



Architectural Committee Meeting Minutes – June 4, 2020

BSAC/Staff in Attendance:

Jess Bevilacqua

Using GoTo Meeting:

Brian Wheeler
Suzan Scott
Dan Hoadley
John Gladstein
Trevor McSpadden
Grant Hilton
Kate Scott

Guests:

Sean Slade
Pat Lapekas
Bob Smolen
Joe Schwem
Dan Reynolds
Laura Seyfang
Van Bryan
Bill & Sandy Thomson
Sara Gram
John & Vanessa
McGuire

Project Attending For:

#05403 Slade
#06257 Smolen-Lapekas
#06257 Smolen-Lapekas
#06257 Smolen-Lapekas/#06243 17 Swift Bear
#05313 Jones-Glas
#07203 Meadowview II (HRDC)
#07512 McGuire
#06244 Thomson
#06244 Thomson
#07512 McGuire

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 GoTo Meeting.

1. Membership Forum - none

2. Call to Order - Brian Wheeler called the meeting to order at 8:05 AM.

3. Meeting Minutes – Kate Scott made a Motion to approve the May 21, 2020 Meeting Minutes. Dan Hoadley seconded the Motion. The Motion passed unanimously.

4. Minor Alteration Review

BSOA #05403 Slade Minor Alterations

Legal: Sweetgrass Hills Block 4 Lot 3

Street: 456 Chief Joseph Trail

Staff presented the plans for the Slade minor alterations application, represented by Sean Slade. The application was to add a firepit, remove some scrub pines, add a custom address sign and replace several windows due to age.

Staff presented a site plan showing the location of the trees to be removed and proposed firepit. Staff noted that the firepit appeared to comply with BSOA firepit standards and would be located 14' from any structure per the plan provided and would be surrounded with 5' of pea gravel. Staffed asked Mr. Slade to clarify the 14' as it was noted as 14" on the site plan, which he did. Mr. Slade also confirmed that the diameter of the firepit was approximately 27", within the 42" allowed per the BSOA firepit standards.

Staff presented the proposed address sign noting the size was stated as 200 square inches, which is under the 2 s.f. maximum allowed by design regulations. Staff presented a photo of the trees to be removed and noted that they do not provide any type of screening for the existing hot tub which is tucked up against the home. Staff presented photos of the windows to be replaced noting that Mr. Slade had stated

that they will be replaced with the same or similar materials. Staff recommended the application be approved as submitted.

Several BSAC members noted concerns with removing of 50 trees. Mr. Slade stated that his reason for wanting to remove the trees is that they are invasive and do not serve any purpose to screen the home. The BSAC was concerned because the trees may provide some privacy for the homes below, and discussed options with Mr. Slade to reduce the number of trees to be removed. There was no further discussion regarding the firepit, address sign, or windows.

Grant Hilton made a Motion to approve the application noting the following condition of approval. John Gladstein seconded the Motion. The Motion passed unanimously. The Motion included the following condition of approval:

- Fifteen trees as shown in the circled area of the site plan must not be removed.

5. Landscape Alteration Review

BSOA #06052A Wilson Landscape Alterations

Legal: Cascade Block 2 Lot 52A

Street: TBD Little Thunder Road

The Wilson application will be reviewed at a later BSAC meeting as the project representative was unexpectedly unable to attend.

6. Alteration to Approved Plan Review

BSOA #06257 Smolen-Lapekas SFR

Legal: Cascade Block 3 Lot 257

Street: TBD Swift Bear Road

Staff presented the Smolen-Lapekas alteration to approved plan application. Owners Bob Smolen and Pat Lapekas and architect Joe Schwem attended the call. The application was to add a 12' x 7' swim spa on the back patio, in addition to the existing/approved hot tub.

Staff presented a floor plan of the patio and photos of the property noting that while the owner agreed to provide additional screening if required, it did not appear to be necessary. Staff asked Mr. Smolen to confirm the approximate location of the home and swim spa in relation to the satellite map. Mr. Smolen confirmed that staff's representation was accurate and noted that the swim spa would be completely under the deck. Staff recommended the application be approved as submitted noting that the swim spa is a site accessory and site accessories are approved on a case-by-case basis.

Grant Hilton made a Motion to approve the application as submitted. John Gladstein seconded the Motion. The Motion passed unanimously.

BSOA #05313 Jones-Glas SFR

Legal: Sweetgrass Hills Block 3 Lot 13A

Street: 2800 Bobtail Horse Road

Staff presented the alteration to approved plan application for the Jones-Glas single family residence, which was approved in April 2020. The application was to move the driveway approximately 40' due to the location of a main water line. Dan Reynolds represented the project.

Staff presented the approved site plan and the new proposed driveway location. Staff noted that the driveway did not interfere with the neighboring property line, as the new driveway passed in front of it slightly. Staff recommended the application be approved as submitted, noting that Big Sky Water & Sewer and Big Sky Fire Department had approved of the new driveway location and the approval had been provided in writing by Mr. Reynolds.

Mr. Reynolds clarified that the driveway would be moved to go over the water line and that a fire hydrant would also be moved.

John Gladstein made a Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

BSOA #07203 Meadowview II Condominiums (owned by HRDC)
Legal: Sweetgrass Hills Lot 1A
Street: Arapahoe Trail

Staff presented the alteration to approved plan application for Meadowview II, owned by HRDC and represented by Laura Seyfang. The application was to add 15 additional parking spaces to accommodate guest and overflow parking. Staff noted that per the design regulations, multi-family condominium complexes are required to have at least 1.5 spaces per unit and per the Sweetgrass Hills Covenants they are required to have at least two spaces per unit or comply with zoning regulations.

Staff presented a site plan showing the additional proposed parking spaces, noting that the current number of spaces appeared to be 69 and the additional spaces would bring the total up to 84 spots. Staff had accounted for 40 units. Staff recommended the application be approved as submitted noting that the total number of sites will comply with the minimum required by the covenants and design regulations.

Ms. Seyfang confirmed that the total of 84 spots was correct, but did not include a garage parking spot. A discussion took place regarding the minimum number of required parking spaces. Ms. Seyfang clarified that including the garage parking spaces, there are a total of 136 parking spaces for 52 units. A BSAC member asked what is currently in the area that the parking will be located on. Ms. Seyfang noted that there is nothing there now and they will be paving next week.

Kate Scott made a Motion to approve the application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

7. Major Alteration Final Plan Review

BSOA #06243 17 Swift Bear LLC Major Alterations
Legal: Cascade Block 3 Lot 243
Street: 17 Swift Bear Road

Staff presented the final plan application for the 17 Swift Bear LLC major alterations application, represented by Joe Schwem. The application was to add a bonus room with bedroom, bath and sitting area above the existing garage. The sketch plan was approved in February 2020 with no conditions.

Staff noted that there did not appear to be any changes made since sketch plan approval. Staff recapped the alterations and presented views of the proposed completed home. Staff asked Mr. Schwem to clarify changes to a retaining wall along the driveway, which appeared to be very minimal, and that there were no other changes to the landscaping. Mr. Schwem confirmed that the corner of the existing wall would

be bumped out slightly to increase the parking area. Staff presented photos of finish materials which are the same as the existing materials and noted that one additional light fixture will be added, which is the same as the others on the home. Mr. Schwem confirmed that all materials will match the existing home. Staff recommended the application be approved as submitted.

Grant Hilton made a Motion to approve the application as submitted. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

8. Major Alteration Sketch Plan Review

BSOA #07512 McGuire Major Alterations

Legal: North Fork Creek Lot 6

Street: 128 Moosewood Road

Staff presented the plans for the McGuire major alteration application, represented by Van Bryan. Owners John and Vanessa McGuire attended the call as well. The application was to build an accessory structure on the property which would include a family sports area, outdoor seating and dining area, and bedroom with full kitchen and bathroom.

Staff noted that the accessory structure is 1,998 s.f. and the additional dwelling unit is 754 s.f., and presented Gallatin County Zoning Regulations which state that accessory structures may be up to 2,000 s.f. for lots over 2.5 acres, ADUs may be up to 1,000 s.f., and that the two may be combined. Staff presented relevant North Fork Creek covenant and BSOA design regulation criteria and noted that the proposed structure appears to comply with requirements regarding accessory structures. Staff noted that the lot is over six acres in size.

Staff presented photos of the lot and existing home. Staff presented the elevations of the proposed structure and noted several areas of potential concern which included the amount of metal siding, the amount of exposed concrete and several roof and wall lengths which exceed the maximum of 40'. Staff presented the height calculations and floor plans for the structure, noting height appeared within compliance. Staff noted the metal siding, exposed concrete, and south elevation (no windows and roof and wall lengths exceeding 40') as topics to be addressed. Staff noted that the exposed concrete was back finish concrete, and that while the design regulations limit exposed concrete to 12", larger areas of finished concrete have been allowed. Staff noted that the scale on the drawings provide by Mr. Bryan appeared to be slightly off, and asked Mr. Bryan to confirm the measurements taken of the roof and wall lengths exceeding 40'.

Mr. Bryan confirmed the measurements and noted that the intent of the structure is to provide the McGuire's with additional space for their children and family. Mr. Bryan discussed the finish material selection and stated that the intent was to create a barn-like structure that was agricultural in character, and noted that the structure would be well screened by the natural topography of the lot. Mr. Bryan stated that there were no windows on the south elevation as the wall serves as the back of the indoor ball court. Mr. Bryan stated that the concrete will be stucco in appearance to match the existing home. Mr. Bryan noted that the intent of the roof design was to keep it simple, but he would consider adding a Boston ridge or pergola, and would also consider adding more windows,

A BSAC member stated that a pergola would be an acceptable feature to break up the south elevation. The owners as well as Mr. Bryan agreed that this could easily be done. A discussion took place regarding window location, particularly on the south elevation. It was noted that the structure is built

tight into the hillside and windows may not be appropriate as there will likely be snow built up against the outside of the building in the winter.

Grant Hilton made a Motion to approve the application as submitted noting the following conditions of approval. John Gladstein seconded the Motion. The Motion passed unanimously. The Motion included the following conditions of approval:

1. An architectural feature must be added to the roofline on the south side of the home
2. The applicant will consider windows or other features to break up the south wall

Staff asked the BSAC to clarify that it was not opposed to the amount of metal siding on the structure. There were no objections to the amount of metal siding as presented in the sketch plan review.

9. SFR Sketch Plan Review

BSOA #06244 Thomson SFR Sketch Plan

Legal: Cascade Block 3 Lot 244

Street: 19 Swift Bear Road

Staff presented the plans for the Thomson sketch plan application, represented by Sara Gram. The home is owned by Bill and Sandy Thomson. Staff noted that the Thomson's were denied a variance request to move the building envelope in late 2018. The proposed home is a traditional mountain home with five bedrooms and five baths, with 4,750 total livable square feet on a main and walk-out lower level and 892 square feet of garage space. Ms. Gram and Mr. and Mrs. Thomson attended the call.

Staff presented the site plan noting a natural boulder retaining wall that would be broken into 15-20' sections and asked Ms. Gram to articulate that on the final site plan. Staff noted that a landscape plan had been provided but would be reviewed at final. Staff presented height calculations noting that they seemed reasonable given the design of the home and lot topography. Staff recommended the application be approved as submitted.

Grant Hilton made a Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

10. Discussion Items:

a) Member Report Tracking Update

Grant Hilton noted a concern with the home at 2510 Curley Bear which had been destroyed by a fire last year. There has been no activity on the lot and the BSAC agreed that is becoming an eyesore. Staff noted that she would follow up with the appropriate contact for the property and ask them when they will be presenting a demo plan. Staff asked the BSAC to clarify how the project of demolishing the home should be classified. It was agreed that it should be classified as a major alteration.

b) Performance Deposit Tracking Update

Staff briefly presented the active project/performance deposit list.

c) Staff Approved Alterations Update

Staff noted that no other minor alterations had been approved by staff recently.

d) Subcommittee Update

Staff noted that the design regulation subcommittee had met on Tuesday. It was agreed that commercial design regulations would be discussed first, leading into residential design regulations and that building code had been discussed. Staff also noted that Big Sky Water & Sewer and Big Sky Fire Department will be contacted for input on the design regulations as they relate to water conservation and safety. Meetings will continue each Tuesday prior to the BSAC meeting dates and further details will be provided to the BSAC as appropriate.

Other Discussion

A BSAC member asked if the BSOA has considered having in-person meetings yet. Executive Director Suzan Scott stated that several Directors have stated concern with Covid-19 and changes to the current process of holding meetings remotely likely will not change until at least Phase 3. Ms. Scott also noted the Board/BSAC retreat is on hold and that the annual meeting is being discussed.

Staff provided the BSAC with a brief update on the wetlands compliance situation in North Fork Creek and the BSAC discussed appropriate next steps.

Adjourn

Brian Wheeler, Chair

The meeting adjourned at 9:53 AM.

Brian Wheeler, BSAC Chairman