



**Architectural Committee Meeting Minutes – August 4, 2016**  
**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance**

Brian Wheeler  
Trevor McSpadden  
Kenny Holtz  
Sharon Douglas (phone)  
Gary Walton  
Casey Drayton  
Suzan Scott (phone)  
Janet Storey

**Guests in Attendance**

Lindsey Stewart, 1855 Little Coyote  
Joe Schwem, Cascade Block 3 Lot 208A  
Jamie Dugaard, 2165 Spotted Elk  
Casey Bennett, 2165 Spotted Elk  
Kyle Lanier, Meadow Village Block 4 Lot 43A  
Anne Marie Mistretta, Crail Ranch  
Ross Pfohl, 2115 Little Coyote

**1. Membership Forum – None.**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:05 am.

**3. Meeting Minutes –**Trevor McSpadden made a motion to approve the meeting minutes from the July 21, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

**4. Building Envelope Alteration Review -**

BSOA #06208A Scheffler  
Legal: Cascade Subdivision Block 3 Lot 208A  
Street: TBD Middle Rider Road

Staff presented the application for an alteration to the platted building envelope on the Scheffler lot. The BSAC reviewed the existing plat with the 50' radius circle building envelope and the proposed plat showing a rectangular building envelope. Joe Schwem, project representative, presented that the purpose of the adjustment to the envelope shape is to work better with the long lot and the home design he is working with. Joe also confirmed for the committee that the driveway design to the new envelope shape has been considered. The BSAC stressed that the owner and representative be sure the design will fit within the new shape before proceeding with county process to amend the plat. Trevor McSpadden made a motion to approve the modification to the platted building envelope. Kenny Holtz seconded the motion. Motion passed unanimously.

**5. Final Plan Review –**

BSOA #04443 Doc's Real Estate – New Construction  
Legal: Meadow Village Subdivision Block 4 Lot 43A  
Street: TBD Two Moons Road

The Doc's Real Estate LLC final plan was presented by staff for BSAC review. Staff discussed that no major changes had occurred since sketch plan review and approval. The following staff noted considerations were listed for BSAC discussion: landscape plan clarification, 55 exterior LED light fixtures, drainage, roof length over 40', and construction staging shown where trees are to be preserved. Kyle Lanier, project representative, confirmed that a main goal is to preserve as many of the existing old growth trees as possible, several smaller trees will be cut to allow material and equipment access. The BSAC reviewed the updated elevations and renderings which showed materials along with the materials board. The siding was presented as Alpine rustic squaw creek 1x6 narrow line t&g, the soffit and fascia will be Alpine rustic in Black Mt, The metal on the walls and roof will be a bonderized standing seam metal with wide batten on walls and a skinny batten on the roof, the stone will be thin cut Montana natural. Kyle Lanier stated the goal is to keep the color palette natural and simple. The BSAC discussed that the staging area could easily be adjusted to

the open field at the north half of the lot to preserve more of the trees. Kyle Lanier confirmed that keeping the lot as natural as possible is the plan for construction staging and work. Trever McSpadden discussed that with a saturated lot like this one, a natural landscape will work best. The BSAC reviewed the lighting plan and discussed concern over how much light would be coming from the fixtures. Kenny Holtz emphasized that the degree of throw from each fixture should be considered to avoid overlap and unnecessary fixtures. The BSAC reviewed areas that would need light and the areas that are lit only for architectural purposes. Kenny Holtz reviewed the fixture information and questioned if anything smaller than a 4" fixture would be possible given the large quantity of them shown. The BSAC agreed that a revised plan would need to be presented for review which shows how the light would spread at the ground. If there is overlap, the number of fixtures would need to be greatly reduced. Staff reminded the committee that drainage was discussed at sketch plan review and showed the committee the grading and drainage plan. The BSAC discussed the roof length over 40' along the west property line. Looking at the renderings the BSAC found that the other breaks in the roof helped to take away from the continuous run of 44'. Kenny Holtz noted that with the modern style of the home, the roofline works with the design. Kenny Holtz made a motion to approve the final plan noting that the landscape has been discussed and the preservation of existing trees is a priority, the exterior lighting is not approved at this time and the final approval is conditional on a new lighting plan submitted for BSAC review within 6 weeks, drainage on the property has been addressed by the applicant, an exception has been granted to the roof length over 40' as it fits the modern style and is not excessively longer. Trever McSpadden seconded the motion. Motion passed unanimously. Gary Walton abstained from voting.

## **6. Alteration to Approved Plan Review**

BSOA #04503 Flaherty – New Construction  
Legal: Meadow Village Subdivision Block 5 Lot 3  
Street: 1855 Little Coyote

Staff presented a proposed material change to the Flaherty new construction project. The area at the lower side of the east wall was approved to be a gray dryvit. The renderings showing the proposed rusted corrugated metal on the wall were reviewed by the BSAC. Staff noted that the product was approved for the north wall at the rear of the home with the original final plan approval. Lindsey Stewart, project representative added that metal flashing would be used to break up the continuous surface. Kenny Holtz made a motion to approve the change in material from dryvit to corrugated corten steel. Trever McSpadden seconded the motion. Motion passed unanimously.

Staff presented the request from the owner and representative to omit the construction of the back deck from the home at this time. A rendering was provided to show the BSAC how the back of the home would look without the deck. The rendering showed the sono-tubes that have already been installed. The BSAC discussed that when all construction on the home is complete, exclusive of the deck construction, the owner should make a request to the BSAC for a partial release of the deposit and a request for an extension to finish the deck next year.

## **7. Addition/Renovation Plan Review**

BSOA #04608 Boneham - Addition  
Legal: Meadow Village Subdivision Block 6 Lot 8&9  
Street: 2165 Spotted Elk Road

The Boneham plan to renovate and add on was presented for BSAC review. Staff reviewed the plans as submitted and presented the following considerations for BSAC discussion: 2 lots are not aggregated, address monument in the road ROW, Hot tub screening and landscape elements, lighting and materials for final review, and roof length at the front greater than 40'. Jamie Daugaard, project representative, went over the addition information and noted that the aggregation of the 2 lots was currently underway with the county. Jamie confirmed that a detailed landscape plan would be presented at final plan review. Gary Walton questioned the side setback requirements for an aggregated lot. Staff reviewed the Meadow Village covenant provision for the BSAC that establishes a 30' side yard setback for aggregated lots. Staff also noted that the existing home would be within that 30', however new improvements would

not encroach any further into the setback. The BSAC discussed the 48' roofline along the front of the home. The BSAC noted that the added improvements to the deck at the front of the home do a nice job of breaking the roof up. Trever McSpadden made a motion to approve the addition and renovation sketch plan noting the considerations listed by staff were discussed and any necessary exceptions to the design regulations would be made at final plan review. Gary Walton seconded the motion. Motion passed unanimously.

## **8. Minor Alteration Plan Review**

BSOA #07098 BSCO Historic Crail Ranch  
Legal: Meadow Village Subdivision Lot 1-A  
Street: 2100 Spotted Elk Road

The Historic Crail Ranch request to wrap several utility boxes and trash cans around the Crail Ranch was presented to the BSAC by staff. Samples of the historic photos that would be used were provided. Sharon Douglas made a motion to approve the project noting that the concept is supported by the BSAC and there is no need to come in for additional review if the project will be expanded to other utility boxes in the Meadow Village area. Gary Walton seconded the motion. Motion passed unanimously.

Staff also presented the Historic Crail Ranch proposal for new signs at the ranch. Anne Marie Mistretta, project representative, went over the new sign renderings and explained the need for the signs to the BSAC. A color sample of the branding for the ranch was provided to show what it would look like on the signs. Trever McSpadden made a motion to approve the signs as proposed. Gary Walton seconded the motion. Motion passed unanimously.

BSOA #04513 Pfohl – Deck Fencing  
Legal: Meadow Village Subdivision Block 5 Lot 13  
Street: 2115 Little Coyote

Staff presented photos of the privacy screen feature that was added to the deck at 2115 Little Coyote to break up the view of the new Morning Sun Condominium construction. Ross Pfohl was present and discussed that the screen was just under 6' in height. The BSAC discussed that the privacy screen provides a transition from multi-family development to single-family. Ross Pfohl mentioned that he had stopped all work at the request of the BSOA until he had proper approval to move forward, the plan is to stain the screening panels to match the existing deck. Staff reviewed with Ross Pfohl and the BSAC the easement that a portion of the deck sits on where it encroaches Tract 9 property. Brian Wheeler reminded the committee that additional landscape elements were to be added at the second phase of the Morning Sun development to achieve privacy that the new wood panel screen was accomplishing. Kenny Holtz noted that Morning Sun landscaping in that area would still be required, however it could potentially be scaled down. Kenny Holtz made a motion to approve the screening plan as presented. The approval is conditional on the screening panels stained to match the existing deck and a letter from the adjacent property owner, Tract 9, approving the screen. Trever McSpadden seconded the motion. Motion passed unanimously. Brian Wheeler abstained from voting,

BSOA #04427 Short – Minor Landscape  
Legal: Meadow Village Subdivision Block 4 Lot 27  
Street: 2590 Little Coyote

Staff presented the Short minor landscape plan for BSAC review noting that the owner was not able to make the meeting to represent the project. The minor plan called for plating 6 spruce trees along the rear property line to match the existing ones around the home. The intent as described by the owner's written statement was to screen the back deck of their home from the open space and condominiums that are adjacent. Gary Walton made a motion to approve the minor landscape plan as submitted. Kenny Holtz seconded the motion. Motion passed unanimously.

## 9. Setback Determination

BSOA #06039 Quam


Legal: Cascade Subdivision Block 1 Lot 39

Street: 39 White Otter Road

Staff presented a preliminary site plan showing a garage addition at the Quam residence for BSAC review. The owner and representative present, Janet Storey, wanted to confirm that the side setback would be 40' if they were to aggregate an additional lot. The preliminary site plan showed surface parking within the setback. The BSAC reviewed the information showing a large wetlands area and ski lift on the property. Kenny Holtz made a motion that due to numerous site constraints the BSAC would be comfortable with allowing parking in the side yard setback if the property adjacent is aggregated into lot 39. Trever McSpadden seconded the motion. Motion passed unanimously.

## 10. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- c. **Project Completion Tracking** – Staff updated the project completion tracking information.
- d. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 10:38 am.

  
Brian Wheeler, Committee Chair