

Architectural Committee Meeting Minutes – October 19, 2017

BSAC and Staff in Attendance

Brian Wheeler
Trever McSpadden
Dan Hoadley
Gary Walton
Gail Young
Kate Scott
Grant Hilton
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending For

Linda Meade	#05311 Russell
Jack Luechtefeld	“
Chris Russell	“
Mario Dicecco	“
Scott Bechtle	#TBD Tract 2B
Chelsie Shults	“
Chris Nangle	#02705A Nangle
Ross Pfohl	#4513 Pfohl

1. Membership Forum - None

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

3. **Meeting Minutes** – A Motion to approve the meeting minutes from the October 5, 2017 BSAC meeting was made by Gail Young with a second from Gary Walton. A grammatical error was noted and a revision was handwritten on the minutes. The Motion passed unanimously.

Note: The October 19, 2017 Meeting Minutes are in the order of that the plans were reviewed and varies from the Agenda due to the late arrive of an Applicant.

4. Landscape Alteration Review:

BSOA#04513 Pfohl Landscape Alteration

Legal: Meadow Village Block 5 Lot 13

Street: 2115 Little Coyote Rd.

Staff presented the drawing, photos and narrative for the Pfohl Landscape Alteration. The application was for the planting of 5 trees between the Pfohl home and the Morning Sun Condominiums. The application was a bit unusual as the homeowner proposed to plant the trees on the Morning Sun property. The Morning Sun HOA has approved the planting and has agreed to extend the existing irrigation system to provide water to the trees. A letter from Hammond Property Management confirming the Board of Director’s approval was presented. This is being reviewed as a separate application from the Morning Sun Landscape Application because the Owner purchased and will be installing the trees. Four of the trees are proposed to be planted in an area that was not landscaped by Morning Sun.

The Committee discussed that the trees are proposed to be planted in the utility easement and it was noted that staff contacted the Big Sky County Sewer and Water District (BSCWSD) regarding the proposed planting in the utility easement. Ron Edwards, the BSCWSD director, said that the BSCWSD does allow landscaping in the easements and said that easements are landscaped on a regular basis. The Committee acknowledged that if the area has to be excavated to access utilities the landscaping will be removed. Brian Wheeler, BSAC Chairman stated that

he is on the Board of Directors but, other than being a board member, is no longer involved with the Morning Sun Condominium development.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home and comply with Covenants and Design Regulations.

Trever McSpadden made the Motion to approve the application as submitted noting that the trees being planted in the easement are installed at the Owner's risk. Gail Young seconded the Motion. The Motion passed unanimously.

5. Minor Alteration Review:

BSOA# 05311 Russell Minor Alteration

Legal: Sweetgrass Hill Block 3 Lot 11

Street: 2760 Bobtail Horse Rd

Staff presented the drawings, photos and narrative for the Russell Minor Alteration application. The application was reviewed and tabled at the October 5, 2017 BSAC meeting. At the October 5, 2017 BSAC meeting, the Owner was directed to consider other options to the materials presented at the meeting. The Owner determined that the corrugated galvanized steel product which has been installed will rust through in just a few years if it is "rusted" and painting it would be as costly as taking the product off and starting over. After researching the options, the Owner has determined that the best course of action would be to remove what has been installed and to start over AFTER they receive approval.

The Owner proposed to use a "Corten" corrugated metal for a wainscot and in the gable ends only. The Owner also proposed to replace all of the cedar lap siding with "LP Smartside" in the Tahoe color.

The Owners also proposed to add a new covered porch on the west side of the house to match the covered porch on the east side of the house.

Staff noted that several emails were received by staff expressing their disapproval of the galvanized corrugated siding as installed.

The Owner's Representative, Mario Dicecco, presented the color board with material samples. The Committee felt that the proposed materials were appropriate and the proposed areas were acceptable.

Staff recommended that the BSAC approve the application as submitted based on the finding that the renovations comply with the Sweetgrass Hills Covenants and the Design Regulations and will be an improvement to the exterior of the home.

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

6. Variance Review:

Tract 2B Height Variance

Legal: Cascade Block 1, Lot 2B-1

Street: TBD Turkey Leg Rd/Sitting Bull Rd.

Staff presented the plans, photos and narrative for the Tract 2B Height Variance located in Cascade Subdivision. The request was supported by a very thorough narrative prepared by Bechtle Architects. The request was based on reduced buildable area of the lot due to wetland, minimal effect to view from neighboring properties, approved building heights of existing buildings in the area and compatibility with the Mountain Village. The height allowed for the adjacent lot to the West is 60'.

Neighbors were notified by Certified Letters mailed on September 27th and there have been 2 emails and 1 letter of support received. Staff noted this was not a Big Sky Resort, LLC, or Boyne Properties Inc. project.

The Tract 2B Variance application was supported by 4 factors:

1. The buildable area of the lot is reduced due to existing wetlands creating a hardship.
2. There is minimal effect to the views from neighboring properties,
3. Existing approved building heights of buildings in the area as well as the allowable height of the adjacent vacant lot which is 60'.
4. The proposed building is compatible with several existing Mountain Village structures.

In addition, the allowable density for the lot is allowed to be 20 units per acre. The lot is 3.049 acres which would allow a maximum of 60.98 units. The proposed density of this development is 50 units.

The Committee discussed the history of having varying heights for different parcels in Cascade Subdivision noting that the Covenants were written in the 1990s and, at that time, varying heights were most likely established to anticipate future development. The difference between the language in the Covenants and the Design Regulations was also discussed noting that the Covenants do not make hardship a primary reason for a variance to be granted while the Design Regulations place more significance on hardship as a reason to grant a variance. The Committee also discussed lighting on the building and encouraged the Architect to include subdued lighting on the plans. The height and impact on the neighbors was also considered.

Through discussion the Committee found that the proposed Height Variance met the intent of the Cascade Subdivision Covenants as stated: *“believes the same (the Height Variance) to be appropriate and necessary and where the same will not be injurious to the rest of the subdivision and will not substantially affect the view, use, landscaping, elevations and general aesthetic considerations and factors of nearby lots.”* The Committee also stated that the wetlands and density were factors in the consideration.

Staff recommended that the BSAC approve the proposed Height Variance based on the information provided by the Architect that increased height meets the criteria found in the Cascade Subdivision Covenants and the Design Regulations.

Kate Scott made the Motion to approve the application as submitted. Trever McSpadden seconded the Motion. The Motion passed unanimously.

7. Major Alteration Review:

Nangle Major Alteration

BSOA # 02705A

Legal: Aspen Groves Block C Lot 5-6

Street:1280 Andesite Rd.

Staff presented the plans, photos and narrative for the Nangle Major Alteration. The application is for a new 780 sf, 2 car garage attached to the existing residence with a 82 s.f. breezeway. All materials and colors will match the existing home. The plans for the garage addition were prepared by a Utah licensed architect however, a Montana licensed structural engineer has been hired to provide structural engineering meeting the Design Regulation requirements.

The Committee discussed the addition of windows to the proposed garage, landscaping, light fixtures and proposed materials. The Committee decided not to require additional windows be added to the garage and allowed the Owner to decide if they wanted to add windows or not. In the case that windows were added the Owner was told to resubmit the revised plans with the new windows shown. Staff was given the authority to review and approve the window layout. The Owner stated that the landscaping would be restored to the existing conditions which was natural grasses and that the light fixtures used on the addition would match the existing fixtures currently on the home. All materials proposed to be used on this addition will match the existing home.

The Committee felt that the design of the proposed addition and the thoroughness of the application did not require a second review and that the Sketch Plan review would be all that was required for this project. The Committee directed staff to provide a courtesy notification to the Aspen Groves HOA.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed home complies with the Aspen Groves Subdivision Covenants and the Design Regulations and is consistent with the neighborhood.

Grant Hilton made the Motion to approve the application as submitted. Gail Young seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

- a. 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 which expires on December 1st, 2017. The Committee requested that Staff contact Ms. leFerber and notify her that the roadmix is in violation of the Performance Agreement and must be removed.

2. Doc's Real Estate :

A summary of the 5 current concerns was presented:

- a. Oversized sign.
- b. Grading that is not consistent with approved plan.
- c. Landscaping that is not consistent with approved plan.
- d. Exterior lighting that was not approved by the BSAC.
- e. Material stored on an adjacent property.

3. Lindell Parking Compliance.

The Lindells were contacted for a second time. The property currently appears to be in compliance.

b. Performance Deposit Tracking:

Staff updated the performance deposit tracking sheet for the BSAC.

c. Certificates of Deposit Status:

Staff updated the Certificate of Deposit tracking sheet for the BSAC noting that no changes have been made.

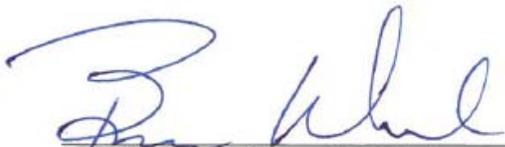
d. Parking Resolution Update:

The Committee discussed previously identified areas with on street parking problems. Following a review of the problem areas and discussion, the BSAC determined that "No Parking" signs need to be installed as soon as possible on Curley Bear Rd adjacent to the Glacier Condominium complex. Vehicles are consistently parked year round on Curley Bear Rd. creating a traffic hazard and making snow removal difficult.

Gary Walton made a Motion to approve the installation of signs that read "No Parking between Signs – Subject to Towing." Kate Scott seconded the motion. The Motion passed unanimously.

The BSAC made a recommendation to the BSOA Board of Directors approve the signs.

e. Adjourn –The BSAC meeting adjourned at 10:50 am.



Brian Wheeler, Committee Chair