



Architectural Committee Meeting Minutes – February 20, 2020

BSAC/Staff in Attendance:

Brian Wheeler
Kate Scott
Trevor McSpadden
Maggie Good
Suzan Scott
Jess Bevilacqua

Using GoTo Meeting:

Guests in Attendance:

Joe Schwem
Linda Abrahamson
Mike Kilbury
Tyson VanDyken
Cassandra Elwell
Jerad Biggerstaff
Bill Reed
Dick Fast

Project Attending For:

#06261 Cascade 261, LLC
#04107 Abrahamson-Kilbury
#04107 Abrahamson-Kilbury
#02801 Kosiak-Kamieniarz
#06300 Horne
Aspen Groves
Aspen Groves
Aspen Groves

1. Membership Forum - none

2. Call to Order - Brian Wheeler called the meeting to order at 8:01 AM.

3. Meeting Minutes – Maggie Good made a Motion to approve the February 6, 2020 Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. Alteration to Approved Plan Review

BSOA #04107 Abrahamson-Kilbury SFR

Legal: Meadow Village Block 1 Lot 7

Street: 2020 Yellowtail Road

Staff presented the plans for the Abrahamson-Kilbury single family residence alteration to approved plan application. The final plan had been approved in August, 2019. The requested changes included increasing the size of a front bedroom window from 36"x48" to 64"x48", adding an 84"x48" picture window to the back upstairs wall, and relocating the propane tank. The window reconfigurations were intended to improve interior lighting and views and the propane tank was being relocated due to the route that Big Sky Water & Sewer had used to connect the water and sewer lines to the house.

Linda Abrahamson also noted a small area of patio that would be extended.

Staff noted that the requested changes were improvements to the design of the home and recommended that they be approved as submitted.

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

5. SFR Final Plan Review

BSOA #06261 Cascade 261, LLC Final Plan

Legal: Cascade Block 3 Lot 261

Street: 12 Swift Bear Road

Staff presented the final plan application for the Cascade 261, LLC single family residence. The sketch plan was approved in January, 2020 with the condition that additional design element variations be

added to break up the east exterior wall. Since sketch plan approval, a hot tub with screening had been added and several windows were reconfigured. Staff presented updated renderings of the home and the sketch plan and final plan elevations, noting some windows were reconfigured and changes were made to the material layout of the exterior since sketch plan approval. Staff presented the changes that had been made to the east exterior wall, noting that the material changes as presented in the color renderings broke up the wall significantly. Staff noted that the exposed concrete around the garage appeared to be approximately 18" in height from the ground.

Staff presented a landscape plan with minimal items and asked project representative Joe Schwem to confirm that construction staging would be located in the motor court of the home, to which Mr. Schwem confirmed that it would be.

Staff presented the lighting plan and noted that it seemed reasonable. Staff recommended the application be approved as submitted noting that the sketch plan condition had been sufficiently met.

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

6. SFR Sketch Plan Review

BSOA #06300 Horne Sketch Plan

Legal: Cascade Block 4 Lot 300

Street: TBD White Grass Road

Staff presented the sketch plans for the Horne single family residence. Cassandra Elwell represented the project. The home is a traditional stick frame and trussed roof construction with 4,249 square feet of living space and an additional 1,881 square feet of garage, storage and recreational space. Staff briefly described finishes and noted that the ridgeline of the roof exceeded 40' in length, but that it is a ridgeline and the home contains a great amount of design elements and variability.

Staff presented the site plan and driveway section and noted the steep, narrow topography of the lot. The driveway slope was just under 10% as described by Ms. Elwell. Staff noted a potential paved parking area that would be confirmed for final. The committee discussed the grading and retaining walls that would be required to add this parking area but did not have any objections to it. Staff presented the elevations and height calculations for the home which seemed reasonable considering the layout of the lot.

Staff noted the 70 plus foot roof ridgelines and asked the BSAC to confirm that the 40' maximum does not apply to ridgelines, only eave lines. It was decided that because the design regulations state that the roof length is measured at the overhang, the maximum length requirement applies to eave lines and does not apply to ridgelines.

Staff noted a downstairs kitchenette that was clearly part of a recreation room and was located in close proximity to the outdoor patio and hot tub. Staff recommended the application be approved as submitted.

A discussion took place regarding caretaker units, apartments, and variance requirements. It was noted that a kitchen is the same as a kitchenette but there is no regulation against two kitchens. The location of the downstairs kitchen/kitchenette was in a location that opens to the rest of the home and recreation room and is directly inside from the outside patio where the hot tub will be located.

Maggie Good made a Motion to approve the sketch plan application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

BSOA #02801 Kosiak-Kamieniarz Sketch Plan

Legal: Aspen Groves Block D Lot 1

Street: 35 West Pine Cone Terrace

Staff presented the sketch plans for the Kosiak-Kamieniarz single family residence. Tyson VanDyken of 406 Construction represented the project. The home is a modern, low profile two-story home with 3,420 square feet of living space including a daylight basement. Staff noted that the home contains roof lines that may be considered an exception and is modern for the neighborhood, but also noted that the low profile design of the home works well with the corner lot and preserves surrounding views. Aspen Groves HOA officials Dick Fast and Bill Reed had reviewed the plans with staff and agreed.

Staff presented photos of the lot and renderings of the proposed home noting the layout of the home on the lot. Staff had recommended to Mr. VanDyken that additional design elements should be added to the garage and garage door. Mr. VanDyken had sent an updated plan set and the garage door had been changed, along with the material of the garage. A window had also been added. It was noted that the color in the renderings was not the actual color of the material but that the design updates were improvements to the garage design.

Staff presented proposed finish materials and height calculations. The height had been calculated differently, using what appeared to be the highest roofline of the home, but staff noted that it was clearly well under the 28' maximum. Mr. VanDyken will provide the height calculations using the four-point method preferred by staff and the BSAC for final review.

Staff presented the rooflines, particularly the east and west which measured 71' on the plans. Staff recommended the application be approved as submitted noting that additional design elements were added to the garage exterior as requested, and with the condition that the roof either be considered an exception or that additional design element changes be added, per the owner's preference.

The BSAC discussed the roof design and the possibility of considering it an exception. Mr. VanDyken noted that the owners would be willing to change the roof design so that it complied with design regulations.

Trever McSpadden made a Motion to approve the sketch plan as submitted noting the below condition. Maggie Good seconded the Motion. The Motion passed unanimously. The approval included the following condition:

- The roofline will be modified as proposed to meet the design regulations for final review.

Staff had recommended that the final landscape plan include more detailed information on drainage and construction parking. Mr. VanDyken agreed to provide this.

7. Discussion Items:

a. Member Report Tracking Update

There were no updates to the Member Tracking spreadsheet except for the Aspen Groves construction discussion which followed.

b. Performance Deposit Tracking Update

Staff briefly presented the performance deposit sheet. There were no changes but a total had been added. Staff noted that the total would not match with other accounting figures.

As there was extra time before the Aspen Groves discussion which was scheduled for 9:30, the BSAC briefly discussed the upcoming retreat on March 5.

c. Aspen Groves Construction Discussion

Following an email complaint from Dick Fast on behalf of the Aspen Groves HOA regarding construction vehicle parking at 959 Andesite Road, staff invited Mr. Fast, Bill Reed, Jerad Biggerstaff and any other interested Aspen Groves HOA members to attend an open discussion regarding construction parking standards and road safety. The complaints involved construction vehicles being parked on both sides of the road. Since the time of the complaint, Mr. Biggerstaff had placed “No Parking” signs on the opposite side of the road, spoke to subcontractors, and offered to put out flashing road signs, if needed. Staff noted safety issues with the road and an altercation between a subcontractor and a passerby, and stated that the intent of the meeting was to help everyone to move forward in a safe and reasonable manner.

Mr. Fast stated that there had been many occasions since last April where vehicles were parked on both sides of the road by the jobsite, and noted a recent concern brought to him by a school bus driver as it was difficult to make it through the parked vehicles. It was noted that other contractors working in Aspen Groves had been approached regarding parking in the past and seemed to be able to mitigate the issue, but that this jobsite was in a particularly difficult location due to the curve in the road. Mr. Reed noted that the Aspen Groves HOA had been drafting a policy that would include construction parking regulations and that it would be enforced by the Aspen Groves HOA.

Mr. Biggerstaff stated that he has spoken to subcontractors and notified them on several occasions that they cannot park on both sides of the road, but that there is not always a project manager on site to manage parking. Mr. Biggerstaff noted that he respected the concerns of the Aspen Groves residents and that he would speak to the subcontractors again, and would commit to staying on top of the issue. It was noted by a BSAC member that while at times several vehicles can fit in the driveway of the site, depending upon what is going on with material deliveries of other construction work, the number of vehicles that fit in the driveway could be limited at times.

It was agreed by all that the health and safety of both Aspen Groves residents and workers on the jobsite were a risk and that it would be a top priority to manage parking and traffic. It was also recognized that communication between everyone is important and should remain open.

Staff recommended that the BSAC approve in advance any signage that Biggerstaff Construction would like to post around the jobsite and this section of Andesite Road that could help with safety and communication. This included the “no parking” signs, road caution signs, and perhaps a sign directing all subcontractors to park on the same side of the road that could be left in the driveway where everyone would see it. It was agreed that any signage that could improve the safety of the site and road would be supported by the BSAC, and that if the Aspen Groves HOA had a problem with any of the signage they would contact staff. Staff also recommended that the Aspen Groves HOA consider a permanent road caution sign on the upper part of the road heading downhill, to warn drivers about the upcoming curve.

d. Adjourn

The meeting adjourned at 10:05 AM.



Brian Wheeler, BSAC Chairman