



Architectural Committee Meeting Minutes – December 20, 2018

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Grant Hilton
Maggie Good
Trevor McSpadden
Dan Hoadley
Jess Bevilacqua
Suzan Scott

Guests in Attendance, Project Attending For:

Daryl Nourse	#06236A Oneto
Kylee Keller	#06236A Oneto
John Seelye	#06236A Oneto
Ann McKay	#06236A Oneto
Brian Scott	#312184 Fairways

Using GoToMeeting:

n/a

1. Membership Forum - none

2. Call to Order – Brian Wheeler called the meeting to order at 8:00 AM

3. Meeting Minutes –

Maggie Good made a Motion to approve the December 6, 2018 BSAC Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. SFR Sketch Plan Review:

BSOA #06236A Oneto Sketch Plan Review

Legal: TBD Beehive Basin Rd

Street: Cascade Block 3 Lot 236A

Staff presented the photos, plans and narrative for the Oneto Single Family Residence Sketch Plan. The proposed residence has 5 bedrooms and 5.5 baths, totaling 5710 finished sf and 4457 sf heated livable space with three levels. The construction for this house will be traditional stick frame/trussed roof. Exterior finish materials include rough sawn wood siding, natural stone veneer, rough sawn cedar fascia, metal panels to match aluminum window cladding, standing seam metal roofing, exposed structural steel and rough sawn fir beams.

Building height was noted and determined to be in compliance with the covenants.

The BSAC discussed with Project Representative Daryl Nourse the impact on surrounding trail easements shown on the site plan. It was noted that ski trails are subordinate to the owner designing around the easement. The grading plan will be presented in more detail and revisited at the final review.

Staff member Jess Bevilacqua raised the question of the boulder retaining wall being subject to the 24' maximum length design regulation. In instances in the past this type of retaining wall has been considered a landscape feature. Further details will be presented in the landscape plan at the final review.

The complexity of the lot and grading plan were discussed further as the driveway overlap with the trail easement still needs to be addressed. John Seelye of Big Sky Build agreed to address this with Brian

Wheeler at a later point in the project to ensure that the trail easement and road right of way are not interfered with by the driveway and grading.

Staff recommended that the BSAC approve the application as submitted based on the following conditions regarding further information to be included at the final review: A letter is required from the fire department regarding driveway length (approval required if over 75'); hot tub screening must be included in the plan if hot tub is above grade; a free standing address sign must be included in the plan and the landscape plan must include trees between the Beehive Basin Road's ski trail and the house to minimize view of house from ski trail.

Grant Hilton made a Motion to approve the application based on the below conditions. Maggie Good seconded the Motion. The Motion passed unanimously. The approval is based on the following conditions:

1. Road access should minimize impact on ski trail grooming
2. Details of the retaining wall should be included in final plan
3. The landscape plan should address the ski trail view into the window on the northeast side of the house
4. Setback requirements need to be complied with and shown on the site plan
5. Staff recommendations noted above regarding further information to be submitted at time of final review

6. Project Update

BSOA #312184 Fairways Multi-Family Condominiums

Legal: Meadow Village #1, 2nd Filing Tract

Street: Little Coyote Rd

Staff briefly presented the history and current status of the Fairways Multi Family Condominiums project. Brian Scott of Lone Pine Builders noted that there has been no change in status with the majority partner, but there is no longer a bank note and no longer a lien interest on the property since the September 20, 2018 BSAC meeting.

The BSAC discussed cases for and against enforcing the September 20, 2018 decision to require demolition of the existing structures and restoration of the site if a signed agreement had not been reached between Mr. Scott and the majority partner by November 15, 2018. Considerations included the enforcement of financial penalties, motivating the majority partner to support action, minimizing the impact on surrounding property owners, the willingness of Mr. Scott to work with the BSOA, and previous decisions made and extensions given on the Fairways project. Options to either present a demolition plan or activate the building permit were weighed and discussed at length.

Trever McSpadden made a Motion to require Mr. Scott to appear at the January 17, 2019 BSAC meeting with one of two options: 1) construction has begun and the BSAC is presented with the building schedule or 2) a demolition plan is submitted with a schedule for when the demolition will begin and end including restoration of the land, with the understanding that failure to meet this requirement may result in fines of up to \$10,000. Maggie Good seconded the Motion. The Motion passed by a majority, with two votes against it.

Grant Hilton made an added Motion to impose a retroactive fine of \$1000 per month beginning on November 16, 2018. Maggie Good seconded the Motion. The Motion passed by a majority, with one vote against it.

8. Discussion Items:

a. Roadway Impact Fee – New Construction

**note this discussion followed the approval of the Dec 6 meeting minutes as project representatives arrived late to the meeting*
Executive Director Suzan Scott presented the background of the Road Impact Fees discussion. A Motion was made at the October 18, 2018 Board meeting to ask the BSAC to come up with an alternative prospective and proposal for the road impact fees.

These fees would be for improvements, not maintenance. Valid reasons for the fees include rapid growth in BSOA jurisdiction and its effect on the budget. It was noted that the first step is to determine what is needed by developing a capital improvement plan and then establishing the fee. The establishment of a subcommittee was presented and discussed.

Grant Hilton made a recommendation to establish a Road Impact Fee subcommittee consisting of Suzan Scott, Brian Wheeler, Jess Bevilacqua and Grant Hilton.

In other discussion, the BSAC retreat was discussed. The best time appears to be in March. Suzan Scott and Jess Bevilacqua will meet to discuss a survey to determine topics.

b. Member Report Tracking Update

Staff reviewed the Member Reports Tracking Sheet. Updates on the fence at Mark Tedsen's property and Doc's Real Estate were discussed.

Jess Bevilacqua will be sending a letter to Mr. Tedsen notifying him that he is out of compliance and will be on the agenda for the January 3, 2019 BSAC meeting.

Suzan Scott will be notifying Robert Olsen of additional violations and inviting him to attend the January 3, 2019 BSAC meeting to address the noncompliance items. There are now two liens on the property, one for the \$12k Performance Deposit and one for the remainder of the \$20k in fines.


c. Performance Deposit Tracking Update

The Performance Deposit spreadsheet was reviewed briefly, there have been no changes.

d. Certificates of Deposit Update

There have been no changes to the Certificate of Deposit Tracking Spreadsheet.

The meeting adjourned at 9:42 AM.



Brian Wheeler, BSAC Chairman