



**Architectural Committee Meeting Minutes – January 7, 2016**

**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance**

Brian Wheeler  
Stacy Ossorio  
Grant Hilton  
Trevor McSpadden  
Kenny Holtz  
Casey Drayton  
Suzan Scott  
Janet Storey

**Guests in Attendance**

Sara Gram, Meadow Village Block 6 Lot 17  
Michael Pentecost, Meadow Village Block 5 Lot 31

**1. Membership Forum - none**

**2. Call to Order** – Brian Wheeler called the meeting to order at 8:03 am.

**3. Meeting Minutes** – Trevor McSpadden made a motion to approve the meeting minutes from the December 3, 2015 BSAC meeting. Grant Hilton seconded the motion. Motion passed unanimously.

**4. Alteration to Approved Plan**

BSOA #04617 Jorgenson  
Legal: Meadow Village Block 6 Lot 17  
Street: 2120 Spotted Elk

Staff presented the previously approved elevations and site plan for the BSAC. Staff then presented the site plan that showed the correct location of the existing structure which encroached into the side yard setback. Staff mentioned that the Big Sky advisory committee had given approval of the non-conforming use. Brian Wheeler mentioned that neighbors should be notified again similar to variance procedure. Kenny Holtz reviewed the minutes from the advisory committee for the BSAC. Trevor McSpadden noted that because it was a Conditional Use Permit the county would have notified adjacent property owners as well. Trevor McSpadden also mentioned that this is a pre-existing non-conforming use in a very specific case with the historic Crail Ranch adjacent. Staff confirmed that a representative from Crail Ranch had reviewed the site plan. Grant Hilton made a motion to state the BSAC had no further comment on the site plan and the design of the addition is still approved. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #312170/312174 The Fairways  
Legal: Meadow Village Tract E  
Street: 2170/2174 Little Coyote

Staff presented a sample board of the new color for the exterior siding of the Fairways new units. The BSAC reviewed the sample and commented that the new color will work nicely with the design and the other units. Trevor McSpadden made a motion to approve the new color of Barnwood Moss. Kenny Holtz seconded the motion. Motion passed unanimously.

## 5. Landscape Deposit - Partial Release Request

BSOA #06304 Hansen

Legal: Cascade Subdivision Block 4 Lot 304

Street: 9 White Grass

Staff presented the landscape plan that was approved for the Hansen residence and current photos of landscape. Staff noted that all elements were complete except for the installation of a permanent address marker. Janet Storey, project representative, confirmed that the permanent address marker would be located on a large rock to be placed in the spring. Grant Hilton made a motion to approve the partial release of \$4,000 of the landscape deposit, the remaining \$1,000 will be returned after installation of the address marker. Kenny Holtz seconded the motion. Motion passed unanimously.

## 8. Staff Report/Discussion

- a. **Meadow Village – Corner Lot Setback Determination** – Staff presented the BSAC with a request from a property owner in the Meadow Village to confirm the setbacks for Block 5 Lot 31, a corner lot. The BSAC reviewed the covenant and other corner lots within the subdivision. Kenny Holtz noted that looking at all other homes along Little Coyote, the 15’ side yard setback should be maintained along the lot line adjacent to the other lot. Michael Pentecost, project architect, noted that the covenant setback requirement was more restrictive than the county. Trever McSpadden made a motion to approve a 30’ setback from the lot line along Little Coyote, a 25’ setback from the lot line along Spotted Elk, a 10’ setback from the lot line along the open space, and a 15’ setback from the lot line adjacent to the neighboring property for Meadow Village Block 5 Lot 31, noting that those setbacks are consistent with others in Meadow Village. Grant Hilton seconded the motion. Motion passed unanimously.
- b. **Landscape Requirements – Noxious Weed Control** – Staff presented the BSAC with a request from the Gallatin/Big Sky Weed Committee to consider additional ways to increase noxious weed awareness. Kenny Holtz mentioned that the design regulations and landscape requirements already address the issue. The BSAC determined that no further insertion of noxious weed material or requirements are necessary within BSAC review and approval.
- c. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet. The BSAC requested from staff additional information on vehicles parked on streets and construction standards to be presented at an upcoming meeting.
- d. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet.
- e. **Adjourn** – Trever McSpadden made a motion to adjourn the meeting at 9:15 am. Kenny Holtz seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair