

## Architectural Committee Meeting Minutes – September 16, 2021

### BSAC/Staff in Attendance:

Amy San Nicolas  
Gary Walton  
Clay Lorinsky  
John Seelye  
Suzan Scott

### Guests:

Kirk Stoner  
Jackson Trout  
Pam Boneham  
Paul Boneham  
Mariya Provost  
Leighanne Daily  
Robert Daily

### Project Attending for:

#04221  
#06262  
#04608  
#04608  
#04608  
#06522  
#06522

### Using GoTo Meeting:

Greg Clark

*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, Gary Walton, called the meeting to order at 9:04 AM.
3. **Meeting Minutes** – September 2, 2021 Meeting Minutes Corrections:

**Motion made by John Seelye to approve the September 2, 2021 Meeting Minutes; seconded by Greg Clark. Motion passed.**

#### 4. **Major Alteration Final:**

BSOA: #04221 Stoner

Legal: MV Block 2 Lot 21

Street: 2635 Curley Bear

Staff presented the Stoner Major Alteration Final Plan noting no changes had been made since final. The sketch approval on this project had been conditional on the receipt of a review and approval by a Montana licensed structural engineer. A letter and calculations were submitted by the applicant on behalf of the engineer noting a few recommendations: board size and spacing, fasteners, roofing details in relation to snow loads, and the dimensions of the foundation.

Staff recommended the Committee approve the application as submitted to be built as recommended by the structural engineer's calculations.

There was discussion about why the applicant chose to use the selected roofing material.

**Motion made by Clay Lorinsky to approve the application as submitted; Seconded by John Seelye. Motion passed.**

**5. Single-Family Residence Sketch Plan:**

BSOA: #06262 McBrayer  
Legal: Cascade Bl 3 Lot 262  
Street: TBD Swift Bear

Staff presented the McBrayer Single-Family Residence Sketch Plan Review. The proposed home would be a two-story mountain-modern 4,620 square foot home with a 803 square foot two-car garage, 4 bedrooms, and 5 bathrooms. The proposed finishes included: asphalt roof shingles, standing seam metal roof, wood fascia and trim, horizontal and vertical wood siding, aluminum-clad windows, steel columns, stone veneer, and a steel/cable railing system. The average height of the proposed home would be roughly twenty-six and a half feet and all ridgelines and walls were under the forty-foot max but staff did not a very small portion of the second-floor patio and corresponding footer fell a little over a foot outside the building envelope.

Staff recommended the Committee require that the deck be made small enough to keep the footer within the building envelope.

There was discussion about whether or not the home could be shifted a foot north to be within the setbacks and the architect said that could be done.

**Motion made by John Seelye to approve the application as submitted with the note that the architect shall move the footprint to comply with the setback regulations; seconded by Clay Lorinsky. Motion passed.**

**6. Major Alteration Sketch Plan:**

BSOA: #04608 Boneham  
Legal: MV Bl 6 Lot 8  
Street: 2165 Spotted Elk

Staff presented the Boneham Major Alteration Sketch plan noting that a plan had been previously submitted last year but was denied due to the inclusive of a detached structure. The resubmission addressed that by connecting the roof a screened-in gazebo to the roof of the main house. The gazebo would be roughly 356 square feet of unconditioned space surrounded in nearly floor to ceiling screens that could be removed in the summer time. The average height would be about fifteen feet and the plan proposed two options, one of which included an outdoor fireplace and one in which did not.

Staff recommended the Committee discuss whether or not the fireplace constituted a conditioning of the gazebo space and if the Committee determined it did not, then approve the application option A as submitted. If the fire place did condition the space, staff recommended the Committee approve option B as submitted.

The applicant requested to have the final approval second review waived. There was discussion about whether or not BSAC procedures allowed for a waiver of the final approval and it was determined that currently there was not. However, the Committee noted that this could be considered for the on-going revisions on the Design Regulations.

**Motion made by John Seelye to approve option A as submitted; seconded by Greg Clark. Motion passed.**

## 7. After-the-Fact Approval:

BSOA: #06522 Daily

Legal: Cascade Bl 1 lot 22

Street: White Otter Road

Staff presented the Daily After-the-Fact approval request and compliance issue giving a brief recap of the situation in which the applicant scraped their lot in preparation of holding a wedding the weekend before this meeting without getting approval from the BSAC. Staff noted that the wedding tent had been taken down.

Staff recommended the Committee discuss the following items when determining approval and next action items for the member: possible requirement of a formal landscaping plan showing the setbacks/building envelope, details of remediation planting and erosion control/drainage plans, as well as the possible requirement of the owner to post a deposit equal to the amount of disturbed area per the fee schedule.

The Committee determined that an additional application would be submitted inclusive of a formal landscape application. There was discussion about the appropriate timeframe to require this be submitted by October 21<sup>st</sup>. Owner/applicant was asked to keep staff informed of their progress in case of any delay or issues.

**Motion made by John Seelye to require a professional landscape plan showing full reclamation of the disturbed area submitted in time to be reviewed at the October 21<sup>st</sup> BSAC meeting; seconded by Clay Lorinsky. Motion passed.**

## 8. Discussion:

- a. Staff Releases and Approvals: Staff made one approval and one releases since the last meeting.
- b. Compliance Tracking Report: Staff updated the Committee on ongoing compliance issues.
- c. Performance Deposit Tracking: Nothing new to report.
- d. Design Regulations Revision Subcommittee: Nothing new to report.

Adjourn - With nothing further to discuss, the meeting adjourned at 9:59 AM.

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Gary Walton, BSAC Chairman