



Architectural Committee Meeting Minutes - January 9, 2025

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
John Seelye, Chair	Jerad Biggerstaff	#04365 2140 Looking Glass Rd.
Ernie Chappell	Gus & Jen Dimitrelos	#06345 45 Low Dog Rd.
Vanessa McGuire	Nate Peckinpaugh	#06345 45 Low Dog Rd.
Dave McCaffery		
George Mueller	<u>Guests Joining</u>	
Brad Reierson	<u>Virtually:</u>	
Les Hopper	Wendy Marchbanks	#04365 2140 Looking Glass Rd.
Suzan Scott	Carol Woodard	#04365 2140 Looking Glass Rd.
Lisa Chase	Zach Hartman	#04545 Lot 45 Little Coyote Rd.

1. Membership Forum -

At the December 19, 2024, BSAC meeting, staff discussed receiving notification from a Yellowstone Condominium member requesting staff to inspect four (4) unauthorized deck replacements: Unit 80D, Unit 80C, Unit 80B and 74A. Staff reached out to the YC Owners Association and asked the member-owners to confirm if work had taken place and were informed that the decks had not been replaced or altered.

John Seelye, Chair, noted that he had observed the decks being replaced.

2. Call to Order - The Chair called the meeting to order at 9:02 am.

3. Meeting Minutes-

December 19, 2024, Meeting Minutes

Motion made by John Seelye to approve the December 19, 2024, Meeting Minutes with minor corrections; seconded by Brad Reierson. Motion passed unanimously.

4. Single-Family, New Construction Final II

- a. BSOA: #04365 Troy & Helga Schultz
Subdivision: Meadow Village
Legal: Meadow Village Lot 25 Add, Lot 65
Street: 2140 Looking Glass Rd.

Staff presented final requirements for the New Construction at 2140 Looking Glass Road. Jerad Biggerstaff, Project Representative, attended the meeting in person on behalf of the owners.

The Sketch review was approved on August 15, 2024, and the following Motion was made:

Motion made by Ernie Chappell to approve the application, including the ADU below the garage, and contingent on staff receiving a drainage plan from Allied Engineering, the applicants adjusting the height, and addressing retaining walls prior to the Final Review; seconded by Maggie Good. Motion passed unanimously.

The Final review was approved at the October 30, 2024, BSAC meeting, and the following Motion was made:

Motion made by John Seelye to table the application until outstanding requirements are met; seconded by Dave McCaffery. Motion passed unanimously.

The Approval included the following Conditions:

- A) Length of the retaining walls: labeled on site plan
- B) Electrical lighting plan
- C) All proposed snow storage on site plan
- D) Location of tower crane on staging plan
- E) Report from Allied regarding flow & capacity

A) Length of the retaining walls: labeled on site plan

Staff presented a site plan highlighting the lengths of retaining walls, the longest wall being 44 feet. However, neither the lengths of the walls at each interval nor the height of each wall had been broken out and labeled.

Due to the steep hillside, the retaining walls will encroach into the setbacks on the west side of the lot. The walls on the downhill south side of the driveway are primarily outside of the setback to the property line. Per Allied Engineering, the retaining walls are required to maintain the structural integrity of the driveway.

B) Electrical lighting plan

Staff presented the exterior electrical plan. The basement level will have (6) six wall mounted dark-sky compliant sconces. The main level will have (12) twelve 6" cans under the decking, (3) three wall-mounted dark-sky complaint sconces and (2) two 6" diameter bollard lights at the top of the driveway. The committee suggested dimmers.

- C) All proposed snow storage on site plan.
- D) Location of tower crane on staging plan.

Staff presented a revised site plan that included snow storage and temporary crane staging; both to be located on the property.

E) Report from Allied regarding flow & capacity.

Per the Allied Engineering report, Lot 65 is situated on a natural low point in the surrounding topography, below the intersection of Looking Glass Road and Lone Walker Road.

Approximately 4.4 acres of off-site run-on are conveyed through the subject property. An existing 18-inch corrugated metal pipe culvert directs drainage under the intersection onto the Lot 65 property. An existing 12-inch corrugated metal pipe culvert located under the driveway of Lot 64 directs drainage south towards Lot 65 through the roadside ditch located on the east side of Looking Glass Road. Runoff from both existing culverts is conveyed roughly through the center of the lot. Runoff is conveyed from the property near the southeast corner of the lot.

A proposed 24-inch CMP culvert will direct off-site run-on across the proposed driveway of Lot 65. A valley gutter, to be installed along the west side of the proposed driveway, will direct additional runoff from the paved drive area to the culvert. Two stilling basins, joined by a swale, will be installed along the south property boundary to convey and further dissipate energy prior to discharging from the site. The culvert and stilling basins are configured to maintain the site's natural drainage flow path.

Motion made by John Seelye to approve the application as submitted contingent on the BSAC reviewing the length of the retaining walls prior to their construction; seconded by Brad Reiersen. Motion passed unanimously.

The Approval included the following Conditions:

1. Applicant provides a revised site plan including the length of retaining walls at each interval, for BSAC review.

5. Single-Family, Major Alteration & Variance Sketch

- b. BSOA: #06345 Konstantinos & Jennifer Dimitrelos
Subdivision: Cascade
Legal: Block 6, Lot 345
Street: 45 Low Dog Rd.

Staff presented a Sketch review for a Major Alteration and Variance. Owners Konstantinos & Jennifer Dimitrelos attended the meeting in person as well as Nate Peckinpaugh of Talus Architects, Project Manager.

The scope of the project entails adding a second 625-square-foot two-car garage behind their existing home. The roof of the new garage will be flat with a walking surface to provide an exterior seating space as an expansion of their existing deck space. Additional driveway will be added to access the new garage.

The New Construction on Lot 45 was approved in 2019, and the applicants received an Extension for that approval in 2020. Construction has been completed.

The BSOA retains the New Landscaping Performance Deposit (\$7,500.00) and will hold the funds until the addition and New Landscaping have been complete and any disturbed area restored.

Per the Cascade Covenants the BSAC may, at its discretion, allow a Variance for the construction of a detached garage where the location of such that additional structures and the size of the Lot are such that do not unreasonably interfere with the view.

Motion made by John Seelye to approve the applications as submitted; seconded by Ernie Chappell. Motion passed unanimously.

6. Single-Family, New Construction, Sketch

- c. BSOA: #04545 Hartman Homes of MT, LLC
Subdivision: Meadow Village
Legal: Block 5, Lot 45
Street: TBD Little Coyote Rd.

Staff presented a Sketch review for the New Construction on Lot 45 Little Coyote Rd. Zach Hartman, Project Representative, attended the meeting via Zoom.

The new home will offer (4) four bedrooms and a walk-out basement. The total habitable square footage will be 4,196 and the garage and mechanical room will be 1,120 square feet.

The average height of the home is 24.9375 based on a four-point calculation. The top of the foundation will be 1.5 feet above the road, allowing for a 4.5% driveway slope. The overhangs will extend into the setbacks < 24 inches.

Staff presented two sketch designs: Option A and Option B.

Option A, preferred by the owner, would require an Exception to Design Regulation 5.9 Roof Length for exceeding 40 feet of an uninterrupted roofline (59'-6").

Option B adheres to the Design Regulations.

The committee concluded that Option A offers a cleaner aesthetic, and in this case is a better option.

Motion made by George Mueller to approve the application roof-plan Option: A as submitted; seconded by Ernie Chappell. Motion passed unanimously.

The Approval included the following Exceptions:

1. Exception to Design Regulation 5.9 for the uninterrupted roof length (measuring 52'-6").

7. Discussion

a. Wood-burning Firepit Policy

Staff presented a revised 'Residential Exterior Fireplace and Fire Pit Resolution' for committee editing and examples of wood-burning firepits as an exercise for discussion.

Staff will compile edits and send the revised policy to the BSFD for review.

8. Adjourn - The meeting adjourned at 10:22 am.

John Seelye, Chair