

## Architectural Committee Meeting Minutes – November 21, 2019

**BSAC/Staff in Attendance:**

Trever McSpadden  
Gary Walton  
Dan Hoadley  
Suzan Scott  
Jess Bevilacqua

**Guests in Attendance:**

Andrea Michael  
Keith Carlson  
Joe Schwem  
Kris Nunn

**Project Attending For:**

#04628 Gallegos  
#06213A Carlson-Bouchard  
#06213A Carlson-Bouchard  
#04630 Rowe

**Using GoTo Meeting:**

Maggie Good  
Grant Hilton  
Brian Wheeler

### 1. Membership Forum - none

2. **Call to Order** – Trever McSpadden sat in as Chair for Brian Wheeler and called the meeting to order at 8:00 AM.

3. **Meeting Minutes** - Brian Wheeler made a Motion to approve the November 7, 2019 Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

### 4. Major Alterations Final Plan Review

**BSOA #04628 Gallegos Major Alterations**

Legal: Meadow Village Block 6 Lot 28  
Street: 2310 Spotted Elk Road

Staff presented the plans for the Gallegos major alterations final plan. Staff gave a brief recap of the project which included a garage addition, master bedroom addition and other exterior improvements. The sketch plan had been approved on August 15, 2019 with the condition that Gallatin County must honor a variance granted by the BSOA in 1978 which reduced the east side setback from 15' to 6'. Since the time of sketch plan approval, the Gallatin County Planning and Zoning Commission has approved expanding the building as presented in the plans with the condition that a roof deck on the east side of the home be removed. The roof deck was removed from the plans as required and window sills and heights had also been reconfigured slightly since the time of sketch plan approval.

Staff gave a recap of the setback history and noted several additional items that were added to the site plan per staff request. Staff presented the lighting plan and noted that one fixture that was not dark sky compliant had been replaced since the time of the initial review. Staff noted that the BSAC has allowed LED stair lights in the past. Staff noted that there were no significant changes to the landscaping of the home except for the addition of some pebble rock around the home.

Finish materials were provided by project representative Andrea Michael. Staff recommended the application be approved as submitted noting all conditions of the approval have been met as requested. Staff confirmed that the lighting fixture in question had been replaced with a dark sky compliant fixture.



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

## **5. Alteration to Approved Plan Review**

BSOA #06213A Carlson-Bouchard SFR

Legal: Cascade Block 3 Lot 213A

Street: TBD Middle Rider Road

Staff presented the plans for the Carlson-Bouchard alteration to approved plan application. The changes requested including the addition of a sculpted berm along the west property line, the addition of a boulder retaining wall along the driveway, the addition of a cold roof and several reconfigurations in window treatments and wainscoting placement. Keith Carlson and Joe Schwem were in attendance.

Staff presented photos provided by Mr. Carlson of the retaining wall and berm, as well as an updated site plan. Both had already been installed. The retaining wall measured 140' in length and does not exceed 3-4' feet in height according to dimensions provided by Mr. Carlson. Staff explained that the intent of the wall was to preserve trees along the front of the property, and the berm was added to increase privacy. Some of the smaller trees that were removed due to the house construction would be planted on the berm, and it would be sculpted and landscaped. Staff noted that Mr. Carlson wishes to preserve as many trees as possible and has worked closely with Gallatin Tree Care in the landscaping of the lot. Staff noted that while the addition of the berm had been brought to her attention by a neighbor, the neighbor did not object to the addition of the berm.

Staff presented the before and after elevations showing the changes in window layout and wainscoting as well as the added cold roof. The stone wainscoting had been removed from the garage and additional wainscoting had been added outside the great room and dining areas. Staff recommended the alterations be approved as submitted noting that the berm must be sculpted and landscaped to blend in with the lot.

The BSAC discussed the appropriateness of the after the fact fee for projects that currently have BSAC approval. Mr. Carlson discussed the reasons for the landscaping changes with the BSAC and stated that he was not aware that it would require additional approval at this time. He noted that his intent was to create a beautiful property and preserve as many trees as possible. Staff noted that changes to approved plans that are initiated before an alteration to approved plan application is submitted and approved are at the risk of the owner applicant, as the BSAC may deny approval of the changes or the performance deposit could be affected. The BSAC agreed that after the fact approvals should be reviewed on a case by case basis. It was also noted that in an ideal situation, if changes need to be made on the fly, staff should be contacted as soon as possible to determine if the changes will require BSAC review.

The retaining wall length was discussed. At 140' in length, it exceeds the maximum 24' allowed by design regulations. Staff noted that in previous cases, retaining walls made of boulders have been considered landscape features, or in one recent case an exception was granted but no exception fee was charged. It was noted that the wall is a nice addition to the property.

Gary Walton made a Motion to approve the application as submitted noting that although submitted late for reasons related to construction, no after the fact fee would be required, also noting that all other alterations to the approved plan included in this application are approved as submitted, noting that an exception is granted for the retaining wall length and no exception fee will be required. Brian Wheeler seconded the Motion. The Motion passed unanimously.

Following the Motion, Maggie Good noted concerns regarding snow build-up against the stucco and HardiePlank, as lower stone wainscoting was going to be removed. The applicant decided to leave the plan as presented today.

BSOA #04630 Rowe Major Alterations

Legal: Meadow Village Block 6 Lot 30

Street: 2350 Spotted Elk Road

Staff presented the plans for the Rowe major alterations alteration to approved plan application. The project had received final approval from the BSAC on September 5, 2019 and had not yet begun. Kris Nunn represented the project. The requested alterations included changing all wood decking to concrete, adding two small windows, moving the pergola approximately 2' toward the hot tub and omitting several landscape boulders.

Staff presented the changes on the provided site plan and southeast elevation which included the added windows. Ms. Nunn clarified that another window would be converted to a pass-through window to the outdoor kitchen area. Staff recommended the alterations be approved as submitted, noting that due to the outdoor kitchen area, concrete might make more sense from a fire prevention standpoint and therefore should be considered an improvement to the design.

The BSAC noted the look of the additional concrete in the deck area and asked that a stamping or staining be considered. The concrete will be heated and was chosen for safety and ease of snow removal and will be screened by a retaining wall and several landscaping features. Ms. Nunn agreed that alternative finishes would be considered. The BSAC agreed that this was not a requirement of approval.

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

BSOA #07203 Meadowview Condominiums

Legal: Sweetgrass Hills Tract 2

Street: Arapaho Trail

*Due to a last minute scheduling conflict with project representative Eryn Schwehr, Brian Wheeler represented the project. Brian Wheeler and Trever McSpadden abstained from voting.*

Staff presented the plans for the Meadowview Condominiums alteration to approved plan application. Phase 1 buildings are now complete and the first part of Phase 2 is underway. The application was to replace the approved 6-8" river rock with 18-24" landscape boulders between the stairway entrances to the units and to move existing boulders between the buildings to the base of the slope to lessen the slope between landings. The intent was to prevent erosion as the river rock was not adequate to hold the existing grade, and to improve drainage and allow less dirt and rock to wash onto the patios.

Staff presented photos of the existing conditions and the revised landscape plan. Staff recommended the application be approved as submitted noting that it seems like a reasonable solution to address potential erosion.

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



*Brian Wheeler and Trever McSpadden abstained from voting.*

Following the Motion a discussion took place regarding the approved changes. The BSAC questioned whether this would resolve the issue and if snow melt became a problem. Mr. Wheeler noted that a significant amount of Geotech work has been performed on the property and the changes were made at the recommendation of a knowledgeable civil engineer. The civil engineer, project manager and construction manager had agreed that this plan was the best course of action and it was noted that further retainage could be added in the future if necessary.

## **6. Construction Extension Request**

BSOA #06012 Savage & Clayton Major Alterations

Legal: Cascade Block 1 Lot 12

Street: 6 Sioux Road

Staff presented a construction extension request for the Savage and Clayton major alteration project. The project was a garage apartment addition approved in July 2018. The extension was requested by Jen Clayton and weather delays and availability of a siding contractor were given as reasons for the request. Staff noted that Ms. Clayton had contacted her over the summer but an extension was not yet required, and at that time she had expected the project to be complete by the original October 15, 2019 completion date. The new requested completion date was October 15, 2020. Staff recommended the extension request be approved as submitted noting reasonable reasons for delay.

Grant Hilton made a Motion to approve the extension request as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

## **7. Discussion Items:**

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


Staff noted a complaint from Gail Young regarding a flatbed trailer that had been parked on the corner of Beehive Basin Road and Little Thunder Road for several weeks. Staff had researched who the trailer belonged to and was unable to locate an owner. Staff contacted the Gallatin County Sheriff and a deputy ran the plate. The deputy was unable to provide staff with the name of the owner, but offered to contact them and ask them to remove the trailer. The trailer was removed that day. Staff has spoken with the lot owner regarding the situation and it has been resolved.

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

Staff briefly reviewed the performance deposit sheet and in-process project tracking sheet. Staff noted that this is a manual project tracking tool and there may still be some discrepancies.

### **c. Adjourn**

The meeting adjourned at 9:13 AM.



Brian Wheeler, BSAC Chairman