



## Architectural Committee Meeting Minutes – September 17, 2020

### **BSAC/Staff in Attendance:**

Jess Bevilacqua  
Amy San Nicolas  
Suzan Scott

### **Guests:**

Frank Cikan  
Mike Hall  
Jamie Daaguard  
Eryn Schwehr  
Greg Clarke

### **Project Attending For:**

#06218A  
#02514  
#02514  
Beaverhead

### **Using GoTo Meeting:**

Brian Wheeler  
Suzan Scott  
John Gladstein  
Grant Hilton  
Kate Scott  
Maggie Good  
Dan Hoadley  
Trever McSpadden

*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 GoTo Meeting.*

### **1. Membership Forum -**

**2. Call to Order** – Chair Brian Wheeler called the meeting to order at 8:03 AM.

### **3. Meeting Minutes –**

**Maggie Good made a motion to approve the August 20, 2020 Meeting Minutes; seconded by Grant Hilton. The motion passed unanimously.**

### **4. Major Alteration Final Review**

#### **BSOA #06218A Lone Peak Land Co Major Alteration**

Legal: Cascade Block 3 Lot 218A  
Street: 38 Middle Rider Road

Staff presented the Final Plan for the Lone Peak Land Co major alteration application, represented by Frank Cikan. The application was to expand and existing deck on the south side of the home, remodel an existing kitchen which would include a ‘bump out’ and require minor roof modifications, replace the existing roof with a cold roof to address leaks and ice damming., and add a few windows and doors in several areas. All materials proposed would match existing log, stain, and river rock with white cedar decking and metal rail. The roofline modifications will not exceed the existing height of the building. There were little to no landscape changes, except restoring disturbed area. Two light fixtures will be added that are dark sky compliant with frosted glass to match existing.

Staff recommended the application be approved as submitted.



**Kate Scott made a motion to approve the application as submitted; seconded by Maggie Good. The motion passed unanimously.**

BSOA #02514 Volosin Major Alteration

Legal: Aspen Groves Block A Lot 14

Street: 879 Andesite Road

Staff presented the Volosin major alteration application, represented by Mike Hall and Jamie Daaguard. The application was to add a sunroom to the front of the home, a patio space, bump out the mud room next to the garage, extend the master bedroom at the back of residence, bump out the master closet to the North West, and modify the roofline over the master bedroom. The modified roofline would not exceed existing height and all materials would match existing except for a standing seam metal roof over the master bedroom and mud room. The lighting plan adds four new lights that match the existing lights and are dark sky compliant. It was noted that there is plenty of off-street parking and a construction staging plan was provided.

The BSAC discussed the raised planter dimensions provide and the proposed berm. It was noted that this berm would need to be shaped and landscaped: for example, feathered with a three-to-one slope to distinguish the sculpted berm from a dirty pile. It was noted that the berm is quite far from the road. the architects mentioned there me be some added rock that will match existing materials. This will be sent to staff when approved by the owner.

Staff recommended the application be approved as submitted.

**Grant Hilton made a motion to approve the application as submitted with a note that the berm will be feathered with an approximate three-to-one slope and seeded with grasses; seconded by John Gladstein. The motion passed unanimously.**

## **5. Multi-Family Condominium Review\***

Beaverhead Condominiums

Legal: S30, T06S, R03E

Street: Beaverhead Trail

*\*continuation of approved plan*

Brian Wheeler noted that he does have an ownership interest in this property and will only be participating in the discussion as an owner instead of a committee member. Eryn Schwehr represented the project. Staff brought the Committee up to speed on the history of this project which began in 1980 with 13 building of 4-5 units each. In 2006-2008, the development tried to finish its full build out but three buildings still remain. The project was paused until 2019 when a new developer wanted to finish the last three building referred to as Buildings 02, 03, and 04. Staff presented the previously approved site plan which showed building 02 and 03 consisting of 5 dwelling units each with enclosed garages that are extra deep to satisfy the 1.5 parking spaces per unit for multi-family developments. The building height is slightly lower than the original design due to simplified roof lines, an improvement in preventing ice damming and reducing snow loads. It was noted that Building 02 and 03 are almost identical and that the project is also under review with other authorities having jurisdiction.

Some improvements to the original design were made based on discussions with the Beaverhead HOA board and maintenance director and included the following: screened hot tubs to be located outside of the buildings in order to prevent water damage, third floor decks to be relocated to the center to prevent snow and ice buildup, roof design to be simplified to prevent snow and ice buildup and interior damage, and builds to be improved to reduced maintenance and upgraded to current materials and systems. Other improved were made in cooperation with Big Sky resort including: access road to the north to be improved to comply with fire department and Wildland Urban Interface Standards and landscaping to be added such as reseeding, above ground sprinklers, perennial plantings and gravel beds to add fire protection.

The committee discussed whether this application was a continuation of an approved site plan or a brand-new construction. Cascade Ridge and Brownstone were noted as examples as development with master plans that were approved a decade or more ago, stalled for a length of time, before continuing. It was noted that nothing is a precedent and it should be decided on a case by case situation and also that there is no set application expiration for this type of situation and that the property is not in Cascade. This means there is no covenants or construction time-frame, which makes it hard to determine whether or not it is even in BSAC jurisdiction. Staff recommended that some type of standard is discussed and established by the Committee at some point to make situations like this easier to determine. The point was made that master plan applications are designed for exactly this purpose to allow development, which takes longer than residential projects. Setting an expiration limit on these plans might discourage the submission of master site plans. It was proposed that the Committee consider this application as a Sketch Plan, review it per procedure and have the applicant come back with a Final Plan at the next meeting. Staff recommended the motion be inclusive of next steps for the applicant and that there be a single review fee for both buildings in the amount of \$2,000.

**Maggie Good made a motion to have the applicant resubmit this project at the next meeting as a Final Plan without the requirement of a sketch plan; seconded by John Gladstein. Motion failed in a tie.**

**Kate Scott made a motion to review the current application as a Sketch Plan, then ask the applicant to return with a Final Plan application at the next meeting cycle; seconded by Trevor McSpadden. Motion passed unanimously.**

**John Gladstein made a motion to approve the Sketch plan as submitted with a note that the garage square footage be confirmed for the Final; seconded by Kate Scott. Motion passed unanimously.**

## **6. Discussion Items:**

### **a) Member Report Tracking Update**

2510 Curley Bear: Owner is seeking contractor for demolition but has not yet been able to get a contractor to commit to a specific date. A letter from the owner's attorney noted they are still working to settle with their insurance agency for money for the demolition. There was a discussion on how to balance compassion with the responsibility to ensure the demolition and rebuild is handled in a timely manner. Committee asked staff to approach owner and attorney to see if the demolition is contingent on the funds obtained through the demolition settlement and to request a timeline for the demolition with or without the settlement. Staff recommended that when this project does come through for review, the review fee be waived in consideration of the circumstances.



Black moon Rd – Staff has been in contact with owner and it was noted that a geo-tech study was performed one year ago. Staff visited the site and saw the trees down but noted they looked old. A few committee members disagreed and it was suggested that a letter be sent to the owner detailing what has been seen by members and asking the owner to respond to the concern with a remediation plan, noting the owner would have to come through the BSAC for review.

b) Performance Deposit Tracking Update

Staff presented the active project/performance deposit list and noted several properties are in the process of undergoing inspections at this time and there are a few outstanding performance deposits staff is working to clear up.

c) Subcommittee Update

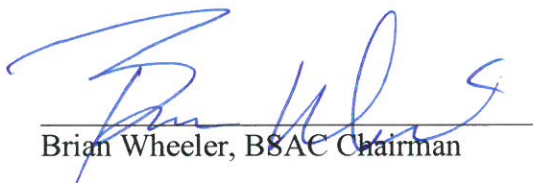
Staff updated the Committee on the status of the design regulation amendments and the Committee review the proposed changes. A few further word choice edits were proposed by email preceding the meeting. The following questions was posed: why haven't the commercial standards been completely separated from the residential standards? It was noted that the key difference is BSOA is not a municipality with the relevant staff, expertise, and resources. The Subcommittee had to keep in mind the jurisdictional boundaries and responsibilities as well as the BSOAs mission statement. The main objective of the proposed amendments was to highlight the nuanced differences between commercial and residential projects as an HOA without getting down into the minutia of municipal requirements which the BSOA and BSAC are not qualified to review. With that in mind, it made sense for the BSAC purposes to have one document. After these amendments are approved it would be sent to Legal and then to the Board. Further down the road, the subcommittee intends to take a deeper dive into revising the regulations as a whole which could include further amendments to commercial development as well as potentially separating the two regulations. The Subcommittee, for the purposes of expediency, comingled the language for both commercial and residential for general issues and intentional avoided addressing specific issues of commercial development that weren't already addressed in the existing document for residential regulations.

**Grant Hilton made a motion to accept the proposed revisions including the edits suggested by email; seconded by John Gladstein. Motion passed unanimously.**

d) Meeting Time:

Staff proposed moving BSAC meeting times from 8:00 AM until 9:00 AM for the winter months due to staff/school conflicts. Staff noted, due to the later election this year, the Board will need to appoint interim Committee members until the election can be ratified. It was agreed that for the time being, meetings will begin at 9:00 AM.

e) Adjourn - The meeting adjourned at 10:10 AM.



Brian Wheeler, BSAC Chairman