



Architectural Committee Meeting Minutes – October 15, 2020

BSAC/Staff in Attendance:

Amy San Nicolas

Using GoTo Meeting:

Stacy Ossorio

Suzan Scott

Greg Clark

John Gladstein

John Seelye

Maggie Good

Grant Hilton

Clay Lorinsky

Guests:

Sally Wilson

Jan Weber

Adam Racow

Brent Behm

Pat Lopker

Project Attending For:

#06052A

#04421

#06059A

#06059A

#06059A

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** – Interim Chair Maggie Good called the meeting to order at 9:04 AM.
3. **Meeting Minutes** – October 1, 2020: Corrections- John Seelye's name is spelled incorrectly.

Motion made by John Seelye to approve the October 1, 2020 Meeting Minutes inclusive of the corrections; seconded by John Gladstein. Motion passed unanimously.

4. Alteration to Approved Pan

BSOA #06052A

Legal: Cascade Block 2 Lot 52A

Street: 24 Little Thunder Rd.

Staff gave a brief history of the property and the most recent project approved and then presented the Alteration to Approved plan application. A free-standing address sign was included in the original plan application in 2017 but somehow was missed by both the contractor and the BSAC staff during Aesthetic Review so the applicant requested to add this work to their approved landscaping plan as an alteration. The sign is required by the Design Regulations as the home is further than forty feet from the Little Thunder Road. The address numbers would be mounted four feet from grade on a recycled timber post and would have a minimum of three-inch lettering. Two boulders would be placed to help the sign fit in with existing landscaping. Staff noted that the sign was similar in design to others in the Cascade neighborhood and that the Design Regulations stipulated the address numbers be at least four inches in height and ½ inch in

stroke but this is in specific reference to the house mounted signs among other design requirements.

Staff recommended the Committee discuss the relevant Design Regulation and potentially make the size a condition of approval. It was clarified that the sign should not be installed in the setbacks.

Motion made by Grant Hilton to approve as submitted subject to the requirement that lettering be 4 inches minimum in height as well as other dimensions in compliance with the Design Regulations and noted that a Knox box lock box is approved should the owner wish to install one; seconded by John Seelye. Motion passed unanimously.

The Committee discussed Knox boxes as a potential addition to the Design Regulations and noted that the boxes give the Fire Department access to a home in the event of a fire and asked staff to include information about Knox boxes in the next newsletter.

5. Landscape Alteration

BSOA #06211A Gladstein

Legal: Cascade Block 3 Lot 211A

Street: 10 Middle Rider Rd

Staff presented the minor landscaping alteration application for John Gladstein. The applicant proposed removal of a half dozen dead or downed trees from the property to help reduce the risk of wildfire.

Staff recommended the Committee approve the application as submitted.

Motion made by Stacy Ossorio to approve the application as submitted; seconded by Clay Lorinsky. Motion passed unanimously with John Gladstein abstaining.

BSOA #04421 Bickerstaff/Weber – After-the-Fact

Legal: Meadow Village Block 4 Lot 21

Street: 2745 Little Coyote Rd

Before discussing the project, the applicant's request to waive the after-the-fact fee was presented to the Committee. It was noted that the applicant was unaware that minor landscaping alterations that were not visible from the road were required to be reviewed by the BSAC and that the work had already been contracted and scheduled before the applicant realized this. If the project was delayed, the contractor might have been unable to perform the work this season.

Motion made by Clay Lorinsky to waive the after-the-fact fee subject to payment of the Landscape Alteration fee; seconded by John Gladstein. Motion passed unanimously.

Staff presented the landscaping application for the Weber/Bickerstaff property and noted that the work had already been completed. The project included the addition of 10 new trees of various species and six shrubs to the backyard. The work would not be seen from either Little Coyote or Chief Joseph but would create vision screening between this lot and the lot directly to the north, which would be an improvement in the neighborhood.

Staff recommended the Committee approve the application as submitted noting the work had already been completed.

Motion made by Grant Hilton to approve application as submitted noting work was already completed; seconded by John Seelye. Motion passed unanimously.

6. Single-Family Residence

BSOA #06059A Yellow Dog Investment (Behm) Sketch Review

Legal: Cascade Block 2 Lot 59A

Street: TBD Little Thunder Rd.

Staff presented the plans for the Yellow Dog Investment (Behm) Single-Family Residence sketch plan application represented by Adam Racow. The proposed residence would have over seven thousand livable square footage with one thousand seven hundred nine additional square feet for the garage, mechanical, and storage rooms. The house would have six bedrooms and seven and a half bathrooms, one of which is a double bathroom. Finish materials would include concrete, charred hardwood siding, composite tile siding, composite siding, stone and Corten steel with all colors to be determined. Potentials items that might require an exception to the Design Regulations were noted as follows: a potential wall in excess of the forty-foot maximum, rooflines in excess of the forty-foot maximum, a retaining wall partially outside the building envelope and in excess of the twenty-four foot maximum, and the use of concrete as a major siding material. Staff noted that the driveway would also be longer than the seventy-five foot maximum required without approval by the Fire Department and that such approval would be needed with the final review application. The height of the proposed building would comply with Cascade covenants and it was noted there were a few other houses in the Cascade neighborhood that were similarly modern but none on Little Thunder Road. Staff asked for clarification of wall length determinations and showed an image of a house on Black Moon Road that had the same concrete siding as intended for this project.

Staff recommended the Committee discuss the potential exceptions and suitability in the neighborhood before approving the application.

The Committee discussed background on historical discussions about roof lengths and other regulations with the note that the general sentiment had always been the Design Regulations were written for a reason and exception should be granted in rarity. It was noted that the house is surrounded on all sides with trees that conceal the extended roof lengths but that approval may encourage more applicants to bring in extended roof lengths. The applicant updated the committee that the patio overhang outside the building envelope had been corrected and asked if a pitch break in the roof would be adequate to comply with the regulations. The Committee stated any such design changes would have to be submitted for appropriateness to be determined but that a design element change would be needed to bring the house into compliance and contiguousness with the subdivision. The applicant pointed out that any changes might affect the height but the Committee noted that both regulations would need to be met for the application to be approved.

Motion made by Grant Hilton to not accept the sketch plan as submitted for the subject property as the roof line exceeds 40-foot without a design element change but noting that the wall lengths

and retaining wall appear to meet the intent of the Design Regulations; seconded by John Seelye.
Motion passed unanimously.

Applicant was instructed to resubmit sketch with the discussed changes but it was noted that the committee did not find any issue with the window, doors, or wall lengths.

7. Discussion Items:

- a. Architectural Review Coordinator Approval Authority
 - i. Landscape/Minor Alterations: particularly of similar/identical material to existing.
 - ii. Geotech/Test Pits

Staff was instructed to include a list of staff approved projects in PowerPoint presentations and was given limited approval authority to minor/landscape alterations of the same nature to existing materials and geotech or test pits as long as there was an inclusion of reclamation and location requirement within the building envelope to prevent large scale damage to property without recourse. It was noted that an education of the membership would need to happen on this on the requirement to notify BSOA of geotech or test pit work as it is not commonly understood in the community.

- b. Governing Documents Binder – Staff updated the Committee of the creation of Governing Documents Binder or BSAC Bibles and it was requested by the Committee that these binders be distributed to all BSAC members in both electronic and physical format. It was noted that the Gallatin County Zoning Regulations should not be included.
- c. Member Tracking Report:
 - i. 2510 Curley Bear: An official letter was sent out requesting a timeline for demolition by the November 19, 2020 BSAC meeting and informing the owner if one was not received, the Committee may decide to impose fines.
 - ii. Black Moon Site Disturbance – Staff to send out a formal letter to owner to request a reclamation plan and to bring the reclamation plan to BSAC for review. John Seelye, John Gladstein, and Clay Lorinsky to walk the property to confirm the work with 24-hour notice given to the Owner.
- d. Performance Deposit Tracking Update: Most of the outstanding performance deposit issues have been resolved and all projects with expired or nearing completion deadlines have been asked if any extensions are needed. There are nine completed projects waiting for Aesthetic review that staff hopes to complete in the extra week between this meeting and the next.

8. Adjourn - With nothing more to discuss the meeting was adjourned at 10:44 AM.

Maggie Good, Interim BSAC Chair

***Unless otherwise noted, all Committee members were present for the duration of the meeting**