



Architectural Committee Meeting Minutes – December 19, 2019

BSAC/Staff in Attendance:

Brian Wheeler
Kate Scott
Trevor McSpadden
Dan Hoadley
Grant Hilton
Suzan Scott
Jess Bevilacqua

Guests in Attendance:

Brandon Wier
LeAnn & Steven Adams
Mariya Provost

Project Attending For:

#07200 Kern
#04329 Adams
#04329 Jones

Using GoTo Meeting:

1. Membership Forum - none

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

3. Meeting Minutes – Trevor McSpadden made a Motion to approve the November 21, 2019 Meeting Minutes. Grant Hilton seconded the Motion. The Motion passed unanimously.

4. Alteration to Approved Plan Review

BSOA #07200 Kern Alteration to Approved Plan

Legal: Sweetgrass Hills Lot 1A

Street: 1325 Chief Joseph Trail

Staff presented the Kern SFR alteration to approved plan application. The application was for a revised landscape plan. Proposed changes to the original landscape plan included reconfiguring a guest turnaround space, adding several water features, adding trees for privacy, adding a boulder wall to preserve existing trees, adding pathway lighting along the driveway and adding an eagle sculpture and flagpole.

Staff noted several other items on the landscape plan and asked project representative Brandon Wier if they were included on the original landscape plan, as the format of the revised plan appeared different and more detailed. Those items included flagstone landings, bedrock accents and no-mow lawn areas and Mr. Wier confirmed that they were on the original landscape plan.

Staff presented photos of the eagle sculpture and flagpole which appeared to be installed already. Staff presented the lighting for the driveway and Mr. Wier confirmed that the bulbs would face down and would be shrouded. Staff reviewed applicable design regulation criteria regarding landscaping, site accessories, walkways, and water features. It appeared that the proposed changes complied with relevant criteria. Staff had advised Mr. Wier to reach out to the county regarding the water features to see if there were any other applicable regulations.

Staff recommended the application be approved as submitted noting the requested alterations appear to be compliant with criteria for landscape plans and may be considered improvements to the design.

Grant Hilton noted two potentially applicable covenants which included a 25' height restriction for the flagpole and visibility of antennas. It was noted that the landscape plan was a nice addition to the home but the flagpole was a concern.

The BSAC discussed the flagpole as a site accessory as there did not appear to be regulations directly mentioning flagpoles in the covenants or design regulations. It was noted that site accessories are considered on a case by case basis. It was noted that the 25' height restriction should apply. It was determined that the flagpole is in an area that is not clearly visible from adjacent properties or the public roadway. Staff noted that Gallatin County/Big Sky Zoning may have specific regulations regarding flags or flagpoles and that the Mr. Wier should contact them.

Trever McSpadden made a Motion to approve the application as submitted, noting that the BSAC finds the flagpole as a site accessory to be appropriate based on the facts that it is not clearly visible from adjacent properties or the public roadway, it is made of natural material which blends with the surroundings, and it contains no lighting. Kate Scott seconded the Motion. The Motion passed unanimously and included the following conditions:

1. The owner applicant must provide written approval from Gallatin County regarding the flag and flagpole.
2. The flagpole cannot exceed 25' in height per Sweetgrass Hills Covenants.

5. SFR Final Plan Review

BSOA #04329 Adams SFR Final Plan
Legal: Meadow Village Block 3 Lot 29
Street: TBD Two Moons Road

Staff presented the plans for the Adams SFR final plan application. The sketch plan had been approved on October 3, 2019 and there were no conditions attached to the approval. At the time of sketch plan approval it was determined by the BSAC that two roof lengths exceeding 40' in length on the north and south elevations would not require an exception. Staff also noted that the overhangs had been reduced to comply with Gallatin County zoning regulations. Staff asked owner Steven Adams to confirm if a circle on the rear patio was intended to be a fire pit. Mr. Adams said that it was initially considered but they were no longer planning to have a fire pit on the patio. Staff advised Mr. Adams that if a fire pit is to be installed at any point in the future, they should contact the BSOA as there are separate regulations for fire pits.

There were no other changes to the sketch plan. Staff presented the landscape plan and lighting plan. Staff noted that the light fixtures are different than what is shown on the plan, and that it would be noted for future reference. One of the light fixtures appeared to be up lit as well as down lit, but was advertised as dark sky compliant. Mr. Adams explained that the top of those fixtures has a "punch out" that must be removed for the light to shine upward, and that you have the option to leave it as is. It was noted that the top should not be removed or punched out so that the fixtures could remain dark sky compliant.

Staff presented finish materials and a material board that had been provided by owner LeAnn Adams. The BSAC noted concerns with the trim and board and batten siding color, which was called Arctic White and appeared to be very bright. The Adams were asked if they had considered different colors for that portion of the house. It was determined that the color was too bright and that alternatives would need to be considered, but that the application could be approved with a condition that included a requirement for an alternative siding and trim color.

Staff recommended the application be approved as submitted noting that the light fixtures as approved are different than what appears on the plan set. Staff also noted that a surveyor letter would be required before construction and that since the driveway was less than 40' long, a free standing address sign was not required but address numbers would need to be displayed on the house when it is complete.

Grant Hilton made a Motion to approve the application as submitted noting that the Arctic White board and batten siding and trim is not approved. Dan Hoadley seconded the Motion. The Motion passed unanimously. The approval included the following condition:

1. The Arctic White color is not approved and the owner applicant must return to the BSAC with an alternative color selection for the board and batten siding and trim. There will be no additional charge for the review of the new materials.
2. The top cover of the double-light fixture should not be removed.

6. SFR Sketch Plan Review

BSOA #05313 Jones SFR Sketch Plan

Legal: Sweetgrass Hills Block 3 Lot 13A

Street: 2800 Bobtail Horse Road

Staff presented the plans for the Jones SFR sketch plan application. The application was for a single family mountain modern home intended to maximize views and provide functionality for the family. The proposed home consisted of 4,305 total livable square feet with 954 square feet of garage space and a fully attached guest suite. Staff noted that project representative Mariya Provost had replaced the original project manager, Nick Modroo, both of Centre Sky Architects.

Staff presented the site plan and noted several areas of concern which included a section of the driveway and turnaround area and a retaining wall that encroach into the side setback. Staff also noted that construction staging and the location of a free standing address sign would need to be added to the plan for final review. Regarding the driveway and retaining wall in the setback, staff noted several applicable design regulations and cited a decision made in 2011 regarding another residential property in Meadow Village where it had been determined by Gallatin Canyon/Big Sky Zoning that "the definition of structure excludes paved areas." Staff had been advised by Mr. Modroo that the material for the retaining wall had not been determined yet. It was also noted that areas of the retaining wall exceed 24' in length considerably. Ms. Provost indicated that the retaining wall would most likely consist of natural boulders.

Staff pointed out two roof lengths that exceed 40' in length and noted several existing design element changes that would break up the roof lengths.

Staff presented the height calculations originally provided by Mr. Modroo, and noted the west and east elevation measurements. Staff also presented design regulation and covenant criteria for calculating height. Based on the method of calculating height described in the design regulations, it appeared the calculations were reasonable. The BSAC discussed height calculations and it was noted that the intention of height restrictions is to preserve the view from adjacent properties. The location of the proposed home did not appear to significantly affect the views of the surrounding properties. It was noted by the BSAC that the height calculations as provided by the architect and as presented on the plans appeared reasonable.

Staff recommended the application be approved as submitted if the setback encroachments, retaining wall length, roof length and building height calculations were discussed and any necessary conditions were noted for final review.

Discussion returned to the driveway and retaining wall that encroach into the side setback. Physical constraints were considered in the location and length of the paved area of driveway and turnaround and the retaining wall. It was agreed that boulders are not considered permanent structures, as poured concrete would be. It was noted that sufficient turnaround space is necessary for safety considerations and access in the event of an emergency.

The roof lengths were discussed again and the BSAC determined that significant design element changes existed in the design of the home and that an exception would not be required.

Grant Hilton made a Motion to approve the application as submitted noting that no exception will be required for the roof lengths as significant design element changes exist. Trever McSpadden seconded the Motion. The Motion passed unanimously.

7. Construction Extension Request

BSOA #04210 Simonich & Stoner SFR

Legal: Meadow Village Block 2 Lot 10

Street: 2630 Curley Bear Road

Staff presented a construction extension request for the landscaping portion of the Simonich & Stoner single family residence. The original landscape completion date was June 29, 2018 but had been delayed due to the wet fall and early snow according to property owner Gary Simonich. The new requested completion date was September 29, 2020. Staff recommended the request be approved as submitted noting reasonable reasons for delay.

Trever McSpadden made a Motion to approve the construction extension request as submitted, making the new completion date for landscaping September 29, 2020. Dan Hoadley seconded the Motion. The Motion passed unanimously.

8. Discussion Items:

a. Member Report Tracking Update

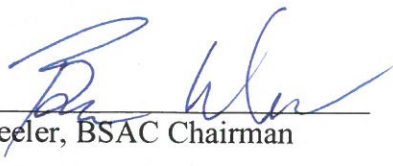
Staff updated the BSAC on a recent complaint from Lone Mountain Ranch regarding a ski trail blockage off of Andesite Road. At this time there is no further action for the BSAC on this item and the owner of the lot is working directly with Lone Mountain Ranch.

b. Performance Deposit Tracking Update

Staff briefly presented reviewed the performance deposit sheet.

c. Adjourn

The meeting adjourned at 9:40 AM.



Brian Wheeler, BSAC Chairman