

## Architectural Committee Meeting Minutes – June 16, 2022

### **BSAC/Staff in Attendance:**

Amy San Nicolas  
Suzan Scott  
Clay Lorinsky  
John Seelye  
Stacy Ossorio

### **Applicants (all virtual):**

Kyle Lanier  
Les Waldow  
Charon Warwick Canning  
Adam Johnson

### **Project Attending for:**

#06270A  
#02732  
#006XX Crail Creek Condos  
#07206

### **Attending via GoTo**

Maggie Good

### **Membership Guests**

*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 called the meeting to order at 9:02 AM.
3. **Meeting Minutes** – June 2, 2022 Meeting Minutes Corrections: None.

**Motion made by John Seelye to approve the June 2, 2022 Meeting Minutes; seconded by Maggie Good. Motion passed.**

#### **4. Single-Family Residence – Sketch:**

BSOA: #06270A Williams

Legal: Cascade Block 3 Lot 270A

Street: TBD Little Wolf

Staff presented the Williams Single-Family Sketch application which proposed a 3-story 5,587 square foot home with a 763 square foot garage. The home would include six bedrooms, four full baths and one half bath. The average proposed height as calculated by the architect was just under 28-feet. Staff noted that the elevations were adjusted to account for view line perspective which affected the height calculation and a discussion about this process would be warranted prior to approval.

Staff recommended the Committee discuss the height calculation issue prior to approving the application.

There was discussion about the way the architect calculated the height. It was determined that the height was noncompliant although the Committee noted that the house was beautifully designed.

**Motion made by John Seelye to deny the application due to the noncompliant height; seconded by Maggie Good. Motion passed.**

**5. Minor and Landscape Alterations:**

BSOA: #02732 Waldow  
Legal: AG Block C Lot 32  
Street: 22 W Pine Cone Terrace

Staff presented the Waldow minor alteration which consisted of replacing the railing on an exterior porch with wire/cable and wood beams

Staff recommended the Committee approve the application as submitted. It was noted that BSAC was not responsible for compliance with state code.

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

BSOA: #006XX Crail Creek Condos  
Legal: MV Tract 6 Lot 2  
Street: Crail Creek Ct

Staff presented the Crail Creek Condos minor alteration application which was tabled at the last meeting due to potential aesthetic conflicts and lack of renderings. More detailed drawings were submitted along with exhibits showing what the applicant considered comparable decks in Big Sky.

Staff recommended the Committee approve the application as submitted due to safety concerns conditional on the applicant agreeing to paint the remaining beams to match the new decking/railing materials.

There was discussion about how the aesthetic of the alteration fit with the aesthetic of the current building and it was noted by the applicant that more alterations were in the planning stages for the coming years. The Committee determined the safety concerns outweighed the aesthetic concerns.

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

**6. Discussion:**

BSOA: #07206 BSCO  
Legal: SGH Lot 2A-1  
Street: 25 Seeway Rd

Staff presented the BSCO application for the construction of a maintenance facility/workforce housing structure on the lot adjacent to the new Water Sewer District plant. Staff noted the following: language in the Covenants specifies that any structures on this lot be used for recreation and sports activities, variances are not applicable in Sweetgrass Hills, the lot is a designated open space lot protected by the Montana Open Space Act.

Staff recommending referring the following question to the Legal Committee and tabling any action until the Legal Committee could review relevant documentation: Do the Covenants, Zoning, and Montana Open Space Act allow a structure of this nature to be built on this lot?

The applicant asked about what would satisfy the Committee of the project's compliance. The Committee determined it was not comfortable making statements or determinations on any of the issues here prior to Legal Committee review.

**Motion made by John Seelye to refer this submittal to the Legal Committee for review and determination; seconded by Stacy Ossorio. Motion passed.**

- a. *Staff Releases and Approvals:* Staff made no approval and no releases since the last meeting.
- b. *Compliance Tracking Report* –Staff updated the Committee on the ongoing issues and noted that no action was needed from the Committee at this time.

- c. *Performance Deposit Tracking*: Staff reported that work continues on clearing up old items on the tracking sheet.
- d. *Design Regulations Revision Subcommittee*: The Committee met on Friday, May 13 and completed the final review of sections 1-5. Sections 6 and 7, as well as the definitions, would be reviewed at the next meeting schedule for June 16<sup>th</sup>. One additional meeting would be required after that to review the integration of Commercial Design Regulations and Exhibits.

7. Adjourn – The meeting adjourned at 9:45 AM.

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Clay Lorinsky, Acting BSAC Chair