



Architectural Committee Meeting Minutes - July 11, 2024

<p><u>BSAC/Staff in Attendance:</u> Stacy Ossorio, Chair John Seelye Maggie Good George Mueller Ernie Chappell Vanessa McGuire Suzan Scott Lisa Chase</p>	<p><u>Guests in Attendance:</u> Steve Kendziorski Jana Norton Jan Weber Jeff MacPherson, BSCO Dave McCaffery Kent Volosin Taylor Lindy</p> <p><u>Guests Joining Virtually:</u> Austin McPherson Pat Lopker Hugh Hunt Sarah Ayers Luke Jackson</p>	<p><u>Project Attending For:</u> #05420 3052 Crow King Rd. #05307 2670 Bobtail Horse Rd. #07205 Little Coyote Rd. #07205 Little Coyote Rd. BSOA Member Aspen Groves, HOA #06301A 15 White Grass Rd. #06250 37 Swift Bear Rd.</p> <p>#06027 6 Washakie Rd #201XX 106, 8, 10 Plenty Coup #06213A 16 Middle Rider Rd. #05407 300 Chief Joseph Trail #05407 300 Chief Joseph Trail</p>
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1. Membership Forum - None

2. Call to Order - The Chair called the meeting to order at 9:04 AM.

3. Meeting Minutes -

June 20, 2024, Minutes

Motion made by George Mueller to approve the June 20, 2024, Meeting Minutes; seconded by John Seelye. Motion passed unanimously.

4. Multi-Family, Minor Alteration

- a. BSOA: #014XX Beaverhead Condo Association
 Subdivision: Beaverhead/Cascade
 Legal: Beaverhead Condo S30, T06 S, R03 E
 Street: 106 Downhill Drive

The Beaverhead Condo Association requested approval to install a cold-roof system on building #106 to match existing shingles. The roofline would increase the overall height by 6-inches. This alteration will be the first out of nine roofs, with plans to sequence over the next few construction seasons. Staff noted a detailed construction staging plan.

Motion made by John Seelye to approve the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

5. Single-Family, Minor Alteration

- b. BSOA: #05420 Stephen & Theresa Kendziorski
Subdivision: Sweetgrass Hills
Legal: Block 4, Lot 20
Street: 3052 Crow King Rd.

A new patio, walkway and entryway will be constructed using Lafitt Rustic Autumn landscaping pavers. The existing stone will be hand-removed and disposed of off-site. Road mix and gravel will be compacted to prevent the new pavers from sinking. Disturbed areas will be reseeded.

Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed unanimously.

6. Single-Family, Minor Alteration

- c. BSOA: #04550 Ralph Cole
Subdivision: Meadow Village
Legal: Block 5, Lot 50
Street: 2130 Little Coyote Rd.

Pat Cole, Owner, attended the meeting by Zoom. Staff presented an After-the-fact review for a deck replacement and noted she had advised the applicant to proceed with the project prior to approval due to safety concerns. The Redwood deck located in the rear of the home was built in 1983 and is rotting. The deck was replaced using the same materials and design. The only change from the original design was the removal of the sunken hot tub . The owners plan to stain and seal the deck themselves.

Staff recommended the committee waive the After-the-fact fee as staff advised the applicant to proceed with the project prior to approval.

Motion made by John Seelye to approve the application as submitted and waive an After-the-fact fee; seconded by Ernie Chappell. Motion passed unanimously.

7. Single-Family, Minor Alteration

- d. BSOA: #06027 Austin McPherson
Subdivision: Cascade
Legal: Block 1, Lot 27
Street: 6 Washakie Rd

Austin McPherson, Owner, attended the meeting by Zoom. Staff presented a Minor Landscaping Alteration to add four (4) Fir or Spruce trees 8 feet in height, to provide neighbor screening and privacy on the north side of the home.

Motion made by Maggie Good to approve the application as submitted; seconded by John Seelye. Motion passed unanimously.

8. Single-Family, Minor Alteration

- e. BSOA: #05307 Robert J. Norton Trust
Subdivision: Sweetgrass Hills
Legal: Block 3, Lot 7
Street: 2670 Bobtail Horse Rd.

Jana Norton, Owner, attended the meeting in person to request approval for a roof replacement, a deck replacement, a replacement window and door (located in the sunroom) and siding repair.

Staff presented the portion of the project that had already been completed as an After-the-fact review and noted she advised the applicant to proceed with the work that had already commenced. The applicant provided pictures of damage caused by the leaking roof.

The roof replacement had been completed and was done in Owens Corning Dura Flex, Onyx Black shingles. The previous roof was cedar shake. The existing cold-roof design remains.

The owners are waiting for window replacement quotes. The owner noted the windows had not been properly framed and may require a design change to replace the panes.

The existing deck has already been removed. The owner intends to replace the deck using the same design but with a slightly smaller footprint and enclosing the staircase. The decking material will consist of Fiberon - Chai (to match house color), railing in black and will have a 1,194 square ft. surface.

The house will be touched up in the same color once the all the rotted areas are replaced. Disturbed area will be restored with a native seed mix.

The committee requested a complete submittal for the replacement of the sunroom windows.

Motion made by George Mueller to approve the work that has already been completed subject to an After-the-fact fee of \$100.00; seconded by Ernie Chappell. Motion passed.

9. Single-Family, Minor Alteration

- f. BSOA: #06301A Scott & Erin Ferrell
Subdivision: Cascade
Legal: Block 4, Lot 301A
Street: 15 White Grass Rd.

Taylor Lindy, of Stillwater Architecture and Project Representative, attended the meeting in person on behalf of the owners. Staff presented the scope of the exterior work as submitted:

1. Replacing Roofing, Flashing, Soffit, Fascia

The existing asphalt roof is in poor condition and requires a replacement. The applicant is requesting approval to replace their roof with a standing seam metal roof. Flashing will be updated to match the new metal roof. Soffit and Fascia are also to be updated; soffit to be shiplap hemlock clear and the fascia, two-piece metal – to match the roof.

2. Replace Siding and Exterior Stone

Siding to be replaced with vertical 8” Clear Hemlock shiplap in color 106 Sahara Sand from Vintage Woods. The exterior stone will be replaced with cut stone; and used for the exterior and retaining walls.

3. The patio railing will be replaced with square tube steel newel and a hemlock top rail.

4. The existing retaining boulder walls are to be replaced with poured concrete – stone veneer walls. The grade will remain as existing.

5. The owners would like to modify the entry by removing the existing log beams and replacing them with square timbers for a cleaner and more modern aesthetic.

6. Remove existing shed roof covering hot tub on south patio (hot tub has been removed).

Jeff Cyr of Authentic Inc. will be the contractor on the project.

Motion made by John Seelye to approve the application as submitted subject to the applicant providing an updated site plan to include construction staging locations; seconded by Ernie Chappell. Motion passed unanimously.

10. Single-Family, Minor Alteration

- g. BSOA: #06250 Hyo Jeong Park
Subdivision: Cascade
Legal: Block 3, Lot 250
Street: 37 Swift Bear Rd.

Taylor Lindy, of Stillwater Architecture and Project Representative, attended the meeting in person on behalf of the owners. Staff presented the scope of the exterior work as submitted:

1. Replace the guest house window to match existing. Sierra Pacific aluminum clad wood picture window in green to match existing.

2. Move an existing window approximately 3’ north into “Workout Room.”

3. Add an exterior door at the lower level. Sierra Pacific aluminum clad wood inswing door in green to match existing.

4. Add a patio surface at grade on the south side of the home.

5. Add a rear deck on the north side of the house. The deck will meet grade on the north side of property boundary.

Motion made by George Mueller to approve the application contingent on the condition below; seconded by John Seelye. Motion passed unanimously.

The Approval included the following Condition:

There will be no fireplace on the new patio unless the applicant submits for approval.

11. Single-Family, Major Alteration Sketch

h. BSOA: #05407 Stuart & Melynda Goldberg

Subdivision: Sweetgrass Hills

Legal: Block 4, Lot 7

Street: 300 Chief Joseph Trail

Sarah Ayers and Luke Jackson, of Loci Architecture, and Project Representatives, attended the meeting by Zoom on behalf of the owners. Staff presented a Major Alteration for an addition to an existing residence. The addition will be in the rear of the home (not facing public right-of-way) and add 1,376 square feet. The addition is sited within the required setbacks. The new space will consist of a bedroom suite, laundry room, exercise room, and improved access to outdoor space. An existing small, covered patio off the existing office will be enclosed to provide additional office space as well.

The committee requested the applicants break up the 47-foot roofline with an architectural feature for the Final Review.

Motion made by Maggie Good to approve the application as submitted subject to the applicant breaking up the uninterrupted 47-foot roof line; seconded by George Mueller. Motion passed unanimously.

12. Single-Family, Major Alteration Final

i. BSOA: #06213A Keith Carlson & Johanne Bouchard

Subdivision: Cascade

Legal: Block 3, Lot 213A

Street: 16 Middle Rider Rd.

Joe Schwem of Lyric Architecture and Project Manager, as well as Keith Carlson and Joanne Bouchard, Owners, attended the meeting in person to present the Final Review of the proposed two-floor addition. The new space would add two bedrooms, three baths, a gym, pool, and a music room to an existing three-bedroom single-family dwelling.

The project required a Variance from Madison County to alter the shape of the Designated Building Envelope from a circular shape to a rectangular shape, which they received on July 28, 2023.

In the interim, since the Owners received approval for their Sketch Review, the committee has requested an opinion from outside legal counsel to confirm that Madison County's authorization to supersede the change in plat shape eliminates the need to address restrictions outlined in the Cascade Covenants.

Additionally, adjacent neighbors remain opposed to the project and believe that if this is approved, that consequently, Designated Building Envelopes in Cascade would be no longer valid, and the approval will establish a dangerous precedent.

Motion made by George Mueller to table the Final Review until the opinion is received back from outside legal counsel: seconded by Maggie Good. Motion passed 4:2.

13. Single-Family, New Construction & Variance

- j. BSOA: #02601 Mitchell Bates
Subdivision: Aspen Groves
Legal: Block B, Lot 1
Street: Autumn Trail

Joe Schwem of Lyric Architecture and Project Manager, as well as Mitchell Bates, Owner, attended the meeting in person to request Sketch Review and Variance approval for New Construction on Autumn Trail.

The Owner requested a Variance to the 30' setbacks on three sides due to the slope and configuration of the lot. The Variance setback to the side and rear property lines are supported by adjacent neighbors. The Variance request to the front setback was contested by an adjacent neighbor located across the street. The front setback would encroach five (5) feet making the distance from the corner of the garage to the property boundary 25 feet. The neighbor stated he may be open to the Variance request if natural screening is maintained between the homes.

Gallatin County granted a Variance to build in some areas of the lot that have a greater than 25% slope. The approximate area of 25% or greater slope is 777 square feet and additionally, trees cover most of the lot.

The Owner and architect stated they did their best to not place the house in the 25% slope; they wanted to maximize the buildable portion of the site hence, requesting a Variance to the setbacks, and furthermore, minimize the slope of the driveway.

Motion made by Maggie Good to table the review until the Owner and neighbor can meet to discuss a landscaping plan; seconded by John Seelye. Motion passed unanimously.

14. Single-Family, New Construction Project Extensions

- k. BSOA: #201XX Lilly & Lopker LLC
Subdivision: Cascade Ridge
Legal: Block 2, Lot A13A

Street: #106, #108 & # 110 Penty Coup Rd.

Pat Lopker, Owner and Project Representative joined the meeting by Zoom to request a Construction Extension for three (3) homes in the Cascade Ridge Development due to staff and supply-chain shortages:

Home #106 (under contract) Requesting a revised Completion Date of 3/31/2025

Home #108 (under contract) Requesting a revised Completion Date of 1/31/2025

Home #110 (developer will keep) Requesting a revised Completion Date of 5/31/2025

Motion made by Stacy Ossorio to approve the request as submitted; seconded by John Seelye. Motion passed unanimously.

15. Community, Little Coyote Crosswalks and Crosswalk Signs

1. BSOA: #07205 Little Coyote Members & BSCO

Subdivision: Meadow Village

Legal: Block 4, 5 & 6

Street: Little Coyote Rd.

The BSCO & Community Members are working together to install three (3) crosswalk and crosswalk signs on Little Coyote Rd. Jeff MacPherson of BSCO and Jan Weber, BSOA Member, attended the meeting in person to request approval. One neighbors located near the proposed crosswalks expressed support. BSCO will provide crosswalk maintenance and winter storage of the center crosswalk signs.

Staff confirmed the crosswalks will not interfere with the proposed future locations of the Little Coyote speed tables.

Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed 4:1.

16. Discussion Items

i. Staff Releases and Approvals

Staff confirmed that the BSAC will be releasing the New Construction Performance Deposit for the project located at 1935 Little Coyote Rd. (Lepper) as the project is on hold. No areas have been disturbed. The Construction/Realtor Sign(s) will be removed prior to release.

10). Adjourn - The meeting adjourned at 10:51 AM.

Stacy Ossorio, Chair