

Architectural Committee Meeting Minutes – September 1, 2022

<u>BSAC/Staff in Attendance:</u>	<u>Applicants (all virtual):</u>	<u>Project Attending for:</u>
Suzan Scott	Jackson Trout	#06047A
Grant Hilton	Garrett Damm	#04354
John Seelye	Bill Maw	#05317
Maggie Good	Ann Fetzer	#06334
Stacy Ossorio	Big Sky Landscaping	#06211A
Brad Reiersen	Janice Tate	#04504
Hannah Brylski	Mason Shaffer	#06300
	Ted McKay	#05427

Attending via GoToMeeting:

Greg Clark – BSAC Member

*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 9:34 AM.

**Motion made by Maggie Good to elect Stacy Ossorio as temporary chair; seconded by Grant Hilton. Motion passed.**

3. **Meeting Minutes** – August 4, 2022

**Motion made by Maggie Good to approve the August 4, 2022 BSAC Meeting Minutes; seconded by John Seelye. Motion passed.**

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

BSOA: #06047A Stoler

Legal: Cascade Subdivision, Block 2, Lot 47A

Street: TBD Little Thunder Rd.

Staff presented the Stoler Single-Family Final plan which proposed a two-story mountain modern home with 4,290 habitable square feet and a 716 square foot garage. The proposed home included four bedrooms, five bathrooms, and had an overall height of 26-feet 3-inches. Staff noted that the roof lines and parapet line have been adjusted to the maximum of 40-feet-0-inches. Staff presented the additional changes since the sketch submittal: added a covered deck off the primary bedroom, refined the location of siding materials, and rotated the home towards Lone Peak.

Staff recommended the Committee approve the application as submitted.

**Motion made by Grant Hilton to approve the application as submitted; seconded by John Seelye. Motion passed.**

**5. Minor Alteration:**

BSOA: #04354 Lyons

Legal: Meadow Village, Block 3, Lot 54

Street: 2120 Lone Walker Rd.

Staff presented the Minor Alteration application which proposed Solar Paneling on existing cold roofing to improve the electrical efficiency of the home. Staff noted, solar panel dimensions and finish material were not specified in the application.

Staff recommended the Committee approve the solar panels conditional on drawings to-scale with solar panel specifications.

**Motion made by Grant Hilton to approve the application conditional on updated drawings with solar panel dimensions and roof locations; seconded by John Seelye. Motion passed.**

BSOA: #05317 Maw

Legal: Sweetgrass Hills, Block 3, Lot 17

Street: 2665 Bobtail Horse

Staff presented the Minor Alteration plan which proposed repainting the structure to a mid-tone charcoal. The applicant clarified that all siding, trim, garage doors would be painted with the proposed color.

Staff recommended the Committee approve the application as submitted.

**Motion made by Grant Hilton to approve the application as submitted; seconded by John Seelye. Motion passed.**

BSOA: #06334 Fetzer

Legal: Cascade Subdivision, Block 6, Lot 334

Street: 15 Low Dog Rd.

Staff presented the Minor Alteration plan which proposed repainting the structure two shades of grey, similar to what is existing.

**Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed. Stacy Ossorio was absent during this motion.**

BSOA: #05427 McKay

Legal: Sweetgrass Hills, Block 4, Lots 27 & 28

Street: 3225 Crow King

Staff presented the McKay Minor Alteration plan which proposed new roofing material. Staff noted the material selection is laminated shingle, to better withstand extreme weathers.

Staff recommended the Committee approve the application as submitted.

**Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed. Stacy Ossorio was absent during this motion.**

## 6. Landscape Alterations:

BSOA: #06211A Gladstein

Legal: Cascade Subdivision, Block 3, Lot 211A

Street: 10 Middle Rider

Staff presented the Landscape Alteration application for John Gladstein. The applicant proposed removal of plants and trees that had been planted around the house last year and that did not survive the winter. Staff noted that areas where natural grasses are not fully established will be re-seeded at the end of the summer season.

Staff recommended the Committee approve the application as submitted.

**Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed.**

BSOA: #04504 Tate

Legal: Meadow Village, Block 5, Lot 4

Street: 1865 Little Coyote Rd.

Staff presented the landscape alteration which proposed a 10' x 30' concrete pad for a hot tub. Staff noted that the submitted plan is not to-scale, and therefore missing approximate locations of vegetation for screening.

**Motion made by John Seelye to table the application conditional on staff review of a newly submitted site plan to-scale and confirm there is adequate shielding by use of vegetation; seconded by Grant Hilton.**

## 7. Alteration to Approved Plan:

BSOA: #06300 Horne

Legal: Cascade Subdivision, Block 4, Lot 300

Street: 19 White Grass Rd.

Staff presented the Horne Landscape Alteration plan which replaced the SFR Final plan approved July 2020. Staff noted the plan does not call out the length and height of the boulder retaining walls off the northeast corner of the garage.

Staff recommended the Committee approve the application as submitted conditional on submission of an updated site plan with height and length of proposed boulder retaining walls.

**Motion made by John Seelye to approve the application as submitted with note that the final retaining wall dimensions shall not be greater than 4-feet in height and 24-feet in uninterrupted length; seconded by Maggie Good. Motion passed.**

**8. Discussion:**

- a. *Staff Releases and Approvals:* Staff made no approval 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 on clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee:* The Committee met Monday August 15 and redlined changes. Once the BSAC has endorsed the latest version, a final copy will go to the Board for review.
- e. *Next Meeting:* September 15, 2022 at 9:00 AM

**9. Adjourn** – The meeting adjourned at 10:58 AM.

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Stacy Ossorio, Acting BSAC Chair