

Architectural Committee Meeting Minutes – October 20, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants:</u>	<u>Project Attending for:</u>
Hannah Brylski	Joe Schwem	#04516
Suzan Scott	Joe Schwem	#07509
John Seelye	Joe Schwem	#04509
Stacy Ossorio	Eric Stentzel	#04338
Brad Reiersen	Lance Krieg	#04527A-1
	Jeff MacPherson, BSCO	#07206
	Dave McCaffery	#02813
	Rich Sidoroff	Shoshone
	Keith Carlson	#06213
<u>Using GoTo Meeting (GT):</u>	<u>Guests:</u>	
Maggie Good	Erik Morrison	#06172A
Greg Clarke		
Grant Hilton		

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** – The Chair called the meeting to order at 9:12 AM.

Motion made by John Seelye to elect Stacy Ossorio as temporary chair; seconded by Grant Hilton. Motion passed.

3. **Meeting Minutes** – September 15, 2022

Motion made by John Seelye to approve the September 15, 2022 Meeting Minutes; seconded by Maggie Good. Motion passed.

4. **Single-Family Residence – Final:**

BSOA: #04516 James Norman
Legal: Meadow Village, Block 5, Lot 16
Street: TBD Little Coyote

Staff presented the Norman Single-Family Residence Final plan which proposed a three-story mountain modern home with 2,052 habitable square feet and 975 non-habitable square feet. The home proposed 5 bedrooms, 3 full baths, 1 half bath, and an updated average height of 24-feet 11-inches. The plan included no changes from the original approval.

Staff presented to the committee the exterior finish samples that were not present during the original approval dated September 15, 2022.

Staff recommended the Committee approve the application as submitted.

Motion made by John Seelye to approve the application as submitted, subject to staffs review of Board & Batten Siding Sample; seconded by Maggie Good. Motion passed unanimously.

5. Single-Family Residence – Sketch:

BSOA: #07509 Lubin

Legal: North Fork Creek Lot 3

Street: 3 Moosewood Road

Staff presented the Lubin Single-Family Residence Sketch plan which proposed a three-story home with four bedrooms, and a bunkroom. The home has 1,729 square feet of living area on the main floor, 1,517 square feet on the lower level, and 585 square feet on the upper floor. The total living area is 3,831 square feet. Additionally, there is a 775 square foot double car garage space for the home. Staff calculated the average height at below 30 feet, the maximum in North Fork Subdivision, making the home compliant.

There was discussion about the driveway outside of the building envelope and within the setbacks. The question that was raised – is a driveway a permanent structure?

Staff recommended the committee approve the application as submitted and Gallatin County to confirm rulling on driveways in setbacks.

Motion made by John Seelye to approve sketch submittal as submitted, however, subject to Gallatin County’s ruling on driveways in setbacks, staff to mail notification to adjoining neighbors, and request a letter from the county regarding wetlands; Seconded by Brad Reieron. Motion passed unanimously.

BSOA: #04509 Lepper

Legal: Meadow Village Lot 9

Street: 1935 Little Coyote

Staff presented the Lepper Single-Family Residence Sketch plan which proposed a two-story home with four bedrooms. The home has 1,919 square feet of living area on the main floor and 1,919 square feet on the lower floor. The total living area is 3,838 square feet. Additionally, there is a 587 square foot garage for the home. Staff calculated the average height at below 25’, the maximum in Meadow Village Subdivision, making the home compliant.

There was discussion about the driveway within setbacks. Staff noted that Gallatin County will need to confirm if a driveway is considered a permanent structure.

Staff recommended the committee approve the application as submitted subject to Gallatin County’s confirmation on whether a driveway is considered a permanent structure.

John Seelye excused himself from the meeting as a result of a committee members conduct during project discussion.

Motion made by Brad Reieron to table the application until discussion with Gallatin County; Seconded by Maggie Good. Motion passed unanimously.

6. Minor Alterations:

BSOA: #04338 Lauro

Legal: Meadow Village, Block 3, Lot 38

Street: 3191 Two Moons Road

Staff presented the Lauro Residence which proposed a privacy screening for existing hot tub.

Staff recommended the Committee approve the application as submitted as the screening is consistent with the overall design, construction, and materials of the existing building.

Motion made by Grant Hilton to approve the application as submitted; seconded by Brad Reiersen. Motion passed unanimously.

BSOA: #04527A-1 Krieg
Legal: Meadow Village, Block 5, Lot 27A-1
Street: 30 Buffalo Calf Road

Staff presented the Krieg Residence which proposed 3 solar panels to be installed on the roof of the residence. Staff noted the Sketch Plans show a 3” height increase.

Staff recommended the Committee approve the application as submitted subject to reviewing finish samples.

Motion made by Brad Reiersen to approve the application as submitted; seconded by Grant Hilton. Motion passed unanimously.

7. Commercial – New Construction – Final:

BSOA #07206 BSCO
Legal: Sweetgrass Hills Lot 2A-1
Street: 25 Seeway Road

Staff presented the BSCO redesign of the maintenance building. The proposed structure is 5,040 square feet; 1,793 square feet garage and maintenance, 723 square feet office/restroom/closet, and 2,520 square feet comprised of office spaces. The average height of the building is 32 feet. The plan included no changes from the original approval.

Staff presented to the committee the sample board with samples of both the metal roofing and siding finishes. Lighting specifications were reviewed and Staff recommends the committee approve the application as submitted subject to Staffs review of missing lighting spec.

Motion made by Greg Clark to approve the application as submitted; seconded by Maggie Good. Motion passed unanimously.

8. Extension Requests:

BSOA: #02813 McCaffery
Legal: Aspen Groves, Block D, Lot 13
Street: 89 Silverado Trail

Staff presented the McCaffery Extension Request which asked for a new deadline of June 30th, 2023. The applicant reported that the project has been delayed due to a delayed concrete order.

Staff recommended the Committee approve the request as submitted.

Motion made by Brad Reiersen to approve the extension request as submitted; seconded by Maggie Good. Motion passed unanimously.

BSOA: Shoshone Condos

Legal: S30 T06 S, R03E P.B. 6 PG 444

Street: 40 Big Sky Resort Road

Staff presented the Shoshone Condos Extension Request. The applicant reported that the project has been delayed due to a 40% increase in construction cost. The Shoshone Board plans to rebid the project in the Fall of 2023, with a planned construction start of Spring 2024 and construction completion date of October 2025.

The Committee has asked Shoshone Condos to submit to the BSAC in the Fall of 2023 to provide an update on the Bidding process, and to confirm the final construction start date.

Staff recommended the Committee approve the request as submitted.

Motion made by Maggie Good to approve the extension request as submitted and waive the application fee for the resubmission come Fall of 2023; seconded by Brad Reierson. Motion passed unanimously.

BSOA: #06213 Carlson-Bouchard

Legal: Cascade, Block 3, Lot 213A

Street: 16 Middle Rider Road

Staff presented the Carlson-Bouchard Extension Request which asked for a new deadline of August 31, 2023. The applicant reported that their landscape will not be complete this fall, weather permitting, and will resume for completion Summer of 2023.

Motion made by Maggie Good to approve the extension request as submitted; seconded by Brad Reierson. Motion passed unanimously.

9. Discussion:

- a. *Staff Releases and Approvals:* Staff made no approvals and no releases since the last meeting.
- b. *Compliance Tracking Report* –Staff updated the Committee on the ongoing issues and noted that no action was needed from the Committee at this time.
- c. *Performance Deposit Tracking:* Staff reported that work continues clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee:* The BSAC has endorsed the latest version, and a final copy will go to the Board for review.
- e. *Next Meeting:* November 17, 2022 at 9:00 AM

10. Adjourn – The meeting adjourned at 11:33 AM.

Stacy Ossorio, BSAC Temporary Chair