



Architectural Committee Meeting Minutes – February 6, 2020

BSAC/Staff in Attendance:

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

Guests in Attendance:

Joe Schwem
Bob Leipheimer
Rob Leipheimer
Duncan Gilley

Project Attending For:

#06243 17 Swift Bear LLC
#06243 17 Swift Bear LLC
#06243 17 Swift Bear LLC
Lots 23/24 Meadow Village

Using GoTo Meeting:

Kate Scott

1. Membership Forum - none

2. Call to Order - Brian Wheeler called the meeting to order at 8:05 AM.

3. Meeting Minutes – Maggie Good made a Motion to approve the January 16, 2020 Meeting Minutes. Grant Hilton seconded the Motion. The Motion passed unanimously.

4. Major Alterations Sketch Plan Review

BSOA #06243 17 Swift Bear LLC Major Alterations *(Leipheimer)*

Legal: Cascade Block 6 Lot 243

Street: 17 Swift Bear Road

Staff presented the sketch plan application for the 17 Swift Bear LLC single family residence. Project representative Joe Schwem and Bob and Rob Leipheimer attended the meeting. The alteration included the addition of a bonus room above the existing garage, adding approximately 624 square feet to the home. The proposed addition included a bedroom, bathroom, sitting area and wet bar and would be accessed from an interior staircase. Finishes would match the existing home except for the roof which would be upgraded to metal. A boulder retaining wall would be reconfigured slightly.

Staff presented the four elevations, renderings, height calculations and before and after elevations demonstrating the addition. Staff noted that height calculations seemed reasonable and the highest ridgeline of the home would not be increased. The BSAC asked project representative Joe Schwem to verify the height of the garage ceiling and the bonus room ceiling, which were 9' and 8', respectively.

Staff reviewed criteria from both Madison and Gallatin Counties regarding the definition of an apartment, as an apartment that could be rented would require a variance. Staff noted language relevant to making the determination and noted that the addition did not include a full, private kitchen or complete cooking area. The bonus room contained a wet bar and a wine cooler. Staff recommended that the application be approved as submitted noting that the bonus room did not appear to have facilities that could be referred to as a full kitchen, which seemed to be a differentiator that would make the addition classifiable as an apartment which would therefore require a variance.

The BSAC discussed criteria that would constitute a full kitchen. Items noted included a cooktop, range, and refrigerator. It was noted that there have been cases where homes have been advertised for sale stating that they have an apartment with full kitchen that was never approved by the BSAC. Staff noted that similar units without kitchen facilities had been approved as bonus rooms or guest suites. Staff also noted discussions with two neighbors who did not object to the proposed addition.

Trever McSpadden made a Motion to approve the sketch plan application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

The decision to approve the sketch plan as submitted was based on the fact that the addition does not include full and permanent kitchen facilities, which would require a variance. Following a discussion regarding variance and apartment criteria, it was noted that the owner understands that if the addition has a full kitchen (i.e., stove, range, cooktop or full refrigerator), a variance application will be required.

The BSAC further discussed criteria that would constitute a full kitchen. Items included were a cooktop, range and/or refrigerator.

The BSAC discussed criteria for variances and hardships, and variances vs. Conditional Use Permits. It was asked by a committee member if the housing crisis in Big Sky could potentially be considered a hardship in the case of a requested variance. It was agreed that this item would require more discussion and input at a later time.

*As the next guest had arrived at the meeting, item a. under discussion items was covered next.
Maggie Good left the meeting at 9:00 AM.*

5. Construction Extension Request

BSOA #06296 Wisnieski SFR

Legal: Cascade Block 4 Lot 296

Street: 20 White Grass Road

Staff presented a construction extension request for the Wisnieski single family residence. The original completion date was October 25, 2019 for construction and October 25, 2020 for landscaping but is delayed due to significant setbacks encountered with the lot. Contractor Josh Greene requested the extension noting that several underground springs were encountered this spring and summer which caused massive delays. The challenges associated with the springs have been mostly overcome according to Mr. Greene. The new requested completion date was November 30, 2020 for construction and August 1, 2021 for landscaping. Staff had visited the site several times and noted the difficult conditions. Staff recommended the request be approved as submitted noting the challenges associated with this lot as reasonable reason for delay.

Grant Hilton made a Motion to approve the extension request as submitted, making the new completion date for construction November 30, 2020 and landscaping August 1, 2021. Trever McSpadden seconded the Motion. The Motion passed unanimously.

6. Discussion Items:

a. Gallatin County Variance Support Request

Staff presented a formal request for BSAC support of a setback variance for lots 23 and 24 in Meadow Village. The request was submitted by Duncan Gilley of Cushing Terrell Architects. Mr. Gilley had

appeared before the BSAC previously to get feedback on the proposed site plans and driveway layout of the two adjacent lots which are very steep. Mr. Gilley noted in a letter provided to the BSAC that the intent of the front setback variance, which would be approximately a 12' encroachment, was intended to work with the natural topography of the lot and improve safety and access. It was noted that the site design presented with the variance proposal was preferred by the Big Sky Fire Department. Staff presented an approval letter for the BSAC to review.

The safety of the driveway considering the tight corner on the adjacent road was noted and the BSAC asked Mr. Gilley if the owners of the lots had considered combining the driveways, to which Mr. Gilley noted that they preferred not to do that. It was noted by the BSAC that both lot owners are entitled to their own driveways. Staff noted that the request at this point was for support of the front setback variance only.

Trever McSpadden made a Motion instructing staff to provide a letter from the BSAC supporting the variance, as presented. Grant Hilton seconded the Motion. The Motion passed unanimously.

b. Member Report Tracking Update

There were no updates to the Member Tracking spreadsheet.

c. Performance Deposit Tracking Update

Staff briefly presented the performance deposit sheet. A BSAC member asked staff to make the spreadsheet more visible in the presentation and to add a total amount. Staff noted that the total may not match other financial documents but that a total would be added and the sheet would be split to two presentation pages in the future.

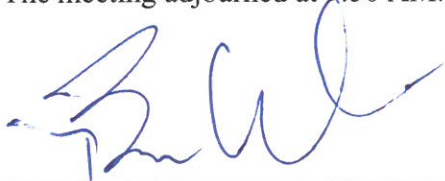
Miscellaneous Discussion

Brian Wheeler raised the question of having a meeting between the Board and BSAC. The timing of an upcoming meeting was discussed briefly. Staff noted concerns with potential new hardship criteria for variances.

A discussion regarding the upcoming BSAC Retreat took place. Five topics had been agreed to previously. Sustainability as a topic was discussed. It was noted that this is a huge topic and additional input should be sought. It was noted that the Board has asked the BSAC to discuss this on previous occasions. It was agreed that it should be a separate activity as it may be too much to cover in one retreat. It was agreed that project management staff would work on the list provided of potential sustainability guidelines and would discuss with Mr. Wheeler with the intention of engaging outside sustainability experts for input. Sustainability was removed as a 2020 BSAC retreat topic and replaced with apartment and variance criteria.

d. Adjourn

The meeting adjourned at 9:50 AM.



Brian Wheeler, BSAC Chairman