street from lot 236A that had been used for construction staging be restored and equipment removed by September 30, 2020. Maggie Good seconded the Motion. The Motion passed unanimously.

6. Review Fee Waiver Request

BSOA #02517 Hall SFR

Legal: Aspen Groves Block A Lot 17

Street: TBD Andesite Road

Staff presented a request from Nate Peckinpaugh to waive the resubmittal fee for the Hall single family residence sketch plan which was denied at the April 2 BSAC meeting due to roof lengths exceeding 40' and window placement. Mr. Peckinpaugh noted in his letter that the intent was to design a contemporary home and cited specific reasons for the layout of the original roof design. Mr. Peckinpaugh also noted that other rooflines exceeding 40' had been approved in the past. Staff noted that she believed the applicant had presented fair reasons for the waiver.

A BSAC member noted that some risk is assumed when submitting an application with roof lengths over 40.' Another BSAC member noted that the roofline was significantly over the 40' limit and that this should be a consideration in the decision. After a brief discussion, the BSAC decided to deny the resubmittal fee waiver request.

7. Discussion Items:

a) Member Report Tracking Update

There were no updates to the Member Tracking Report.

b) Performance Deposit Tracking Update

Staff presented the active project/performance deposit list.

c) Commercial Design Regulation Amendment Proposal

On behalf of Big Sky Resort, Trever McSpadden led a discussion regarding proposed revisions to the BSOA design regulations with regard to commercial and multi-family condominium tracts in the Cascade subdivision. Boyne has engaged Mr. McSpadden to help resolve design regulation discrepancies related to commercial lots and address specific issues such as roof and wall lengths, sidewalks, parking, lighting and landscaping. The request to present this proposal to the BSAC was at the recommendation of the BSOA board, whom also recommended that a subcommittee be formed.

Mr. McSpadden noted that the objective of the discussion was to introduce thoughts as to how the design regulations for commercial and multi-family tracts can be amended. Mr. McSpadden noted that a specific resolution was not being sought at this time. A lengthy discussion between Mr. McSpadden, Mr. Wheeler, and the rest of the BSAC took place regarding the purpose of the presentation. It was noted by Mr. Wheeler that the intent was to present an educational PowerPoint and introduce new ideas.

Mr. McSpadden presented maps displaying the five specific undeveloped commercial and multi-family tracts that the proposed amendment would apply to, noting size and scale as important considerations. Mr. McSpadden presented revised language for section 3.2 of the design regulations regarding sidewalks and walkways, noting that the main consideration was safety and improving safe pedestrian travel. The new language would allow walkways, trails, sidewalks and paths in the setbacks and public rights-of-way.

Mr. McSpadden presented proposed revisions to section 3.13 regarding lighting, and noted safety again as the main concern for allowing for adequate lighting. The proposed language allowed

more flexibility for commercial and multi-family uses as appropriate, based on the safety needs of the area.

Mr. McSpadden presented proposed language to modify the 50' wall and roof length limits for commercial and multi-family buildings. It was noted that increasing both to 60' would be appropriate considering the size and scale of these types of buildings and would allow flexibility for architects to address the challenge of dealing with the increased mass.

Grant Hilton noted that Mr. McSpadden made good points in the presentation. Mr. McSpadden also recommended leaving section 7.2 regarding variances as-is for commercial and multi-family buildings. Mr. McSpadden recapped the proposed changes and asked the BSAC to think about other considerations that it may want to discuss as well.

Mr. Wheeler briefly discussed the 45-year development history of the resort and explained that the goal of the proposal is to recognize the growth that is occurring and how it pertains to the appropriateness of past processes. Mr. Wheeler emphasized the responsibility of the BSAC to the membership in responding to these growth challenges.

A lengthy discussion took place regarding updating other areas of the design regulations and the process of accomplishing this. The variance topic was brought up and BSOA board member Gail Young, who had joined the meeting at 9:30 for the upcoming variance discussion item, explained that the intent of revising the variance language was to clarify the language and define clear criteria for the BSAC. Ms. Young noted that the new language had been reviewed by the BSOA attorney and was intended to protect the membership.

The discussion turned back Mr. McSpadden's presentation, and a lengthy discussion took place regarding the formation of a subcommittee and a timeline for recommending design regulation revisions. The discussion continued as there was disagreement as to how long the process should take and what it should entail. It was agreed that the subcommittee would consist of Jess Bevilacqua, Trevor McSpadden, Maggie Good and Kate Scott.

Grant Hilton made a Motion to form a subcommittee to investigate changes to the design regulations including commercial and produce a document for the BSAC to review by July 31, 2020. Kate Scott seconded the Motion. Three BSAC members voted in favor of the Motion and two voted against. Brian Wheeler and Trevor McSpadden abstained from voting.

Discussion continued regarding a reasonable timeline for the subcommittee to produce a recommended revision. Mr. Wheeler noted the timeline is flexible. Staff noted the July deadline was very aggressive considering construction season has begun and that staff and the BSAC will be incredibly busy. John Gladstein noted his support of staff's reasoning. Ms. Good noted that the subcommittee should meet first and then determine an appropriate timeline. Mr. Hilton revised his motion to change the date to August 31, 2020. The final Motion is as follows:

Grant Hilton made a Motion to form a subcommittee to investigate changes to the design regulations including commercial and produce a document for the BSAC to review by August 31, 2020. Maggie Good seconded the Motion. The Motion passed unanimously with Brian Wheeler and Trevor McSpadden abstaining from the vote.

d) Retreat Recommendations Update

Executive Director Suzan Scott noted that the Board has tentatively scheduled a meeting with the BSAC after the June 19 Board meeting, pending the evolving situation with COVID-19.

e) New Proposed Variance Criteria

Gail Young, as a Board member and Chair of the Legal Committee, had joined the meeting to answer questions regarding new proposed design regulation language concerning variances and hardships. The new language had been written by the Board of Directors with the assistance of the BSOA attorney and BSOA legal committee. Mr. Wheeler noted that in his opinion the new language essentially eliminates the approval of guest units or apartments in Cascade subdivision, but wanted to hear from other committee members regarding their thoughts and concerns.

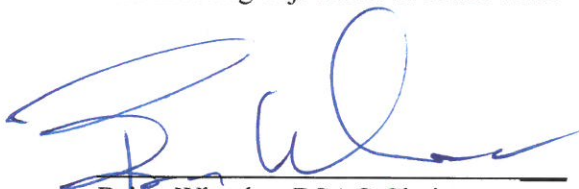
Ms. Young explained that the goal of revising the language was to remove the ambiguity involved in granting variances, and it was determined after legal review that a variance may only be granted when strict compliance with the covenants causes an undue hardship. It was also explained that the undue hardship is based on the physical conditions of the lot. The discussion continued regarding the unintended consequences of changing the language, the impact on property values, and the specific language of the proposed revision. The term "exhaustive list" was concerning to some BSAC members and Mr. Gladstein explained that this was intended to mean "give us all of your reasons." Concerns regarding short-term rentals were discussed. The option of amending the Covenants instead of the design recommendations was discussed and preferred by several BSAC members.

Mr. Wheeler closed the discussion by asking the BSAC to consider the impact that the proposed variance language would have on commercial properties and other residential landowners. Ms. Scott noted that the language would require more vetting. It was agreed that Mr. Wheeler would compose a list of potential issues he sees with the recommended changes and send it to Gail and the Committee members for further discussion.

f) Adjourn

Brian Wheeler, Chair

The meeting adjourned at 11:35 AM.



Brian Wheeler, BSAC Chairman