



Architectural Committee Meeting Minutes – April 15, 2021

BSAC/Staff in Attendance:

Amy San Nicolas
Suzan Scott

Guests:

Benjamin Landry
Soren Solari
Ruthi Solari

Project Attending For:

#06274A
#04605
#04605

Using GoTo Meeting:

Gary Walton
John Gladstein
Grant Hilton
Stacy Ossorio
Clay Lorinsky

Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.

1. **Membership Forum** - None
2. **Call to Order** – The Chair, Gary Walton, called the meeting to order at 9:00 AM.
3. **Meeting Minutes** – April 1, 2021 Meeting Minutes Corrections: None.

Motion made by Stacy Ossorio to approve the April 1, 2021 Meeting Minutes; seconded by Clay Lorinsky. Motion passed.

4. Minor Alteration:

BSOA: #06274A Landry
Legal: Cascade Block 2 Lot 74B
Street: TBD Plenty Coup Rd.

Staff presented the Landry Minor Alteration which included a geotechnical study and removal of trees along the future roadway and building site.

Staff recommended the Committee approve the application as submitted.

Committee asked the applicant why a 35-foot radius needed to be cleared now and it was expressed that the applicant mainly needed axis but was thinking to clear the envelope where the house might go in the future.

Motion made by Grant Hilton to approve access to get geotech vehicle into site for the testing of the soil but not for clearing of a driveway or a 35' radius for the building envelope; seconded by John Gladstein. Motion passed with three for and one against.

5. Single-Family Residence – Sketch:

BSOA: #04605 Ruthi and Soren Solari
Legal: Meadow Village Block 6 Lot 5
Street: TBD Spotted Elk

Staff presented the Solari Single-Family Sketch Plan represented by Soren Solari. The proposed home would be two stories with 3610 square feet of livable space, 6 bedrooms, and 630 non-habitable square-footage. The home would have a unique round design that enhanced its energy efficiency and sustainability. The design included innovative technology including radiant heating and smart-tinting electrochromic windows. The average height of the proposed home would be 25 feet and the longest ridgeline would be less than 36-feet making the house compliant with the covenant and design regulations. Staff noted that there was an attached 'mother-in-law' suite with a full-service kitchen and a separate entrance. Despite the finish materials being cohesive with the more modern finishes the Committee had seen in this Subdivision lately, Staff noted the round element of the home was unusual for the neighborhood.

Staff recommended the Committee discuss the attached suite and unusual design prior to approving the application.

John Gladstein and Stacy Ossorio recused themselves from discussion and voting because of personal relationships with the applicant. It was noted that the design, although unusual, was aesthetically pleasing and the Committee applauded the applicant's efforts in sustainability.

Motion made by Clay Lorinsky to approve the application as submitted; seconded by Grant Hilton. Motion passed. John Gladstein and Stacy Ossorio abstained.

6. Discussion:

- a. Aspen Groves (AG) Letter: AG sent a letter to the GalCo Commissioners and forwarded a copy to BSOA asking for support. The Committee shared AG concerns, not because it did not support the concept of the trail, but based on the burden placed on a small residential road and the safety concerns of the proposed trail. It was noted that it would be much more ideal to have a separate bike path but that bicyclist have as much right to use public roads as vehicular traffic. It was suggested perhaps additional signage reminding vehicle users to share the road with the bicyclists could be a solution. Furthermore, signage throughout BSOA as well as road symbols could help curtail this issue through BSOA jurisdiction. It was the general consensus that a study be required regardless of the trail but the question was raised that if a traffic study was done, who would be responsible for paying for it.

Motion made by John Gladstein to recommend the Board support Aspen Groves' request that the Gallatin County Commission require the Big Sky Community Organization to commence a traffic study and be responsible for the cost of that study; seconded by Stacy Ossorio. Motion passed with four for and one against.

- b. Staff Releases and Approvals: No staff releases or approvals were granted since the last meeting.
- c. Compliance Tracking Report: No new compliance issues since the last meeting.
- d. Performance Deposit Tracking Update: The reconciliation had been completed.
- e. Design Regulations Revision Subcommittee: The next meeting was set for April 30th.

7. Adjourn - With nothing further to discuss, the meeting adjourned at 9:51 am.

Gary Walton, BSAC Chairman