



**Architectural Committee Meeting Minutes – July 21, 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  
Trevor McSpadden  
Kenny Holtz  
Sharon Douglas  
Gary Walton  
Casey Drayton  
Janet Storey

**Guests in Attendance**

Will Henslee, 114 Autumn Trail  
Greg Hall, 2000 North Fork Road  
Clay Lorinski, 2000 North Fork Road  
Marilyn Hill, 2925 Little Coyote Road  
Kyle Lanier, Meadow Village Block 4 Lot 43A  
Mikel Kallestad, Cascade Block 2 Lot 91A

**1. Membership Forum – None.**

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

**3. Meeting Minutes –** Sharon Douglas made a motion to approve the meeting minutes from the July 7, 2016 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

**4. Alteration to Approved Plan Review -**

BSOA #02513 Ibes – Landscape  
Legal: Aspen Groves Block A Lot 13  
Street: 114 Autumn Trail

Staff presented the changes to the Ibes previously approved landscape plan as submitted by representative Will Henslee. The changes discussed were adding additional Lilacs around the propane tank to screen, spruce trees around the hot tub to screen, and a rock bed around the perimeter of the home. Trevor McSpadden cautioned that the ski trail easement should remain clear of plantings. Will Henslee confirmed that there would not be any new plantings in the ski trail easement. Trevor McSpadden made a motion to approve the alterations to the landscape plan as submitted. Kenny Holtz seconded the motion. Motion passed unanimously.

**5. Final Plan Review –**

BSOA #06091A Conrad– New SFD Construction  
Legal: Cascade Subdivision Block 2 Lot 91A  
Street: TBD Beehive Basin Road

The Conrad Final Plan submittal was presented by staff for BSAC review. Staff reminded the committee that the project was first reviewed as a building envelope adjustment and the final plat had not yet been finalized with Madison County. The additional considerations noted by staff for BSAC discussion were: the north roof and wall length that were shown greater than 40', light fixture locations, address marker in the road ROW, and Fire Department approval of the driveway. Mikel Kallestad, project representative, showed a materials board to accompany the colored rendering. The gray lap siding and trim, stone veneer, weather wood asphalt shingles, and white metal clad windows were presented. Trevor McSpadden questioned if a sample of the cedar shingles shown at gable ends were available. Mikel Kallestad did not have a sample available. Brian Wheeler questioned where the building envelope adjustment was at with the county. Mikel Kallestad stated that he has been in contact with the planning staff but has not submit the final plat for review yet do to some last minute design changes. Sharon Douglas discussed that several of the light fixtures may be unnecessary as

they go against the intent of only lighting areas of necessity. Kenny Holtz noted that 14 total exterior fixtures was an appropriate number given the size of the home at over 7000 square feet and the fixture is Dark Sky Compliant. Staff noted that the address marker was in the road ROW and there is currently a groomed ski trail where the marker is proposed. The BSAC requested that a revised site plan be submitted which shows the address marker on the property. Kenny Holtz made a motion to approve the Final Plan noting that a revised site plan needs to be submitted and reviewed showing the address marker on the property, a sample of the cedar shakes needs to be submitted and reviewed, an exception to the design regulations has been granted to allow the north roof and wall length to exceed 40' due to the steep grade and preservation of existing trees, a copy of the building envelope approval from Madison County, driveway approval from the fire department, and a survey letter are required prior to construction. Gary Walton seconded the motion. Motion passed unanimously.

BSOA #07706 Bermont – Accessory Structure  
Legal: COS 1739B Tract 7B  
Street: 2000 North Fork Road

The Bermont second dwelling unit Final Plan application was presented for BSAC review. Staff presented the elevations, floor plans, and site/landscape plan for the accessory structure. Pictures of the main residence were provided to show the materials that would be used. Staff discussed that the covenant amendment regarding permitted use for the tract that was brought forward by the applicant at sketch plan review was not applicable to this tract after further review. The correct language in the North Fork Covenants regarding permitted use was provided to the BSAC. The BSAC reviewed the covenant and discussed that it doesn't specifically rule out having two garages. Stacy Ossorio questioned if there was any limit on size of a garage if the 1000 square foot limit for a second dwelling unit only applies to habitable space. Staff noted that the covenants do limit lot coverage to 4500 square feet. Trever McSpadden discussed that the North Fork Site Review Board had reviewed and approved the plans. The BSAC discussed the site of the structure, noting that the access was existing and it is proposed within 100' of the main residence. Kenny Holtz made a motion to approve the Final Plan for the second dwelling unit as submitted noting that the lot coverage would not exceed 4500 square feet, the second dwelling unit is under 1000 square feet of habitable space, and the second dwelling unit is attached to a detached garage. This approval is conditional on receiving a letter from a licensed surveyor confirming staking of the building as shown on the site plan and all other regulatory agency approvals. Gary Walton seconded the motion. Trever McSpadden discussed that the North Fork Site Review Board has reviewed and approved the plan. Motion passed unanimously.

## **6. Sketch Plan Review**

BSOA #04443 Doc's Real Estate – New Construction  
Legal: Meadow Village Subdivision Block 4 Lot 43A  
Street: TBD Two Moons Road

The Doc's Real Estate application for sketch plan review was presented by staff as submitted. The considerations presented for BSAC discussion were: recessed entryway, drainage, parking in front setback, and window placement. The BSAC first questioned the proposed drainage under the home to maintain existing flow. Kyle Lanier, project representative, stated it would be a natural ditch under the foundation to preserve current flow without a culvert. Staff questioned if any preliminary material information was available as the elevations did not have any information. Kyle Lanier went through the elevations and discussed what was being considered. Stacy Ossorio mentioned that materials on the drawing will really help in understanding the look of the modern home. Kyle Lanier questioned exterior lighting and what the BSAC would be looking for at Final Plan review noting he was looking at all eave can lighting. Kenny Holtz stated that the lighting may be appropriate given the flat lot and full down facing fixtures, a final determination will be made with review of a lighting plan. Staff noted that the design of the garage takes into account preserving as many of the large trees on the lot as possible. Kenny Holtz made a motion to approve the sketch plan noting an exception has been granted to allow parking in the front setback and a recessed entryway as both are designed to preserve trees. Additionally, a detailed lighting plan will be required with the final plan

application. Trever McSpadden seconded the motion. The BSAC discussed that materials on the elevations and a colored rendering will be very beneficial to assist in review of the final plan application. It was requested by the committee that a drainage and grading plan accompany the final plans to show how the water will flow under the home. Motion passed unanimously.

BSOA #08600 Boyne Properties – Renovation  
Legal: Cascade Subdivision Block 1 Lot 3A  
Street: 3 Turkey Leg Road

Staff presented the Boyne Properties renovation application for BSAC review. The following considerations were noted by staff for BSAC review: lighting information and parking. Brian Wheeler, project representative, was present and showed material samples for the proposed renovation. Brian Wheeler stated that the existing parking spaces would adequately serve the employees living in the building as less than 30% have a vehicle. The BSAC discussed how this location was a good fit for employee housing noting the other employee housing in the immediate vicinity. Kenny Holtz made a motion to approve the sketch plan noting that parking was discussed and the existing parking is adequate for less than 30% of the occupants having a vehicle. A lighting plan would be required with the final plan review. Trever McSpadden seconded the motion. Motion passed unanimously. The BSAC reviewed the application for Final Plan requirements and found that only lighting information was not available. Kenny Holtz made a motion to approve the Final Plan for the renovation conditional on the submittal of an exterior lighting plan. Sharon Douglas seconded the motion. Motion passed unanimously. BSAC member Brian Wheeler abstained from voting in sketch and final plan approval.

#### **7. Staff Report/Discussion**

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- c. **Project Completion Tracking** – Staff updated the project completion tracking information.
- d. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 10:23 am.

  
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Brian Wheeler, Committee Chair