



## Architectural Committee Meeting Minutes – May 20, 2021

**BSAC/Staff in Attendance:**

Amy San Nicolas  
Suzan Scott

**Using GoTo Meeting:**

Gary Walton  
John Gladstein  
Grant Hilton  
Stacy Ossorio  
Clay Lorinsky  
John Seelye

**Guests:**

Lisa Marino  
Marjie Toepfer  
Frank Cikan  
Laura Seyfang  
Greg Megaard  
Adam Johnson

**Project Attending For:**

#05109  
#05109  
#06145  
MeadowView  
#06507A  
#07206

*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 9:03 AM.
3. **Meeting Minutes** – May 6, 2021 Meeting Minutes Corrections: None.

**Motion made by Stacy Ossorio to approve the May 6, 2021 Meeting Minutes; seconded by John Gladstein. Motion passed.**

**4. Single-Family Residence Final:**

BSOA: #05109 Marino, Sky's the Limit  
Legal: Sweetgrass Hills Block 1, Lot 9  
Street: 2 Two Guns White Calf

Prior to reviewing the project, Staff noted that this application had been held a few months prior due to needed feedback from the Fire Department on the grade. Changes were made based on the Fire Department's and excavation contractor's feedback. Staff then presented the Marino sketch plan resubmission. The proposed home would be a total of 4440 livable square-feet with 5 bedrooms, 6 bathrooms and a 1950 square-foot walkout basement. The garage would be 463 square feet. The style of the proposed home was mountain modern with eco-friendly elements including tilt-up solar panels. The grade and easements of the lot limited the placement of the home and necessitated a walkout basement as well as a longer driveway. The grade of the lot and driveway were modified since the last submittal to minimize slope, excavation, and switchbacks in the driveway. The ground level patio attached to the walkout basement was converted into a deck patio due to the grade changes. The proposed finished would still include gray flagstone, gray wood and stone, timber accents and all such materials would be presented at final.

Staff noted that the overall height of the home was just under 24-foot without the added height of the solar panels but that with the solar panels, it was right at 25-foot, the max height in Sweetgrass Hills, according to the elevations. Staff also noted that a retaining wall that exceeded max guidelines would be

required for the long driveway but that details would be reviewed at final. Additionally, staff commented that although the rooflines and wall lengths were compliant with the Design Regulations, the solar panels presented an uninterrupted line over 50-feet in length. There were no guidelines stipulating dimensions on this in the Design Regulations or Covenants but staff noted the possible need for such in the revision of the Design Regulations underway.

Staff recommended the Committee approve the application as submitted.

Committee noted that the building duration noted in the application narrative of 10 months was probably not reasonable. A neighbor brought up a concern about old growth trees and the applicant assured the member that since the house was moved uphill, many additional trees were saved.

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

#### **5. Single-Family Condo, Major Alteration Sketch**

BSOA: #06145 Eisenberg  
Legal: Cascade Block 1, Lot 45  
Street: 45 White Otter Road

Staff noted that a plan different had been approved for this home last year but that no deposit had been posted and no construction had begun. Staff presented the Eisenberg major alteration sketch plan represented by Frank Cikan. The alteration would add two bedrooms and two baths above the existing garage and reconfigure a portion of the existing second level. The addition would raise the average height of the building approximately 6 feet from the existing 21-foot average to 27-foot 11-inches as well as increase the overall square-footage of the home by 679 square-feet. All proposed finish materials would match existing.

Staff recommended the Committee approve the application as submitted noting that the home was in compliance with the governing documents as well as compatible with the Subdivision.

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

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

BSOA: BSCHT, HRDC, MeadowView  
Legal: Sweetgrass Hills, S 36, T06 S, R03 E, Lot 1&2  
Street: Arapaho Trail

Prior to reviewing the application, staff presented the applicants request for waiver of fees.

**Motion made by John Gladstein to waive the review fee; seconded by Grant Hilton. Motion passed.**

Staff presented the alteration to approved plan represented by Laura Seyfang of Big Sky Community Housing Trust (BSCHT). It was noted that this is the fifth alteration to the original approved plan. The alterations included a location and design change of the approved monument sign and some reconfiguration of landscaping design due to snow plow challenges seen last year. The new monument sign would be considerably larger, include the BSCHT logo, and be located more than the permitted 5-foot from the main road/vision triangle. The landscaping modifications would include relocation of shrubs on units that did not include transformers further away from the road to allow snow storage and lawn on these units would be replaced with gravel along the road. Boulders were already added between units to

terrace the hillside due to steep slopes. Staff noted that it appeared many of these changes had already occurred on some units prior to the application being approved.

Staff recommended the Committee approve the application as submitted.

It was noted that the sign was more than 5' from the road which was compliant with the Design Regulations but was taller than recommended. However the Committee noted it was a more attractive sign.

The applicant confirmed that some of the landscaping changes had already been made prior to approval and also asked that they be able to amend the site plan to show that the tennis court connects to Little Coyote instead of Arapaho trail as it exists in person. It was noted that the proposed site plan changes were not included in the application and could not be reviewed at this time. The Committee confirmed with the application that landscape screening would still be included in the overall landscaping plan.

**Motion made by Grant Hilton to approve the revised monument sign and the landscaping changes for snow plow concerns noting this approval did not include anything regarding the tennis court; seconded by Stacy Ossorio. Motion passed.**

#### **7. Minor and Landscape Alterations:**

BSOA: #06507A BSFD

Legal: Cascade Block 1, Tract 7-1B, Plat 4/309

Street: Lone Mountain Trail

Prior to reviewing the application, Staff asked the Committee to discuss the applicant's request to waive the review fees and/or performance deposit noting that the proposed sign was a safety measure and benefitted the committee.

**Motion made by John Gladstein to waive the review fees; seconded by Stacy Ossorio. Motion passed.**

**Motion made by Grant Hilton to waive the Performance Deposit; seconded by John Gladstein. Motion passed.**

Staff presented the BSFD minor alteration for the addition of a fire-danger awareness sign at Station 2 in Cascade. The sign would be approximately 16 square-feet in design and be consistent with federal standards for this type of sign. Staff noted that a similar sign had already been installed down near the Conoco.

Staff recommended the Committee approve the application as submitted.

Applicant noted that the 'Fire Ban No Burning' portion of the sign would not be up full time but only when the conditions are so severe that fires are completely banned.

**Motion made by John Gladstein to approve the application as submitted; seconded by Grant Hilton. Motion passed.**

BSOA: #07206 BSCO

Legal: SGH S31, T06 S, R03 E, Lot 2A-1

Street: 25 Seeway Road

Staff presented the BSCO minor landscape alteration which included a rock retaining wall and a soldier pile wall to be shared with the BSWSD as part of its new treatment plant design. It was noted that only a portion of the wall would be included on BSCO's lot and that the BSWSD lot was not within BSOA jurisdiction. The applicant also included a preview and site plan of the future maintenance building that would be reviewed at a later date. The boulder retaining wall would not exceed the 4-foot maximum height outlined in the DR but would be 50-foot long. The portion of the soldier pile wall that would fall on BSCO's side of the property line would be approximately 60-foot long and 9-foot tall at its highest point.

Staff recommended the Committee discuss the size and style of the walls and whether or not an exception would be appropriate prior to approving the application.

The applicant noted that the rock retaining wall was designed to feather into the soldier pile wall and that the soldier pile wall gradually slopes up to the nine feet in an effort to address concerns BSWSD has about their treatment plant. It was noted that no residential lots would be impacted by this plan.

**Motion made by Grant Hilton to approve the application as submitted and grant an exception to the Design Regulations for the stacked rock and soldier pile walls; seconded by John Gladstein. Motion passed.**

**8. Discussion:**

- a. Staff Releases and Approvals: None.
- b. Compliance Tracking Report: Staff noted that the compliance office would be sending out certified invitations to a few persistent violators in Meadow Village to attend a future BSAC meeting to address their violations. A Committee member reported that another accessory shed had been installed in Meadow Village on Two Moons Road.
- c. Design Regulations Revision Subcommittee: No new update. However, it was noted that SNO plans to use the new Best Practices Manual DRRC is working on as a pilot for the rest of the community.

- 9. Adjourn -** With nothing further to discuss, the meeting adjourned at 10:05 am.

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Gary Walton, BSAC Chairman