



Architectural Committee Meeting Minutes – November 1, 2018

BSAC and Staff in Attendance:

Brian Wheeler, Chairman
Trevor McSpadden
Kate Scott
Gary Walton
Dan Hoadley
Jess Bevilacqua
Suzan Scott

Guests in Attendance, Project Attending For:

| | |
|--------------|---------------|
| Greg Hall | #06015 Lucas |
| Denny Holder | #02731 Holder |
| Reid Smith | #06236A Oneto |
| Kylee Keller | #06236A Oneto |
| John Seelye | #06236A Oneto |
| Ann McKay | #06236A Oneto |
| Rudy Oneto | #06236A Oneto |

Using GoToMeeting:

Maggie Good
Gary Kornfeld #06236A Oneto

1. Membership Forum - None

2. Call to Order – Brian Wheeler called the meeting to order at 8:02 AM

3. Meeting Minutes –

Maggie Good made a Motion to approve the October 4, 2018 BSAC Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. Alterations to Approved Plans:

BSOA #06243 Liston Alterations to Approved Plans #2

Legal: Cascade Subdivision Block 3 Lot 243
Street: 17 Swift Bear Rd.

Project Representative Joe Schwem was not in attendance. To be rescheduled.

BSOA: #06015 Lucas Minor Alterations

Legal: Cascade Subdivision Block 1, Lot 15
Street: 12 Cheyenne Rd.

Staff presented the photos and narrative for the Lucas Minor Alterations application. This application was in addition to work that was approved on November 16, 2017. The original railings were damaged and have been removed. The owner had originally intended to have a heavy metal railing installed which was approved in an earlier project.

The new work proposed to be completed included a 2x6 rough-sawn rail cap to be installed along with a black cable railing system and three copper solar LED lights. The original application included a request to paint the garage door green but this was withdrawn by Greg Hall at the 11/1/18 meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home and comply with applicable Covenants and Design Regulations.

The BSAC was in favor of the railing but more information is required in order to approve the lighting.

Gary Walton made a Motion to approve the Lucas Minor Alterations Plan as submitted with the condition stated below. Trever McSpadden seconded the Motion. The Motion passed unanimously.

The approval included the following condition:

1. The lights are not approved at this time. Staff has authority to approve the lighting if Greg Hall can present documentation or a spec sheet confirming that they conform with the intent of dark sky compliant per BSOA Design Regulations.

5. Minor Alterations:

BSOA #02731 Holder Reroof

Legal: Aspen Grove Subdivision, Block C, Lot 31

Street: 42 W. Pine Cone Terrace

Staff presented the photos and narrative for the Holder Minor Alterations. Due to ice damming on the roof, the owner did a partial roof replacement of the existing cedar shakes with standing seam material (Corten). The owner was unaware that BSOA approval was necessary and chose the material primarily based on its appearance and match of existing reclaimed siding.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home, comply with Covenants and Design Regulations and are compatible with the subdivision. It was also noted that the current color of the roofing material will darken over time from its existing state.

BSOA Executive Director Suzan Scott reminded Mr. Holder of the new fee schedule and potential consequences of future after-the-fact reviews.

Kate Scott made a Motion to approve the Holder reroof as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

6. Variance Application

BSOA #06236A Oneto Envelope Relocation

Legal: Cascade Subdivision Block 3, Lot 236A

Street: TBD Beehive Basin Rd.

Staff presented the photos, plans and narrative for the Oneto Envelope Relocation. The application is the second request for envelope relocation. The current location of the Building Envelope will make it difficult to build a driveway with a slope of less than 10 percent. The Onetos originally applied for a Variance as part of their Due Diligence when they were in the process of buying the property. The Onetos now own the property.

The response from the adjacent property owners to the first Envelope Relocation Application was taken into account in the Second Envelope Relocation application. The new proposed location of the building envelope maintains the same distance from the adjacent property to the south west owned by Gary Kornfeld and Theresa Dupuis. The Owners of Lots 229A & 227A approve of the relocation. Gary Kornfeld approved of the relocation based on his discussion with Daryl Nourse from Reid Smith regarding the landscape plan and tree placement. Mr. Kornfeld's email to Jess Bevilacqua on 10/31/18

was reviewed by the BSAC. There will be another opportunity for Mr. Kornfeld to dispute this in the final review if the landscape plans do not conform to his agreement with Reid Smith Architects.

Staff recommended that the BSAC approve the proposed Envelope Relocation based on the finding that relocating the envelope is appropriate and necessary and not injurious to the rest of the subdivision and will not substantially affect the view, use, landscaping, elevations and general aesthetic considerations and factors of nearby lots. In addition, it is found that requiring the Envelope to remain in the location as shown on the plat will cause an undue hardship on the applicant and that the envelope remaining in the platted location is not essential to the general aesthetic of the properties within the BSOA or the goals and objectives of the BSAC.

The BSAC discussed concerns regarding building height with Reid Smith. There is no design for the home yet. It was noted that moving the building envelope as requested would cut down on excavation and site disturbance and that the new proposed location is far less invasive to surrounding property owners than the previous requested location. Reid Smith stated that it would be near impossible to have a safe driveway with the current building envelope. The BSAC also discussed possible encroachments on trail easements, and it appears that there will be plenty of room.

Trever McSpadden made a Motion to approve the Oneto Envelope Relocation as submitted based on the finding that there is a hardship in site constraints that warrants the move. Gary Walton seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

a. Review Fee Revision Review

BSOA Executive Director Suzan Scott discussed the new BSOA fee schedule which has already been approved by the BSOA Board with the exception of the proposed road impact fee that requires further research. Implementation of fees will begin immediately with new projects, with a grace period for current applicants. The first alteration to an approved plan will be free. Staff will manage communication of the new fees through an article in the newsletter, website, and application process.

b. Member Reports Tracking Update

Staff reviewed the Member Reports Tracking Sheet with the BSAC. Recent updates at Doc's Real Estate, the Emergence Group site, and geotech testing was discussed.

c. Performance Deposit Tracking Update

There have been no changes to the Performance Deposit Tracking spreadsheet.

d. Certificates of Deposit Update

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

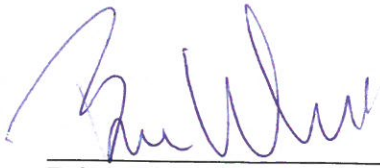
e. BSAC Chair Election

BSOA Executive Director Suzan Scott reviewed the new bylaws regarding Boyne appointees.

Kate Scott made the Motion to nominate Brian Wheeler. Dan Hoadley seconded the Motion. Brian accepted. The Motion passed unanimously.

We briefly discussed a request for information regarding the approval process for adding a second story living space to a garage built outside property setbacks. Jess will recommend that the applicant review with Gallatin County prior to seeking BSAC approval.

The meeting adjourned at 9:55 AM.

A handwritten signature in blue ink, appearing to read 'Brian Wheeler', written over a horizontal line.

Brian Wheeler, BSAC Chairman