



Architectural Committee Meeting Minutes – October 30, 2024

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| <p><u>BSAC/Staff in Attendance:</u> John Seelye, Chair George Mueller Ernie Chappell Vanessa McGuire Dave McCaffery Suzan Scott Lisa Chase</p> | <p><u>Guests in Attendance:</u> Jerad Biggerstaff Wendy Marchbanks</p> <p><u>Guests Joining Virtually:</u> Carol Woodard Andy Arvidson Nathan Helfrich Kurt Graden Cole Robertson Heath Gran Mariusz Kamieniarz Rory, Allied Engineer Bruce Wrightman</p> | <p><u>Project Attending For:</u> #04365 2140 Looking Glass Rd. #04365 2140 Looking Glass Rd.</p> <p>#04365 2140 Looking Glass Rd. #06312A 39 Swift Bear Rd. #02101 21 Black Eagle Rd. Unit 1 #02101 21 Black Eagle Rd. Unit 1 #02801 35 W/ Pine Cone Terr. #06170A 10 Speaking Eagle Rd. #02801 35 W/ Pine Cone Terr. #04365 2140 Looking Glass Rd. #02801 35 W/ Pine Cone Terr.</p> |
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1. Membership Forum -

John Seelye, Chair, commented that the recently installed Little Coyote Road speed tables are effective and unobtrusive. Suzan Scott, Executive Director, noted that at the last Board meeting the BSOA received positive feedback.

2. Call to Order - The Chair called the meeting to order at 9:05 AM.

3. Meeting Minutes-

September 26, 2024, Meeting Minutes

Motion made by John Seelye to approve the September 26, 2024, Meeting Minutes; seconded by Ernie Chappell. Motion passed unanimously.

*Staff subsequently confirmed that the home listed under agenda item #5, 2680 Rain in Face Rd., was built in 1978.

Motion made by John Seelye to approve the October 3, 2024, Meeting Minutes contingent on a staff correction to agenda item #5; seconded by Vanessa McGuire. Motion passed unanimously.

4. Single-Family, Minor Alteration

- a. BSOA: #06132A Andrew Arvidson
Subdivision: Cascade
Legal: Block 3, Lot 251
Street: 39 Swift Bear Rd.

Andy Arvidson, Owner, attended the meeting by Zoom to request approval for a roof replacement. The existing 18-year-old roof will be removed and a new underlayment installed. No height will be added. The new asphalt shingles will be the Storm Gray Malarky Highlander Dimensional series to match the existing color.

Motion made by John Seelye to approve the application as submitted contingent on staff receiving a shingle sample prior to installation; seconded by Ernie Chappell. Motion passed unanimously.

5. Single-Family, Minor Alteration

- b. BSOA: #02101 Slack Point, LLC (Simkins)
Subdivision: Cascade, Black Eagle Condo
Legal: Section 30, Unit 1
Street: 21 Black Eagle Rd.

Staff presented plans to add a low-slope membrane roof at Unit 1 on 21 Black Eagle Rd. The membrane roof will mimic the existing decks [at Black Eagle Condominium] and have a guardrail to match. The intent of the project is to protect an existing hot tub patio and redirect snow shedding from upper roofs. The design will hold snow, not requiring shoveling, and will drain water freely.

The existing patio is in an alcove that has three major roofs that shed directly onto it from a height of approx. 25 feet, which presents a safety concern. A second-floor deck is not feasible due to the location of the master bath and closet, which restrict adding a door to the deck.

*Staff received written approval from Michael J. Schreiner III of Black Eagle Lodges Owners Association.

Motion made by Ernie Chappell to approve the application as submitted; seconded by Dave McCaffery. Motion passed unanimously.

6. Single-Family, Major Alteration Final

- c. BSOA: #02801 Klaudia Kosiak & Mariusz Kamieniarz

Subdivision: Aspen Groves
Legal: Block D, Lot 1
Street: 35 Pine Cone Terrace

Bruce Wrightman and Cole Robertson, of Plum Architecture, attended the meeting on behalf of the Owners, to present the Final Plan Review for the Major Alteration. The project is a second garage addition (unheated) measuring 20' x 25' and totaling an additional 558 square feet. The modern design and materials will complement and match the existing home. Staff presented the landscaping plan that includes a 5' crushed rock bed perimeter, native grasses and a Birch or Aspen tree. Although the rendering elevations indicated there were three lights, the committee requested an electrical plan be submitted to staff.

Motion made by John Seelye to approve the Final Review as submitted contingent on staff receiving an electrical plan to staff for review; seconded by Ernie Chappell. Motion passed unanimously.

7. Single-Family, New Construction Final II

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

Jerad Biggerstaff, of Biggerstaff Construction, attended the meeting in person on behalf of the Owners, to present final requirements for Approval of New Construction on Looking Glass Road. The BSAC approved the Final Plans on September 5, 2024, contingent on the following Conditions:

1. The Final Plans are modified to include a break in the ridgeline that exceeds 40-feet in uninterrupted length.
2. The Final Plans are modified to include the second French Drain.
3. Staff receive a revised lighting plan separate from the site plan that includes quantity and location of canned lighting.
4. A 5-foot hardscape around the perimeter of the home is added to the Landscaping Plan.
5. Plans are updated to show retaining wall(s).

1. A gable element with a central core was added to the east elevation to break up the uninterrupted roof ridgeline. The maximum ridge maintained the same height, and the architect dropped the adjacent ridgelines.

2. The second French Drain, or Stilling Basin, was added to the site plan. Although the basin encroaches into the utility easement, the basin is underground and not considered a "permanent structure."

Rory, Allied Engineering, attended the meeting by Zoom on behalf of Jerad and the homeowners to assist in answering questions. Carol Woodard, adjacent neighbor, attended the meeting by Zoom and inquired about the how much volume of water the drainage plan for 2140 Looking Glass will be able to accommodate. Although Rory did not have that information

in front of him, he confirmed he would provide a summary of estimations. Rory stated he believes the proposed drainage plan will capture the water coming onto the property and redirect into the culvert controlling the runoff.

Wendy Marchbanks, adjacent neighbor, questioned if her property would be significantly impacted if both stilling basins cannot accommodate runoff.

Rory commented that the intent of the plan is to capture the water and bring it down to the south lot line, store some water on the site to infiltrate in the basins and more importantly convey the water through using the existing drainage pattern.

3. Mrs. Marchbanks also expressed concern that light would emanate onto her property. Staff presented the lighting plan noting that no lights were proposed to be on the northeast portion of the home. The plan consists of thirty (30) lights including wall mounted sconces, canned lighting, and bollard lighting on the driveway. An electrical plan with exterior specifications was not submitted. The lights were depicted on the renderings.

4. Staff presented the modified Landscaping Plan that includes a 5-foot hardscape around the perimeter of the home.

5. The applicants requested an Exception to Design Regulation 3.6 to allow the retaining wall, north of the driveway, to encroach into the setback to the property line. Staff noted the applicants had received approval from Gallatin County for a Variance to build on portions of the property that exceeded a 25% slope, and that furthermore, the retaining walls are to support the structural integrity of the driveway.

3.6 Retaining Walls

It is required that retaining walls of permanent construction (such as poured concrete walls) not encroach into Setbacks, Easements, or be built outside the Building Envelope unless otherwise approved by the BSAC. Retaining walls shall not be greater than four (4) feet in height, and twenty-four (24) feet in uninterrupted length. The BSAC may grant exceptions to this provision if, in the sole judgement of the BSAC, the site conditions warrant such an exception. All retaining walls should relate to and blend in with the surrounding natural environment.

Suzan Scott, Executive Director, expressed concern the retaining wall encroaches into the 10-foot utility easement, and that the poured concrete categorizes the structure as “permanent.” The committee concurred that the applicants may do so at their own risk and should inquire with their utility company prior to installation. The committee also suggested the applicant may consider a boulder wall alternatively, as it would not be considered permanent in nature. As stated in the Meadow Village Covenants:

D. Landscaping Easements. Easement areas may be landscaped by Owners so as to enhance their appearance so long as the landscaping does not interfere with the use of the property as an easement. However, Owners who landscape within these easements do so at their own risk.

The site plan did not indicate the length of the retaining wall, and the committee requested the applicant satisfy the following requirements for Final Approval:

- 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.

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

8. Single-Family, Minor Alteration, Variance After-the-fact

- e. BSOA: #06170A REBS, LLC
Subdivision: Cascade
Legal: Block 3, Lot 170A
Street: 10 Speaking Eagle Rd.

Staff presented an After-the-fact review and Variance for a cold-roof installation. Heath Gran, Owner and Project Manager, attended the meeting to request approval. The cold-roof design has already been completed and added 13-7/8" parallel to the roof line, exceeding the maximum overall height per Cascade Covenants (28-feet) by 13-7/8".

Certified letters and emails were sent to adjacent neighbors with no opposition.

Motion made by Dave McCaffery to approve the application with an After-the-fact fee of \$1,000.00; seconded by Ernie Chappell. Motion passed.

9. Discussion:

- a. Staff presented the 2023-2024 BSAC committee member attendance record for review.

10. Adjourn - The meeting adjourned at 11:58 AM.

John Seelye, Chair