

# WHITEFISH ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 15, 2020

The meeting was called to order by Kathy Skemp at 8:16AM

PRESENT: Shane Jacobs, Diane Kane, Leslie Lowe, Paul McElroy, Tracy Rossi, Kathy Skemp

ABSENT: Stacy Caldwell

STAFF: Wendy Compton-Ring

PUBLIC COMMENT: none

MINUTES: The minutes from September 1, 2020 were unanimously approved.

## OLD BUSINESS

Alta Views, façade change – remaining pods, Ken Huff (ARC 19-04C) The applicant described the final pods to add the lofts to the two-bedroom units to make them three-bedroom units. This will require the increase in roof height and will match the buildings previously approved. The applicant described the phasing plan for the remaining buildings. All the buildings would be three-bedrooms – may be some two-bedroom sprinkled throughout the project.

Committee asked for clarification for the location of the taller units within the site *The entire site*

Leslie – appreciated the rhythm of the variety of the building heights

Paul – concerned with the entire project being at this height *Could see the number of buildings could remain two-bedrooms*

Tracy – worried only some of the buildings with the increased height could date some of the buildings if there is not a good mix of both smaller and taller buildings *Don't think people will notice the building height change*

Shane – agrees; there is enough of a random order of the buildings; color; size; angles; etc. – it is mixing itself and won't be noticeable

Kathy – asked further clarification on the request – *would like the opportunity to build three-bedrooms if the market demands*

Shane – no issues

Paul – they addressed our concerns previously

Diane – agrees; appreciates the higher density – more economical for everyone

## Motion:

Tracy – move to approve as submitted

Shane – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

Whitefish School District, Kindergarten wing old building, façade change, 1330 E 7<sup>th</sup> Street, LPW Architecture (ARC 20-01) The applicant described the background of the project. The School District wants to maintain the kindergarten wing with upgrades. They are proposing to repaint it with small updates to the façade. School district doesn't have an immediate plan for the spaces but wants to keep it in good shape.

Tracy – looks like a nice improvement

Diane – thinks they will need the building

Shane- asked the architect to clarify that new wall materials match the existing wall materials with new finishes. Also confirmed that parapet cap metal matches green painted EIFS. Also confirmed that existing entry gets painted, including concrete sonotube columns

**Motion:**

Tracy – move to approve as submitted

Shane – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

124 O'Brien Mixed Use, minor change, MT Creative (ARC 19-21) postponed until later; the applicant will let staff know when it should be re-scheduled

Don K, 6219 Highway 93 S, amendment, MT Creative (ARC 20-21) The applicant described the project to be the full approved CUP project and the materials, colors are the same.

Tracy – this looks better than the previous phased project

Leslie – looks fine

Paul – fine with it

**Motion:**

Leslie – move to approve as submitted

Tracy – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**NEW BUSINESS**

Telemark Apartments, 115 O'Brien Avenue, Jeff Drummond (ARC 20-24) The applicant described the project, its location and proposed materials. The body is the darker color and the yellowish color (Yellowstone) is the trim. Planning to trim-out the windows on the north side and repaint the carport.

Tracy – colors go well together

**Motion:**

Tracy – move to approve as submitted

Leslie – 2<sup>nd</sup>

**Discussion:** none

**Vote:** motion passes unanimously

**OTHER ITEMS**

The public hearing is before Planning Board on Thursday and City Council on October 19<sup>th</sup>.

The City Council work session went well and they had a couple of future work items for the Committee to work on include: multiple condos/SFR that look the same & changes to designs for projects that go to City Council

Meeting adjourned at 9:15 AM