



Architectural Committee Meeting Minutes – November 7, 2019

BSAC/Staff in Attendance:

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

Guests in Attendance:

Jerad Biggerstaff
Brett & Georgia Baker
Cooper Wade

Project Attending For:

#06335 Molde
#06167A Baker
#06167A Baker

Using GoTo Meeting:

Grant Hilton
Scott Ryan (Baker)
Margi Miller (Baker)

1. Membership Forum - none

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

3. Meeting Minutes – Kate Scott made a Motion to approve the October 3, 2019 Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. Minor Alterations Review

BSOA #06335 Molde Minor Alterations

Legal: Cascade Block 6 Lot 335

Street: 17 E Low Dog Road

Staff presented the plans for the Molde minor alterations application. The application was for the replacement of the roof and siding of the home due to extensive water damage. The work on the exterior of the home had already been started and was near complete. The project was intended to be an interior renovation and when the extent of the water damage was discovered, it was decided that the roof and siding would need to be replaced. The owner was not aware that this type of work, considered to be a repair, required BSAC review and approval. Staff presented a request from owner Kent Molde requesting a waiver of the after the fact approval fee and photos of the water damage. Jerad Biggerstaff represented the project and provided a material board.

Staff recommended the application be approved as submitted noting that the work is an improvement to the home and a necessary repair due to the water damage. Staff recommended the after the fact approval fee be waived per Mr. Molde's request, as the exterior work required to fix the damage was not obvious at the beginning of the project and both owner and contractor have been extremely responsive in resolving the issue.

The BSAC discussed the after the fact review fee and how it should be applied. Trevor McSpadden was asked how these situations are handled in Bozeman, and he noted that there is no after the fact fee and that approval is not required for repairs and maintenance of property. It was noted by the BSAC that if

the owner or contractor knows an exterior repair is required in advance, staff should be notified and an application should be submitted prior to beginning the exterior work. Staff noted that in cases where a recommendation has been made to waive the fee, there is typically an urgency to the situation and the work is usually a repair or maintenance.

Kate Scott made a Motion to approve the application as submitted noting that because the work was a necessary repair, the after the fact approval fee would be waived. Trever McSpadden seconded the Motion. The Motion passed by a majority with five in favor and one opposed.

5. SFR Sketch Plan Review

BSOA #06167A Baker SFR Sketch Plan

Legal: Cascade Block 3 Lot 167A

Street: TBD Spotted Eagle Road

Staff presented the plans for the Baker single family residence sketch plan application. The home was a single family modern residence with two levels, two bedrooms, two baths and approximately 3,473 s.f. of livable space. Staff noted the home design was intended to work with the natural grade of the lot and identified several areas that may require exceptions, including the roof lengths, roof overhangs, and encroachment of driveway outside the building envelope. Brett and Georgia Baker and contractor Cooper Wade were present to represent the application. Architect Scott Ryan called in to the meeting using GoTo Meeting.

Staff presented the height calculations which averaged to 23'6 ¾". Staff noted a dog run and reviewed covenant and design regulation criteria for dog runs.

Staff presented the site plan showing the driveway encroachment beyond the setback, and noted that exceptions for this have been granted in the past in Cascade. Staff presented the roof design and reviewed roof design regulations. There are two corners of the roof where the overhang extends beyond the 2' maximum allowed outside the building envelope. This included 16.6 s.f. of roof on the northwest corner of the home and 2.3 s.f. of overhang on the southeast corner. Staff noted two roof lengths that exceed 40'. Staff identified several potential design element changes that could justify the roof length.

The BSAC discussed at length the potential implications of granting an exception for the roof overhangs as it pertains to Madison County regulations. There has been no consistent standard for this in the past. Staff recommended that if the BSAC were to approve the roof design as is, it should be a condition of approval that Madison County approves as well, and that approval should be provided in writing. It was agreed that staff would reach out to the county to get more information about its roof overhang regulations for the future, and Mr. Ryan would contact the Madison County planning department as well. It was noted that the county's response to this case should set a standard for future projects in Cascade involving roof overhangs that encroach beyond the allowed two feet outside the building envelope.

The BSAC asked Mr. Ryan if he could bring the home within the limits of the building envelope if required by the county. He noted that he could potentially reduce the size of the home or "saw off" the roof overhang, which would create an unfavorable look of "stubby" rooflines. It was noted by several BSAC members that the overall design of the home was very nice. It was agreed by the BSAC that it would approve of the roof overhangs as they are, but written approval from the county would be required for final review. Staff advised Mr. and Mrs. Baker that as the roof overhangs are clearly beyond

the two foot encroachment allowed per the design regulations, it would require an exception and the associated fee of \$400.00 would have to be paid. The Bakers understood this.

The roof lengths were discussed and it was noted that as an exception was already required for the overhangs, the length would essentially be irrelevant as it relates to the exception fee. It was agreed by the BSAC that regardless of the number of exceptions in an application, only one exception fee of \$400.00 would be applied per application.

The driveway was discussed and it was noted that the BSAC would support an exception as there is a safety component and the driveway had to be designed to work with a smaller site envelope. The dog run was discussed and it was agreed that the dog run was compliant with design regulations and covenants and that it was placed appropriately.

Staff recommended the application be approved as submitted provided the roof design and driveway were addressed and clear conditions were given for final approval.

Kate Scott made a Motion to approve the application as submitted noting that the exceptions for the roof overhangs, roof lengths, and driveway are approved, also noting that only one exception fee will apply in this case and in future cases where more than one exception is required. Trever McSpadden seconded the Motion. The Motion passed unanimously. The approval included the following conditions:

1. The owner must provide written approval of the roof overhangs from the Madison County Planning Department prior to final review.
2. The owner must provide written approval of the driveway from the Big Sky Fire Department prior to final review.

It was noted by the BSAC that in the case that the county does not approve of the home design as it is, that a resubmission would not be required and that the required changes could be incorporated in the final submission.

6. Construction Extension Request

BSOA #06211A Gladstein SFR

Legal: Cascade Block 3 Lot 211A

Street: 10 Middle Rider Road

Staff presented a construction extension request for the Gladstein single family residence, submitted by John Seelye of Big Sky Build. The original completion date for the home was May 24, 2019 and landscaping was May 24, 2020. The requested completion dates were November 30, 2019 for construction and August 30, 2020 for landscaping. The reasons for delay were weather related. Staff recommended the request be approved as submitted noting reasonable reasons for delay.

Grant Hilton made a Motion to approve the extension request as submitted noting that the new completion date for construction is November 30, 2019 and landscaping is August 30, 2020. Dan Hoadley seconded the Motion. The Motion passed unanimously.

BSOA #06160A Black Moon Trust SFR

Legal: Cascade Block 3 Lot 160A

Street: TBD Black Moon Road

Staff presented a construction extension request for the landscaping portion of the Black Moon Trust single family residence, submitted by John Seelye of Big Sky Build. The construction of the home was recently completed. Due to the weather the landscaping is expected to be completed by August 20, 2020. The original completion date was September 28, 2019. Staff recommended the request be approved as submitted noting reasonable reasons for delay.

Gary Walton made a Motion to approve the extension request as submitted noting the new completion date for landscaping is August 20, 2020. Trever McSpadden seconded the Motion. The Motion passed unanimously.

BSOA #07200 Kern SFR

Legal: Sweetgrass Hills Lot 1A

Street: 1325 Chief Joseph Trail

Staff presented a construction extension request for the landscaping portion of the Kern single family residence, submitted by Brandon Wier of Blue Ribbon Builders. Staff had been advised that construction of the home would be complete in early November 2019. Landscaping is expected to be complete by August 15, 2020. The original completion date for construction and landscaping was March 28, 2019. Staff noted that construction is still underway but was expected to be substantially complete in early November. Staff recommended the request be approved as submitted noting reasonable reasons for delay. The BSAC also recommended that an extension be given for construction as well since it is not complete as expected.

Staff explained that the reason many projects are past their completion dates is due to a change in process between staff over the past year. An accurate active project list has recently been created that will make it easier to follow up on completion dates as they approach.

Grant Hilton made a Motion to approve the extension request as submitted, noting that the new completion date for construction is March 28, 2020 and landscaping is August 15, 2020. Trever McSpadden seconded the Motion. The Motion passed unanimously.

Gary Walton abstained from voting.

7. Discussion Items:

a. Member Report Tracking Update

Staff noted a complaint from John Gladstein regarding the Carlson-Bouchard single family residence on Middle Rider Road. The home is currently under construction and Mr. Gladstein noted that a berm had been built along the property line with his home. Staff had confirmed that the berm was not shown on the approved landscape plan and contacted Keith Carlson. Staff was told by Mr. Carlson that the berm was sculpted and would be landscaped with trees in order to create privacy. Staff advised Mr. Carlson that any changes to the approved plans need to be reviewed in advance by the BSAC. Mr. Carlson will be submitting an alteration to the approved plan application for the November 21, 2019 BSAC meeting. Mr. Gladstein has been notified that the issue will be under review and is moving toward resolution.

b. Performance Deposit Tracking Update

Staff briefly reviewed the performance deposit sheet and new active project tracking sheet. Staff noted that the old performance deposit sheet has been replaced with the active project tracking sheet, which is approximately 90% complete pending some further research on a few older projects.

Miscellaneous items:

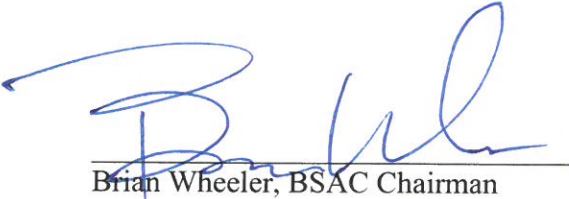
The following miscellaneous items were also discussed.

Staff explained the variance application process to the BSAC. Staff noted that all variances are treated uniquely and in many case staff has to determine the exact requirements of the application, depending on the nature of the variance and other relevant factors. Staff noted that for variances requiring major alterations to existing structures, the sketch plan is typically presented along with the variance request as it would be very difficult to make a decision on the variance without understanding how the altered structure will affect views, neighboring lots, the subdivision as a whole and other criteria that must be considered by the BSAC per the covenants and design regulations. The BSAC noted that it should be clear on the agenda when a sketch plan is being reviewed with a variance, and that they should be listed as two separate agenda items.

Staff noted that the BSOA had been contacted regarding the Wolfram home that had been destroyed by fire, and that the structure would remain standing for several weeks due to insurance requirements. Staff will be contacted again prior to demolition.

c. Adjourn

The meeting adjourned at 9:45 AM.



Brian Wheeler, BSAC Chairman