



## **Architectural Committee Meeting Minutes – January 18, 2018**

### **BSAC and Staff in Attendance:**

Brian Wheeler  
Trevor McSpadden  
Gary Walton  
Grant Hilton  
Maggie Good  
Kate Scott  
Janet Storey  
Suzan Scott

### **Guests in Attendance, Project Attending For:**

Cleve Johnson #07515 Gallatin Properties  
John Amsden #06348 Olive Street LLC  
Bob Mechels #06348 Olive Street LLC

### **1. Membership Forum - None**

**2. Call to Order** – Brian Wheeler called the meeting to order at 8:00am.

**3. Meeting Minutes** – Several grammatical errors were noted in the January 4, 2018 Meeting Minutes. Staff was directed to revise the Meeting Minutes to correct the errors. A Motion to approve the Meeting Minutes with the revisions was made by Maggie Good. Grant Hilton seconded the motion. The Motion passed unanimously.

### **4. Alterations to Approved Plan:**

BSOA #07515 Gallatin Properties LLC (Johnson)

Legal: Minor Subdivision # 214, Lot 3A

Street: TBD Plank Rd.

Staff presented the drawings, photos and narrative for the Alterations to Approved Plan application for the Gallatin Properties LLC (Johnson) new Single Family Residence project. The Owner is proposing to change the previously approved exterior light fixtures and also add light fixtures on the exterior of the home. The Owner, Cleve Johnson, was in attendance at the meeting.

The BSAC reviewed the proposed fixtures and the locations of the additional fixtures. The BSAC discussed the light fixture proposed for the north side of the home. The proposed light fixture, the Hinkley "Shelter", is Dark Sky Compliant and has seeded glass. While the fixtures that meet the intent of Dark Sky Compliance are required by Big Sky Owners Association Design Regulations the Regulations also state that seeded glass is prohibited. In addition, the Design Regulations require that the light source is concealed. The LED light source for the proposed fixture is concealed unless the fixture is viewed from below. The BSAC determined that the location of the fixture, even with the seeded glass, meets the intent of Dark Sky Compliance and an exception was appropriate.

Staff recommended that the BSAC approve the application for the Johnson Light Fixture and Electrical Plan Revisions based on the findings that the proposed light fixtures meet the intent of being "Dark Sky Compliant", comply with the Design Regulations and Covenants.

metal accent materials may be considered on a case by case basis. The BSAC discussed the use of metal siding, the compatibility of the material to other homes in the neighborhood and the Design Regulations.

Exposed concrete is also being proposed for the home. The Design Regulations restrict the use of exposed concrete to 12" above grade unless it is finished with textured stucco or covered with stone or treated wood that is consistent with the finish of the building. The architect is proposing to use a "bark textured" form liner for most of the exposed concrete and brought a sample of the liner for the BSAC to review. The BSAC determined that the liner will create a varied texture that met the intent of the Design Regulations.

Fiberglass windows are proposed to be used in the home. The Design Regulations includes a list of window materials but, this list does not include fiberglass. Vinyl is included on the list, however. The architect showed the BSAC a sample of the window that is proposed to be used. It was clear that the quality of the window was superior to vinyl and met the intent of the Design Regulations.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Cascade Subdivision Covenants and, with several exceptions, the BSAC Design Regulations.

Grant Hilton made the Motion to approve the application as submitted with the following Exceptions and Conditions. Gary Walton seconded the Motion. The Motion passed unanimously.

The Approval included the following Exceptions:

1. Based on the finding that the exposed flue enhances the overall aesthetics of the home, that enclosing the flue would be impractical and that the copper matches the fireplace box enclosure and copper roof edge flashing an Exception to the Design Regulations was granted for the exposed copper fireplace flue.
2. Based on the finding that the longer, uninterrupted wall lengths are consistent with the simple design of the home, the superimposed elements of beams, columns and the privacy screen the columns and the variation of the glass and solid portions of the wall meet the Design Regulations criteria of a "*design element change*" an Exception to the Design Regulations was granted to all the 2 walls on the north east side of the home to be 46' long and the lower west wall to be 86'-0".
3. Based on the finding that the longer, uninterrupted roof lengths are consistent with the simple design of the home, the additional length of the lower roof covers the entrance to the garden and the garage doors, is integral to the design, the columns and variation in the glass and solid portions of the wall meet the Design Regulations criteria of a "*design element change*" an Exception to the Design Regulations was granted to allow the lower roof to be 67'-11 1/2" and the upper roof to be 48'-0 3/4" long.
4. Based on the findings that the proposed use of exposed concrete is consistent with Contemporary design and the proposed "bark textured" liner will create a varied texture that meets the intent of the Design Regulations an Exception to the Design Regulations was granted to allow the exposed concrete as shown on the plans.

5. Based on the findings that fiberglass windows are of equal or better quality as a vinyl window an Exception to the Design Regulations should be granted to allow the use of the proposed Fiberglass windows.

The approval included the following Conditions:

1. Additional site information including the length of the retaining walls, the slope of driveway, construction staging area, snow storage area and the location of the buried propane tank is required to be included with the final review application.
2. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plans is required to be submitted prior to the commencement of construction.
3. Length of the proposed privacy screens to be shown on the Landscape plan.
4. An address sign is added to the site plan. The address sign must be located on the site, not in the road right of way.
5. Information on the proposed deck and on grade terrace materials be added to the floor plans or Landscape Plan.
6. All Final Submittal information to be provided including:
  - a. All Sketch Plan Requirements in Final Form.
  - b. Landscape Plan
  - c. Materials Board including Light Fixture Cut sheets.
  - d. Garage door information.
  - e. Light fixture locations clearly shown on Floor Plans and Elevations. If more than one fixture is proposed, the fixtures must be labeled on the plans. The light fixture cut sheets must also be labeled so that the location of the different fixtures is clear.
7. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Cascade Covenants.

**\*\* Please see Project Checklist for complete list of requirements.**

In addition the BSAC stated:

1. The decision on the proposed use of metal siding was tabled and will be considered at Final Review Application.
2. The inclusion of a hammerhead or turnaround on site plan would be determined by the Owner.

**6. Discussion Items:**

**a. Project Completion Date Extensions:**

1. Isapahan Big Sky LLC (Stouvenot)  
BSOA # 06234A - New Single Family Residence Construction  
Property Legal Description: Cascade Subdivision Block 3 Lot 229A  
Property Address: TBD Middle Rider Rd.

Maggie Good made the Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

The Approval included the following exception:

1. Based on the finding that the fixture is Dark Sky Compliant, the light source is not visible and will not be viewed from below, the Hinkley "Shelter" light fixture was granted an exception to the Design Regulations to allow the seeded glass.

#### **5. New Single Family Residence Sketch Plan Review:**

BSOA #06348 Olive Street LLC (Amsden)

Legal: Cascade Subdivision Block 6, Lot 348

Street: TBD Low Dog Rd.

Staff presented the drawings, photos and narrative for the Amsden Single Family Residence application. The proposed home will have a 3+ car garage, a walk out daylight basement and a main level with 6 bedrooms and 6 bathrooms. The finished square footage is 4,142 s.f., the garage is 842 s.f..

The BSAC reviewed the seven different items that were not in compliance with the Big Sky Owners Associations Design regulations. The first item reviewed was the privacy screens located on the east side of the home. The plans did not include sufficient information to allow a determination to be made, however. The BSAC did feel that the proposed privacy screens were an aesthetically pleasing feature. Additional information will be provided by the Applicant with the Final Review application.

The Site Plan was reviewed and the addition of a turnaround area by the garage was discussed by the BSAC. The BSAC felt that backing a car down the driveway would not be a safety concern at this location and it would be appropriate for the Owner to decide if he wants to include a turnaround or not.

The BSAC considered the proposed exposed copper flue and felt that it met the intent of the Design Regulations as the exposed flue enhances the overall aesthetics of the home, that enclosing the flue would be impractical and that the copper matches the fireplace box enclosure and copper roof edge flashing.

The exterior walls that exceed the Design Regulation's maximum allowable length of 40' were reviewed. The BSAC found that the superimposed elements of beams, column and the privacy screen met the Design Regulations criteria of "*design element change*" and that it would be appropriate to grant an exception for the additional wall length.

The roof overhangs that exceed the Design Regulation's maximum allowable length of 40' were discussed. The BSAC found that the superimposed elements of beams, column and the privacy screen met the Design Regulations criteria of "*design element change*" and that it would be appropriate to grant an exception for the additional roof length.

The materials proposed to be installed on the house were carefully considered. Metal siding is proposed for the main body of the home. The architect showed the BSAC samples of the metal siding that is proposed along with lap wood siding. The Design Regulations state that "*Pre-fabricated metal siding is not an approved material for the main body of the structure*" although



**Project Completion Date:** 10/29/2017

**Extension Requested:** A 4 month extension for construction to 02/29/18 is requested. A 12 month extension for Landscape completion date is 10/29/2018. Construction on the house has been diligently prosecuted however, problems with the site during excavation caused significant delays.

Gary Walton made the Motion to grant a Construction Completion Date Extension to 02/24/18 for construction and 10/29/18 for landscaping based on the finding that construction has been diligently prosecuted and that delays caused by site difficulties created the need for an extension. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

**b. Retreat Topics:**

The BSAC reviewed and discussed the retreat topics. The results of the "Doodle Poll" were reviewed and Thursday, March 8th was selected to be the date of the retreat.

**c. Covenant Compliance** – Staff updated the BSAC on the Compliance Tracking Sheet.

1. The Emergence Group LLC (Krejci)

The Emergence Group project has a 6 month extension to June 1, 2018 and a requirement for an update on March 1, 2018. Staff informed the BSAC that Ms. leFaber has been asked to immediately remove the roadmix from the road right of way.

2. Doc's Real Estate:

Staff updated the Committee on the progress at the Doc's Real Estate site. The Designated Project Representative, Kyle Lanier, has remained in contact with Staff. The deadline to submit the revised landscape plan, the letter/drawing from a licensed engineer verifying that the sand installation is in compliance with regulatory agencies is January 18th. The deadline to have the lighting reworked prior to February 1st.

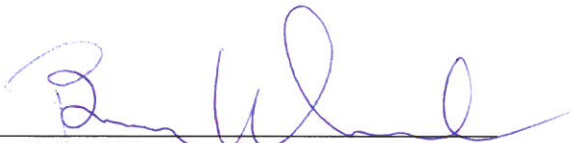
**c. Performance Deposit Tracking:**

Staff updated the performance deposit tracking sheet for the BSAC.

**d. Certificates of Deposit Status:**

Staff updated the Certificate of Deposit tracking sheet for the BSAC noting that no changes have been made. The BSAC directed Staff to work with the Big Sky Community Organization (BSCO) to release the Certificate of Deposit the BSOA is currently holding. The BSCO currently does not have any active projects in the BSOA jurisdiction.

**e. Adjourn** –The BSAC meeting adjourned at 10:07 am.



Brian Wheeler, Committee Chair