



Architectural Committee Meeting Minutes – October 1, 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:

Brian Wheeler
Eryn Schwehr
Morgan Brooks
Laura Seyfang
Joe Schwem
Ryley Liston
Rich Jorgenson
Kenny Holt
Bill Diesing
Kate Scott

Project Attending For:

Beaverhead
Beaverhead
#04414
#04502 and #07203
#06261 and #06114A
#06261
Fairways/Fritz
Fairways/Fritz
#06151A

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. **Temporary Chair Appointment** – With the expiration of the Boyne appointments and one other Committee seat as of October 1, 2020 and with the election not yet ratified by the Board, the FY 2021 Committee Appointment Candidates were temporarily appointed to the BSAC by the Board until the November 5, 2020 BSAC meeting. The Member Elects were officially verified by the Executive Committee September 30, 2020 but since three members of the current Committee were only temporarily appointed, it was recommended that the Committee appoint a temporary Chair until such time as the election could be ratified, Committee assignments be determined, and a permanent Chair appointed.

Motion made by Grant Hilton to approve the appointment of an interim chair until the November 5, 2020 BSAC meeting; seconded by Maggie Good. Motion passed.

Motion made by Grant Hilton to appoint Maggie Good as Interim Chair of the BSAC; seconded by John Gladstein, Motion passed.

2. **Membership Forum** – None.
3. **Call to Order** – Interim Chair, Maggie Good called the meeting to order at 9:23 AM.
4. **Meeting Minutes** – September 17, 2020 BSAC Meeting Minutes

Motion made by John Gladstein to approve the Meeting Minutes as revised; seconded by Grant Hilton. Motion passed.

5. Multi-Family Condominium - Final

Beaverhead

Legal: Section 30 Tract 6S RO3E

Street: Beaverhead Trail

Staff presented the Beaverhead Condominiums Final Plan, which was represented by Eryn Schwehr and Brian Wheeler. Two of the final three Buildings, building 02 and 03, were presented at their Final Plan Stage. No changes had been made between Sketch and Final Plan. The Committee was reminded of the changes made since the original plan was approved in 2006 and which had been discussed during the Sketch review.

As requested by the Committee during Sketch, both the height comparison and garage square footage comparisons between the original plan and the current plan were included for Final. Staff noted that there is no governing max on height as there are no Covenants for this property and cited section 5.1 of the Design Regulations which gives the BSAC authority to determine appropriate height where there are no Covenants and section 5.1 states an approval in writing from the Fire Chief must be received prior to BSAC final approval. The required written approval was received before the meeting.

Staff recommended the BSAC approve the application as submitted noting that changes made from the original/existing buildings took into account maintenance, snow/ice load, and fire safety. Staff also asked the Committee to clarify the performance deposit amount for landscaping as the Review Schedule conflicts with the Design Regulations.

Motion made by John Gladstein to approve the application as submitted per staff's recommendation; seconded by Grant Hilton. Motion passed.

Motion made by John Gladstein to adopt the schedule for purposes of this project and charge the applicant \$4,000 for a Landscaping Performance Deposit based on disturbed acreage; seconded by Grant Hilton. Motion passed.

Motion made by John Gladstein to recommend the Board reconcile the Procedure Resolution with the Review and Performance Deposit Schedule; seconded by Grant Hilton. Motion passed.

A note was made by the Committee that clarification within the Fee Schedule document needs to be made for how landscape performance deposits are calculated in terms of acreage.

6. Minor Alteration – After-the-Fact Approval

BSOA # #04414 – J2MP LLC

Legal: Meadow Village Subdivision Block 4 Lot 14

Street: 2635 Little Coyote Rd

Before reviewing the project, staff relayed the applicant's request that the After-the-Fact fee be waived due to the risk of losing the contractor if the applicant had waited for BSAC approval. It was noted that a review fee and performance deposit has been received.

Motion made by John Gladstein to waive the after-the-fact fee; seconded by Greg Clark. Motion passed.

Staff presented the J2MP LLC Minor Alteration project represented by Morgan Brooks and noted that the work had already been completed. The applicant replaced the existing roof in order to prevent further damage in the winter from ice damming. The proposed material was almost identical to the existing material and is better for the cold weather and snowfall common in Big Sky.

Staff recommended that the BSAC approve the application as submitted, noting the work has already been completed.

Motion made by John Gladstein to approve the application as submitted; seconded by John Seelye. Motion passed.

7. Landscape Alteration -

BSOA # 04502 – Carolyn Brislawn

Legal: Meadow Village Subdivision Block 5 Lot 2

Street: 1845 Little Coyote Rd

Before reviewing the project, staff relayed the project representative's request that the review fee be waived for this application because the work is being performed on behalf of the Brislawns by a non-profit organization to shield their view from the Meadowview housing development. It was noted that no review fee had been received.

Committee pointed out that the responsibility of the review fee should be the owners, not the contractors, especially as the Brislawns are getting the tree and work for free out of generosity from HRDC as good neighbors; and that the fee would only be \$50.

Motion made by John Gladstein to deny the request and charge the review fee of \$50 for this project; seconded by Grant Hilton. Motion passed.

Staff presented the Landscape Alteration project represented by Laura Seyfang which consisted of planting a single six-foot Ponderosa pine in the backyard to shield the Owner's view of the Meadowview development.

Staff recommended the BSAC approve the application as submitted.

Motion made by John Gladstein to approve the Landscape Alteration application as submitted; seconded by Grant Hilton. Motion passed.

8. Alteration to Approved Plan -

BSOA #07203 - HRDC Meadowview Phase 2

Legal: Meadow Village Subdivision Section 36 Lot T-2

Street: Arapaho Trail

Before reviewing the project, staff relayed the project representative's request that the review fee be waived for this application because the owner is a non-profit and the development would provide affordable housing for Big Sky employees. It was noted that this is the fourth alteration to the approved plan proposed to the BSAC but only one fee had been waived previously.

Motion made by John Gladstein to accept the applicants request to waive the \$200 fee; seconded by Stacy Ossorio. Motion passed.

Staff presented the Meadowview Phase 2 Alteration to Approved plan represented by Laura Seyfang and noted that the Final Plan was approved on May 17, 2018 with two conditions.

The proposed alteration would include swapping out the currently used residential trash cans for one large dumpster within an enclosure. This dumpster and enclosure were included on the original approved plan but the location would be slightly adjusted to be within the setbacks and no longer encroaching in the utility easement. The enclosure would have three different finish materials which are consistent with the Meadowview development and with the neighborhood. The length of the enclosure would be well below the max sixteen-feet set out in the Design Regulations. The other alteration would be the installation of an irrigation connect to existing purple pipe located between the baseball fields in an easement between HRDC and BSCO. This utility work would be buried as required by the Covenants and the purple pipe would be a sustainable improvement to traditional irrigation. A copy of the easement was provided and it was clear in the application that the work would be occurring on an easement located on BSCO property which differentiates this application from ones that were problematic in the past.

Staff recommended the BSAC approve the application as submitted noting the new location of the enclosure would be inside the setbacks and the irrigation would be a sustainability improvement.

Motion made by John Gladstein to approve the Alteration to Approved plan as submitted; seconded by John Seelye. Motion passed.

BSOA #06261 Cascade 261 LLC (Liston)

Legal: Cascade Subdivision Block 3 Lot 261

Street: 12 Swift Bear

Staff presented the Cascade 261 LLC Alteration to Approved Plan represented by Lyric Architecture. It was noted that no previous Alterations to Approved Plan had been made and the first one is always free. The alteration would add a bonus room above the garage that would not exceed the existing approved height. There were some noted reconfiguration of windows and doors as well as some siding materials for variation. The roofing material on the bonus room would be changed to asphalt shingle and there would be exteriors stairs added to the north elevation for the bonus room.

Staff recommended the BSAC approve the application as submitted.

Committee discussed the appropriateness of the outdoor staircase that would not be enclosed as it could look like an apartment and may not be compatible with the neighborhood. Applicant noted that the staircase was included as an additional mode of emergency egress and there were no kitchen appliances in the bonus room which might constitute a CUP. In some other cases in this neighborhood staircases had been required to be enclosed. It was also noted that from a fire-fighting perspective, the exterior staircase would be beneficial for both residents and fire fighting personnel.

Motion made by Grant Hilton to approve the Alteration to Approved Plan as submitted noting that approval of the exterior staircase in no way permits this bonus room to be used as an accessory apartment (ADU) and that the approval of the exterior staircase is based on safety/egress concerns; seconded by Clay Lorinsky. Motion passed with four in favor and three against.

9. Single Family Residence – Final

BSOA #06114A – Lepper (VHPWest)

Legal: Cascade Subdivision Block 3 Lot114A

Street: TBD White Butte

Staff presented the Lepper Single Family Residence Final Plan represented by Lyric Architecture noting the following changes from Sketch: minor window reconfiguration, minor material changes for variety, minor landscaping, and fifteen exterior lights between both stories of the home. During Sketch, the Committee requested the applicant provide snow storage and constructing staging locations on their site plan as well as the dimensions for the driveway. Both requests were met.

It was noted that the driveway would be in excess of the maximum limit set out in the Design Regulations and that a letter of approval from the Fire Department had not yet been received. Historically the Committee had required the letter be submitted after BSAC Final Approval but before construction. However, staff pointed out that the Design Regulations state a letter must be submitted prior to Final Approval and the applicant noted that Madison County usually asks for BSAC's final approval prior to reviewing an application with the Fire Department. In the past, the Committee has required the letter as a condition of approval.

A retaining wall was also brought to the Committee's attention as it would be located outside the building envelope. The Design Regulations require all retaining walls be installed within the building envelope so this would require an exception.

Staff recommended the BSAC consider the requirement of an exception for the retaining wall and the requirement of an approval letter from Fire Department on the driveway length before approving this application. If the Committee felt an exception was warranted and that it was appropriate to receive the approval letter after BSAC's final approval, then staff would

recommend the application be approved with the condition that the letter be received prior to construction.

The Committee noted there is an overlarge Real Estate sign on the property, which is not compliant but no official letter has been sent to the owner. It was suggested that a letter be sent out. The architect confirmed that the recessed cans will be angled toward the house to keep from shining outward. There was discussion about the length of the driveway but it was determined that due to the topography of the lot and the location of the building envelope, there would be no way to access the building envelope without a long driveway.

Motion made by Grant Hilton to approve the Final Plan application as submitted noting that an exception is being granted for the retaining wall located outside the building envelope contingent upon receipt of the Fire Department approval letter regarding the long driveway; seconded by John Gladstein. Motion passed.

10. Multi-Family Condominiums – Major Alteration

Fritz (Fairways)

Legal: Meadow Village Subdivision Tract E Plat I-12

Street: Little Coyote Rd

Before reviewing this project, staff requested the Committee discuss how the project should be classified and proposed two options, either as a Single-Family Condominium (SFC) or a Multi-Family Condominium (MFC). It was noted that the project was originally reviewed as MFC, perhaps mistakenly, but it might be inappropriate to perpetrate this error here. It was discussed that reclassifying the project under SFC would require the 28' height restriction of single-family residences in the Covenants when the existing buildings were over 32' tall. Under both categories, it would still need to be determined whether to review the project as Sketch or Final. It was noted that the project could be considered a Major Alteration instead of a new construction because the BSAC Design Regulations defines Major Alteration to include the construction of a new structure on an existing foundation. This would be appropriate for this project but classifying the project as a Major Alteration would only require a review fee of \$300 compared with \$2,000. Staff did not feel comfortable making a recommendation here with her limited experience but noted that she did feel \$300 was sufficient for the work done reviewing the project. It was noted that the delays of construction had been a point of contention within the BSOA and a source of frequent complaint from the membership. The Committee decided to classify the project as a MFC Major Alteration Final. There was discussion about the viability of the existing foundation as discussed by the Board at its August 2020 meeting and the project representative noted that a structural test had been done and the foundation passed with a 5130 lbs/sf result. Committee requested the applicant send a copy of the report to the BSAC.

Motion made by Grant Hilton to consider this project as a Major Alteration Final Plan; seconded by John Gladstein. Motion passed.

Staff then presented the Fritz (Fairways) Major Alteration Final Plan represented by Rich Jorgenson and Kenny Holt which recently closed escrow, September 29, and was considered for review contingent upon the receipt of the deed transfer. The deed was received on October 1,

2020 prior to review. The Committee was updated on the history of the project and it was noted that the BSAC currently holds Performance Deposits that are more than sufficient for this project.

The applicant intends to complete the construction of the current duplex with the existing foundation by early summer 2021 with the remaining two buildings slotted for the next two years. It was noted that the building will be constructed according to the 2014 approved plan with no deviation which includes an exception for a 32-foot-long retaining wall between units 2204 and 2214 and that there were 36 lights in total for each building. The lighting fixtures will be night sky compliant and identical to lights on existing units. All finish materials will match existing units as well.

Staff recommended that the Committee approve the plan as submitted with the following conditions

1. A monument sign design be submitted prior to installation
2. A monument sign be installed prior to the completion of the final units.

Motion made by Grant Hilton to approve the Major Alteration Final plan noting that all finish materials be consistent with existing materials, a monument sign be designed per the Design Regulations specifications, and that the exception for the 32' retaining wall made in 2014 be adopted in this approval as well; seconded by Greg Clark. Motion passed.

11. Construction/Landscaping Extension Request -

BSOA #02518 – Vanyo

Legal: Aspen Groves Block A Lot 18

Street: 993 Andesite Rd.

Staff presented the Vanyo's request for a Landscaping Extension due to landscaper delays. It was noted that the Design Regulations are explicit on the requirements for extension requests and this section might need to be included in future revisions of the document to make it reasonably enforceable. The requested new date for completion would be November 1, 2020.

Staff recommend the BSAC approve the Landscaping Extension request as submitted.

Motion made by John Seelye to approve the extension of the completion date to November 1, 2020; seconded by Stacy Ossorio. Motion passed.

BSOA #06211A – Gladstein

Legal: Cascade Block 3 Lot 211A

Street: 10 Middle Rider

Staff presented the Gladstein's request for a Landscaping Extension and recommended the BSAC approve the request as submitted. It was noted by applicant that an electrical 'wire' had been installed but would be seasonal and the new date for completion would be November 30, 2020.

Motion made by Grant Hilton to approve the extension of the completion date to November 30, 2020; seconded by John Seelye. Motion passed with John Gladstein abstaining.

12. Discussion Items:

a. Member Report Tracking Update

- i. 2510 Curley Bear: Staff reported that the owner's attorney responded to the Committee's questions and his response was that the demolition of the house would not be dependent upon the settlement from the insurance but that the owner was still working with local contractors to determine a timeline for completion. It was suggested a letter be sent with photos to the owner requesting a timeline to help the owner put pressure on the insurance company.
- ii. 151A Black Moon: Staff requested the statement and remediation plan from the owner of the property who provided a detailed email response as well as a letter from the geotechnical engineer who did the work. The owner was able to attend the meeting to discuss this issue and the Committee agreed to send the owner photos of the extent of the disturbance.
- iii. Two other compliance topics were reported to the Committee but no discussion was required.

b. Performance Deposit Tracking Update

- i. Staff presented the active project/performance deposit list noting that there were still a handful of missing deposits/fees that were being resolved between staff and members.

c. Project Completion Tracking

- i. Staff noted that all projects whose deadlines had expired or would expire before the next BSAC meeting had been notified and asked if extensions were needed.

13. Adjourn - The meeting adjourned at 12:15 PM.

Maggie Good, Interim BSAC Chair