



Architectural Committee Meeting Minutes – July 19, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Kate Scott
Maggie Good
Gary Walton
Janet Storey
Suzan Scott

Guests in Attendance, Project Attending For:

Gary Simonich	#04210 Stoner
Linda Stoner	#04210 Simonich
John Seelye	# 04536 Wexler
Jessica Jellison	#04536 Wexler
Kate Scott	#04624 Scott
Greg Hall	#06015 Lucas
Lee Griffiths	#04507 Riley
Jess Bevilacqua	Morning Sun

Using “Go to Meeting”

Trever McSpadden BSAC Member

1. Membership Forum – Gary Walton, a member of the Big Sky Architectural Committee (BSAC), raised a concern that the BSAC has granted quite a few Exceptions to the Design Regulations in the recent past. Mr. Walton stated that any Exception should have a good basis to support the approval or the decisions will appear capricious ultimately making the Design Regulations unenforceable.

Greg Hill, the Designated Project Representative for the Lucas project, asked if this included the approval of color. A BSAC member stated that it did.

Contractor John Seelye representing the Wexler SRF announced that Northwestern Energy has a 6 month backlog of applications for power installation. His concern was that generators will have to be used to provide power for projects.

A second BSAC member, Maggie Good, agreed that there have been a number of Exceptions to the Design Regulations and Variances to Covenants approved recently.

2. Call to Order – Brian Wheeler Called the meeting to order at 8:09 am.

3. Meeting Minutes –

A Motion to approve the July 5, 2018 BSAC Meeting Minutes was made by Gary Walton. Kate Scott seconded the Motion. The Motion passed unanimously.

4. Alteration to Approved Plan

BSOA #04210 Simonich & Stoner

Legal: Meadow Village Subdivision #1, 2nd Filing, Block 2, Lot 10

Street: TBD Curley Bear Rd.

Staff presented the photos, drawings and narrative for Simonich & Stoner Alterations to Approved Plans Application. The proposed Alterations are required due to the recent Gallatin County Planning Department reinterpretation of the Zoning Regulations to not allow roof overhangs to extend into the setback. The changes as summarized by the Owner include reducing the width of the garage, changing the two garage doors into one, shortening the west wall of the garage, changing the depth of the overhangs and shifting the home 1'-2" to the east. Homeowners Gary Simonich & Lynda Stoner attended the meeting.

The Owners also requested that a window required to be added to the west elevation at Sketch Plan be eliminated. The Owners provided a written justification for the removal of the window.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed Alterations to the home comply with the Meadow Village Subdivision Covenants, are consistent with the neighborhood and, with one Exception, complies with the Design Regulations.

Trever McSpadden made the Motion to approve the Simonich and Stoner Alterations to Approved Plan Application with the Exception listed below. Kate Scott seconded the Motion. The Motion passed with three in favor, one opposed and one member abstaining.

One Exception to the Design Regulations was included in the approval:

Based on the finding that changes in roof direction, several reveals/wall corners, and changes in wall finishes create "interest and variety," an Exception to the Design Regulations is granted to allow the west wall to have only one window.

BSOA: 06015 Lucas Minor Alterations - Alteration to Approved Plans

Legal: Cascade Subdivision Block 1, Lot 15

Street: 12 Cheyenne Rd.

Staff presented the photos, materials and narrative for the Lucas Alterations to Approved Plans. The Lucas Application was reviewed and tabled at the July 5, 2018 BSAC meeting to allow the Designated Project Representative for the Owners, Greg Hall, time to resubmit the color samples. In addition to the previously approved Minor Alteration work, the homeowners are proposing to replace the existing roof, media blast and stain the logs and board and batt siding, add a small shed roof to direct snow away from the house on the west side and reshape the grade adjacent to the west side of the home to direct water away from the house. The re-graded area will have top soil spread, be reseeded and have temporary above grade irrigation system provided. The Designated Project Representative, Greg Hall, attended the meeting.

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.

Kate Scott made a motion to approve the Lucas Alterations to Approved Plans Application. Maggie Good seconded the motion. The motion passed unanimously.

BSOA: Morning Sun Monument Sign

Legal: Meadow Village Block 6, Lot 24A

Street: 2250 Spotted Elk Rd.

Staff presented the photos, plans and narrative for the Morning Sun Monument Sign - Alteration to Approved Plans Application. The first application for the Morning Sun Monument sign was rejected on December 21, 2017 due to the proposed location of the sign. The proposed location has been changed, a letter from the Big Sky Fire Department and an email from the Morning Sun Board of Directors have been submitted as required at the December 21, 2017 BSAC meeting. Jess Bevilacqua with Blue Ribbon Builders, the Owner of the project, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that a Monument Sign is required for the project, the proposed materials comply with the Meadow Village Subdivision Covenants and, with 2 exceptions, the Design Regulations.

Gary Walton made a motion to approve the application with the two Exceptions listed below. Trever McSpadden seconded the motion. The motion passed unanimously. It was noted in the Motion that due to the placement of the sign in the road Right of Way the sign may be subject to removal in the future to allow for utility work, road expansion or for other reasons. The owner is to understand that all liability, risks and potential costs of the sign as a result of it being in the Right of Way, is the sole responsibility of the Owner.

Two Exceptions to the Design Regulation were granted with the Approval.

1. Based on the findings that the visibility of the sign will be better if the the sign is located in the right of way, an Exception to the Design Regulation was granted to allow the monument sign to be located in the road right of way.
2. The monument sign was granted an Exception to the Design Regulations to have smaller lettering. The Exceptoin was based on the findings that the Big Sky Fire Chief stated in his letter that the monument sign could be flexible in size and configuration if a traditional street sign was installed. The BSOA is responsible for installing the traditional street sign.

BSOA: 046024 Scott Minor Alteration - Alterations to Approved Plan #4

Legal: Meadow Village Block 6, Lot 24A

Street: 2250 Spotted Elk Rd.

Staff presented the photos, materials and narrative for the Scott Alterations to Approved Plans. The homeowners are proposing to change the color of the exterior paint and the material for the decking. The proposed paint color, Benjamin Moore, Kendall Charcoal, is a lighter color grey than previously approved. The proposed decking material is Trex "Transcend Grooved "in Island Mist color instead of the natural wood previously approved. Owner and BSAC member, Kate Scott, attended the meeting.

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

Maggie Good made the Motion to approve the application as submitted. Gary Walton seconded the motion. The motion passed unanimously. Kate Scott abstained.

5. Landscape Alterations:

BSOA# 04507 Riley Landscape Alterations

Legal: Meadow Village No.1 2nd filing, Block 5, Lot 7

Street: 1915 Little Coyote Rd.

Staff presented the drawings, photos and narrative for the Riley Landscape Alterations. The Owners are proposing to replace the railroad tie edging along the driveway of their home with rock edging. Staff described the project as a "retaining wall replacement" in the presentation. After closer review and discussion, the BSAC determined that the railroad ties were an edging and not a retaining wall. The Owners are also proposing to install a large boulder with address numbers adjacent to the driveway on

their property. Lee Griffiths, Designated Project Representative, owner of Elevation Landscaping attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the Landscape Alterations are an improvement to the existing home, in compliance with the Meadow Village Covenants, Design Regulations and consistent with the subdivision.

Maggie Good made the Motion to approve the Riley Landscape Alterations Application as submitted. Trever McSpadden seconded the motion. The motion passed unanimously.

6. SFR Final Plan Review

BSOA # 04536 Wexler SFR Final Plan

Legal: Lt 36, Blk 5, Meadow Village

Street: TBD Little Coyote Rd.

Staff presented the drawings, photos and narrative for the Wexler Single Family Residence Final Plan Review Application. Designated Project Representative, architect Jessica Jellison, attended the meeting. Building contractor, John Seelye with Big Sky Build, also attended the meeting.

Staff presented the landscape plan, the exterior lighting plan, the material board and noted the information required to be included on the plans at Sketch Plan approval had been added to the Final Plan drawings. In addition, staff reviewed the changes to the plans that were made to reflect Gallatin County Planning Department's recent reinterpretation of the setback definitions and other changes required by structural engineering requirements.

The BSAC reviewed the dog run that is shown on the landscape plan. The review focused on the metal posts of the run that are located in the setback and proposed to be set in concrete. The question was if the installation would be considered permanent or not. The Design Regulations do not allow permanent construction in setbacks. The BSAC also discussed screening for the hot tub and dog run which appear to be necessary due to the proximity to the public trail on the west side of the home. Hot tubs and the dog run are both recommended to be screened by the Design Regulations.

The exterior electrical plan was reviewed. The BSAC was concerned about the number of recessed fixtures that were shown on the plan and if the number of fixtures met the intent of the Design Regulation which states: "*Exterior lighting should be subdued and limited in number of fixtures*". The BSAC determined the number of light fixtures did not meet the intent of the Design Regulations and "redlined" the plans with the fixtures that could not be installed. A total of 10 recessed fixtures and 9 surfaced mounted fixtures were approved. The BSAC noted that step lights or wall mounted sconces on the west side adjacent to the dog run would be considered and that an Alteration to Approved Plan Application could be submitted to request approval of those fixtures.

Staff recommended that the BSAC approve the application based on the findings that the proposed home complies with the Meadow Village Subdivision Covenants, is consistent with the neighborhood and, with the Exceptions granted at Sketch Plan Approval, complies with the Design Regulations.

Maggie Good made the Motion to approve the Wexler Single Family Residence Final Plan Application with the exterior light fixtures as "redlined" at the meeting on the Exterior Light Fixture plan and Conditions stated below. Kate Scott seconded the Motion. The Motion passed with three in favor and two opposed.

The following Conditions were included in the Approval:

1. A revised Landscape Plan be submitted with screening for the hot tub shown.
2. A revised Landscape Plan be submitted with screening for the dog run shown.
3. The metal posts for the dog run to be installed in the setback not be set in concrete.

7. Discussion Items:

a. Covenant Compliance Tracking Update

Staff reviewed with the BSAC the concerns being raised regarding the pile of material at the Meadowview Condominium site. One of the Owners of Meadowview Condominium development, Al Malinowski, attended the meeting. It was determined that the excess material was being removed as quickly as possible, that some material would remain for later use on the property and the material was located in an area shown as a "disturbed area" for which the Performance Deposit is being retained.

A second concern that the trucks moving the material were driving west on Little Coyote Road was also reviewed. The narrow bridge to the south east of the project was the reason the trucks were traveling west on Little Coyote road.

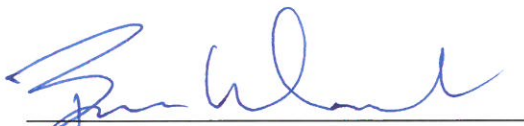
The BSAC did not review the other items on the Covenant Compliance Tracking sheet as BSAC discussed other topics that were not on the agenda.

b. Performance Deposit Tracking Update

The Performance Deposit Tracking Spreadsheet was not reviewed.

c. Certificates of Deposit Update

The Certificate of Deposit Tracking Spreadsheet was not reviewed.


Brian Wheeler, BSAC Chairman