

## Architectural Committee Meeting Minutes – July 18, 2019

### **BSAC and Staff in Attendance:**

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

### **Guests in Attendance, Project Attending For:**

Chris Russell	#05311 Russell
Todd Fowler	#04619 Fowler
Tim Drain	#06162A Diduch
Dave Seabury	#06281 Cascade LLC
Dan Reynolds	#04548 Dickerson
Theresa Lindenau	#04520 Shaw
Rebecca & John Bagley	#06267 Bagley
Cassandra Elwell	#04437 Rotello
Andrew Daigle	#04630 Rowe
Daryl Nourse	#05406 Bulis
Austin Anderson	#05406 Bulis
Bill Reed	#02516 Tucker
David Wohlner	#02516 Tucker
Jerad Biggerstaff	#02516 Tucker
Greg Hall	#04107 Abrahamson-Kilbury
Linda Abrahamson	#04107 Abrahamson-Kilbury
Mike Kilbury	#04107 Abrahamson-Kilbury
Alanah Griffith	#04107 Abrahamson-Kilbury
Ed & Jan Barr	#06120A Barr
Rod Wimmer	#04619 Fowler
Kris Nunn	#04630 Rowe
Eric Ossorio	

### **Using GoToMeeting:**

Sam Ankeny (Bagley)

### **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 June 20, 2019 BSAC Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

### **4. SFR Sketch Plan Review**

BSOA #04107 Abrahamson – Kilbury Sketch Plan

Legal: Meadow Village Block 1 Lot 7

Street: 2020 Yellowtail Road

Staff presented the revised sketch plan submittal for the Abrahamson-Kilbury single family residence. The submittal was withdrawn on June 20, 2019. Greg Hall, Mike Kilbury, Linda Abrahamson and Alanah Griffith were in attendance.

Staff noted changes to the plans since the June 20 BSAC meeting. The columns to the rear of the home had been reduced in number and increased in width to 10"x10", and the sliding glass doors and windows had been reconfigured on the same elevation. An architect has been engaged in the process. Color renderings were provided by project representative Greg Hall.

Staff recommended that the application be approved as submitted noting any additional items to be addressed at final review. The BSAC noted that the requested changes had been made to the columns, doors and windows.

Grant Hilton made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

## **5. Minor Alterations Plan Review**

BSOA #05311 Russell Minor Alterations

Legal: Sweetgrass Hills Block 3 Lot 11

Street: 2670 Bobtail Horse Road

*As Chris Russell was not in attendance yet, this project was reviewed after the Fowler application.*

Staff presented the plans for the Russell minor alterations application. The application was to repair and reseal the driveway, including filling in two small areas. Owner Chris Russell represented the project. Staff recommended the application be approved as submitted as it is an improvement and necessary maintenance of the property.

Maggie Good made a Motion to approve the application as submitted. Grant Hilton seconded the Motion. The Motion passed unanimously.

## **6. Landscape Alterations Plan Review**

BSOA #04619 Fowler Landscape Alterations

Legal: Meadow Village Block 6 Lot 19

Street: 2160 Spotted Elk Road

Staff presented the plans for the Fowler landscape alteration application. The request was to install a hot tub and screening. The hot tub had already been installed. Staff briefly explained the background of the installation of the hot tub, which went back to February 2018, when staff received a complaint regarding the hot tub and sent a letter to the Fowlers explaining the BSAC approval process and notifying them that a BSAC review was required to install a hot tub. The applicant was scheduled to attend a July 2018 BSAC meeting but the application was withdrawn. Staff contacted the applicant again in May 2019 after receiving another complaint from the neighbor. Staff requested the applicant appear at a BSAC meeting as soon as possible to bring the hot tub into compliance and obtain approval for the hot tub and to install the necessary screening. Mr. Fowler explained that prior to the July 2018 BSAC meeting staff had encouraged the applicant to obtain a survey of the property. This, combined with winter weather, delayed the completion of the project and bringing it into compliance. The applicant was very responsive when contacted by staff again in May 2019.

Property setbacks were discussed and it could not be confirmed at this time if the deck encroaches into setbacks. The screening proposed was constructed of wood panels. Mr. Fowler will provide staff with a completed survey that will confirm if constructing the wood panels as presented would encroach into the setbacks.

Staff recommended that the BSAC approve the application as submitted in order to bring the alterations into compliance, noting the items that seem to have caused a delay. The after the fact approval fee was discussed and staff recommended waiving it as there appeared to be a lack of follow up on both sides.



Gary Walton made a Motion to approve the application as submitted, waiving the after the fact approval fee, if the survey to be provided to staff by Mr. Fowler confirms that the deck is not located in the setback. If the survey finds the deck to be in the setback, an additional review will be required and landscaping should be proposed as an alternative screening. Trever McSpadden seconded the Motion. The Motion passed unanimously.

BSOA #06162A Diduch Landscape Alterations

Legal: Cascade Block 3 Lot 162A

Street: 7 Black Moon Road

Staff presented the plans for the Diduch landscape alterations application. The application was to extend/fill-in a small area of the driveway to increase turnaround space. Several boulders were to be moved back and drainage features would be added to direct water at the edge of the property. Tim Drain represented the project. Staff recommended the application be approved as submitted noting that it is an improvement to the property and driveway.

Trever McSpadden made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

**7. Alterations to Approved Plan Review**

BSOA #06281 Cascade LLC (Conway)

Legal: Cascade Block 4 Tract 281-A1

Street: 23 Rising Bull Road

Staff presented the alterations to the approved plan application for Cascade LLC. Dave Seabury represented the project. The alterations requested included building a temporary access road to continue construction while retaining walls are being installed, installing a gravel path connecting several properties owned by the owner applicant, and revising some of the finish materials. The application was also to approve the lighting plan for the home. At the time of final approval in November 2016, the lighting plan was not presented and a condition of the approval was that it would be reviewed by the BSAC at a later date.

Staff explained the need for the temporary access road due to blocked access to the home while retaining walls are being constructed, as explained to her by Mr. Seabury. The access road would be restored at the completion of the retaining walls, expected to take approximately two months.

Staff presented the site plan showing the proposed connecting walkway and briefly discussed compliance with design regulations and covenants. The walkway would be approximately 40' long and would consist of compacted road mix. Because it is of a temporary nature, it is permitted in setbacks. No trees would be removed. The site plan provided showed the location of the path as laid out on the two adjacent properties, and did not include the lot that this home is being built on.

Staff presented the revised finish material schedule. Finishes were neutral and compatible with the subdivision. Samples were provided by Mr. Seabury.

Grant Hilton made a Motion to approve the temporary access road as submitted, noting that it seemed like a necessary solution to continuing construction while the retaining walls are being built, and noting

that it will be temporary and will be restored upon completion of the retaining walls. Trever McSpadden seconded the Motion. The Motion passed unanimously.

Grant Hilton made a Motion to approve the finish materials as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

The proposed walkway was tabled, as it is on three different properties and will require two separate landscape alteration applications and one additional alteration to approved plan application for this property. A site plan must be provided for each property that the walkway will cross over.

Staff gave a brief overview of the lighting plan. Staff noted that the number of lights was not drastically out of proportion considering the size of the home, noted to be over 23,000 square feet. Several of the fixtures were questionable in terms of dark sky compliance. Mr. Seabury noted that many of these lights would be installed under a 10' overhang, and many are located behind beams. It was also noted that this property drops off well below the road. He also agreed if the outdoor lighting, once installed, ends up too bright that lights will be dimmed or removed to make sure the lighting is acceptable to the BSAC and BSOA members.

Mr. Seabury presented the lighting plan and each fixture in detail. The lighting plan was discussed in depth by the BSAC. The number of lights over the outdoor seating area was noted as a concern. It was noted that the adjustable fixtures will be pointed down. It was also noted that the adjustability of some of the fixtures would be helpful in the winter months.

Trever McSpadden made a Motion to approve the lighting plan as submitted, noting that two fixtures on the deck/outdoor seating area would be removed per the discussion. Gary Walton seconded the Motion. The Motion passed unanimously.

A brief discussion took place regarding variance criteria for a live-in caretaker unit. It was determined that a variance would be required to build a caretaker apartment into the home, per Cascade Covenants.

#### BSOA #04548 Dickerson

Legal: Meadow Village Block 5 Lot 48

Street: 2100 Little Coyote Road

Staff presented the alteration to approved plan application for the Dickerson major alterations project. The front porch roof overhang had to be reduced per Gallatin County regulations. The design of the entry roof was reconfigured to accommodate the reduced length. Dan Reynolds represented the application. Staff recommended that the BSAC approve the application as submitted as it is a necessary change due to county requirements.

Maggie Good made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

#### **8. Major Alterations Final Plan Review**

BSOA #04520 Shaw Major Alterations

Legal: Meadow Village Block 5 Lot 20

Street: 2245 Little Coyote Road

Staff presented the final plans for the Shaw major alteration final plan application. The sketch plan was approved on May 16, 2018 with no conditions. The roofing material has been changed to cold rolled corrugated steel, as opposed to the red standing seam metal that had been discussed in the sketch plan review. Theresa Lindenau represented the project. Staff recommended that the BSAC approve the final plan application as submitted. No changes to lighting or landscaping were noted in the application. Ms. Lindenau presented a sample of the roofing material which would match existing accent material on the home.

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

## **9. SFR Final Plan Review**

BSOA #06267 Bagley Final Plan

Legal: Cascade Block 4 Lot 267

Street: TBD Little Wolf Road

Staff presented the final plan application for the Bagley single family residence. Rebecca and John Bagley were present and architect Sam Ankeny called in to the meeting. The sketch plan was approved on June 20, 2018 with the following conditions:

1. The roofline exceeding 40' needed to have some type of articulation on both sides.
2. Additional window treatments were to be added on the northeast elevation.

Staff presented the changes made from sketch plan to final plan per the conditions noted. Finish materials were presented. The lighting plan and landscape plan were reviewed.

Staff recommended the application be approved as submitted noting that the conditions have been fulfilled as requested.

Kate Scott made a Motion to approve the application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

BSOA #04437 Rotello Final Plan

Legal: Meadow Village Block 4 Lot 37

Street: TBD Little Coyote Road

Staff presented the final plan application for the Rotello single family residence. The sketch plan was approved on June 6, 2018 with no conditions. Several changes were made since sketch plan approval which included the following: deck was increased by 2' to accommodate interior wall changes, stained wood shingles were replaced with painted high texture cement board shake shingles, and side lights by the front door had been reconfigured.

Finish materials were presented and the lighting and landscape plans were reviewed. Staff recommended the application be approved as submitted.

Grant Hilton made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

## **10. Major Alterations Sketch Plan Review**

BSOA #04630 Rowe Sketch Plan



Legal: Meadow Village Block 6 Lot 30  
Street: 2350 Spotted Elk Road

Staff presented the major alterations sketch plan application for the Rowe residence. The alterations included a master bedroom addition, patio remodel and miscellaneous landscape items. Interior renovations included adding 122 s.f. to the master bedroom along with a sitting area, gas fireplace and patio doors to access hot tub area. Exterior items included demolishing and replacing existing concrete patios, replacing and relocating a hot tub, adding a pergola, installing a protective golf ball net, adding two wooden Trex decks, adding an outdoor sitting area with gas fireplace and adding additional landscaping to screen and protect the home from golf balls. Underground utilities would also be added. Andrew Daigle represented the project and designer Kris Dunn was present as well. The home was built in 1984 and the height was calculated at 23'6" at that time. The addition will not increase the height of the home.

Staff reviewed applicable design regulations regarding site accessories, decks, fireplaces and landscaping. All proposed modifications appeared to comply. It was noted that the golf netting was shown in the setback, but is of a temporary nature and will be removed in the winter. Staff recommended that the BSAC approve the sketch plan application as submitted noting that any changes to lighting would be presented at final review.

Maggie Good made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

## **11. SFR Sketch Plan Review**

### BSOA #05406 Bulis Sketch Plan

Legal: Sweetgrass Hills Block 4 Lot 6  
Street: 2640 Chief Joseph Trail

*This project was reviewed after the Tucker application as the applicant had stepped out due to the wait.*

Staff presented the sketch plan application and background for the Bulis single family residence. The proposed home is a traditional stick framed/truss roofed post and beam construction with four bedrooms, four and a half baths and 3,374 total livable square footage, all on a main level. Daryl Nourse represented the project. Austin Anderson was present as well.

Staff noted that the project had originally been submitted for a pre-sketch plan review on April 26, 2012 but was withdrawn from sketch plan review on June 14, 2012. At the pre-sketch discussion, it was decided by the BSAC at that time that the roof lengths exceeding 40' would not constitute a design regulation exception, as the chimney would be considered a break in roof form. It was also noted at the time that the minimal roof pitches were aesthetically pleasing for this particular home design and increasing the roof pitches would not look good.

Staff presented a fly-around of the home provided by Mr. Nourse. Staff recommended that the BSAC approve the application as submitted if the BSAC was in agreement with the decision made on the roof lengths in 2012. It was noted that the roof lengths exceeding 40' were justifiable due to the number of design element changes, including beams that break up the length, the chimney and breaks in the wall.

Maggie Good made a Motion to approve the sketch plan application as submitted noting that the beams, chimney, and breaks in the wall present significant design element changes and meet the design criteria

that the BSAC is trying to encourage. Trever McSpadden seconded the Motion. The Motion passed unanimously. Gary Walton abstained from voting.

Staff noted that the review fee had not been settled yet, as staff was unable to verify the transaction. It was agreed that the owner must provide proof of payment in 2012 in order to credit the application fee as requested, per the discussion on June 20, 2019.

BSOA #02516 Tucker Sketch Plan

Legal: Aspen Groves Block A Lot 16

Street: 959 Andesite Road

Staff presented the sketch plan for the Tucker single family residence. Jerad Biggerstaff represented the project. The proposed home has a walk out lower level, main level and upper level with bonus/storage area. Total livable square footage will be 3,347 s.f. and the home will have four bedrooms and three and a half bathrooms. The roofline over the garage exceeds 40'. A ridgeline had been added to break up the appearance of the roofline.

Staff noted several items to be included on the site plan for final review which included snow storage, construction staging and retaining wall details. It was noted that the color renderings do not show the color accurately. Each elevation was discussed in detail. Several items were noted including window placement on the north elevation. The rooflines were discussed. It was noted that the added ridgeline does present a significant design element change and will not require an exception. Neighbor David Wohlner and Aspen Groves HOA President Bill Reed attended the meeting and made comments on the design of the home, drainage and parking/staging during construction. It was noted that this is a dangerous curve in the road and care would need to be taken to not present an additional hazard.

Grant Hilton made a Motion to approve the application as submitted, noting the conditions below. Kate Scott seconded the Motion. The Motion passed by a majority with one opposed. The approval included the following conditions to be addressed at final review:

1. Additional window treatments or another design feature must be added to the north elevation.
2. A detailed landscape plan addressing drainage considerations and construction parking and staging must be provided.

**12. Variance Review**

BSOA #06120A Barr Variance/Major Alterations Sketch Plan

Legal: Cascade Block 2 Lot 120A

Street: 30 White Butte Road

*It was noted that Lone Pine Builders built this home, but that Kate Scott would participate in the application.*

Staff presented the Barr variance application. The application was for major alterations which included building a detached garage outside the current building envelope with a paved access drive. Detached structures require a variance in the Cascade subdivision. The garage would be 24'x 30' and finishes would match the existing home. The garage would be utilized for winter storage and would not be a habitable space. There would be no water or inside plumbing. C&H Engineering and Surveying was engaged in the design and placement of the garage. The applicant noted that the garage could not be placed in the current building envelope as it would be directly above underground utilities to the home. There was no other reasonable place within the current building envelope to locate the garage. Ed and



Jan Barr attended to represent the application. Restoring the access road on which the garage would be located was also part of the plan.

Staff presented neighbor opposition that was received on July 17, 2019 regarding the placement of the garage, per the original site plan location that was sent out with the variance packet. The opposing neighbor had agreed that relocating the garage further back from the property line would be preferable. Staff reviewed the site plans and photos showing the proposed location of the garage and access drive, along with the new proposed location per neighbor feedback. Through a series of emails, the opposing neighbor agreed with staff that he would not oppose the garage if it were located as shown on the site plan provided by C&H Engineering on July 17, 2019. This site plan was presented, and the garage was positioned approximately 80' from the property line. The emails were handed out to the committee.

Staff reviewed the design regulation and covenant criteria for granting a variance for a detached structure, and a structure outside of a platted building envelope. Mr. Barr explained to the committee that when he and Jan built the home, they were moving from Florida and underestimated the amount of storage they would need for patio furniture and outdoor equipment, machinery, etc. They noted that they now live at the home for 90% of the year.

The BSAC considered the criteria for variances as outlined in the Cascade Covenants and it was determined that Mr. and Mrs. Barr have a problem that they cannot address by using the current building envelope. The location of the utilities for the home presents a hardship as it occupies the only space within the building envelope for the garage to be located.

Maggie Good made a Motion to approve the variance application for the location of the garage as submitted, noting the new location provided on July 17, 2019 that was agreed upon with the adjacent property owner. Trever McSpadden seconded the Motion. The Motion passed unanimously.

Grant Hilton made a Motion to approve the sketch plan for the garage as submitted. Trever McSpadden seconded the Motion. The Motion passed by a majority with one opposed.

Staff advised Mr. and Mrs. Barr that a landscape plan and finish materials would be required for final review.

### **13. Discussion Items:**

#### **a. Member Report Tracking Update**

Staff noted a complaint from Aspen Groves that will require further research to determine if there is a compliance issue.

Construction compliance was discussed. Staff is in the process of responding to complaints regarding construction staging and materials being stored outside of the appropriate property and in road right of ways.

#### **b. Performance Deposit Tracking Update**

Staff noted that several performance deposits have been released.

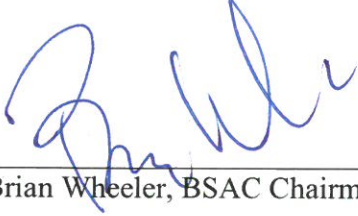
Staff noted that it has been a challenge to release landscape performance deposits as some landscape plans are installed but not established, and maintenance and weed control has been an issue but is not always obvious at the time when the aesthetic review is completed.



**c. Certificates of Deposit Update**

There have been no changes to the certificates of deposit.

The meeting adjourned at 11:30 AM.

A handwritten signature in blue ink, appearing to read "Brian Wheeler", is written above a horizontal line.

Brian Wheeler, BSAC Chairman