



Architectural Committee Meeting Minutes – July 7, 2016
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Stacy Ossorio
Grant Hilton
Trevor McSpadden
Kenny Holtz
Sharon Douglas (phone)
Casey Drayton
Janet Storey
Suzan Scott (phone)

Guests in Attendance

Rex & Ronda Kleinsasser, Meadow Village Block 5 Lot 31
Michael Bing, 2205 Yellowtail Road
Clay Lorinski, 2000 North Fork Road
Joe Schwem, 2000 North Fork Road
Michael Pentecost, Meadow Village Block 5 Lot 31

1. Membership Forum – None.

2. Call to Order – Stacy Ossorio called the meeting to order at 8:00 am.

3. Meeting Minutes – Trevor McSpadden made a motion to approve the meeting minutes from the June 16, 2016 BSAC meeting. Kenny Holtz seconded the motion. Motion passed unanimously.

4. Minor Alteration Plan Review -

BSOA #04126 Bing – Paint Color
Legal: Meadow Village Block 1 Lot 26
Street: 2205 Yellowtail Road

Staff presented the Bing application for a minor alteration. A sample of the new color proposed for the home was reviewed. The color proposed was Grizzel Gray for the siding and trim. Michael Bing was present to answer any questions noting that he was looking to go from a blue gray color to a true gray. Kenny Holtz made a motion to approve Grizzel Gray as the new color for the home. Trevor McSpadden seconded the motion. Motion passed unanimously.

BSOA #04522 Daily – Paint Color
Legal: Meadow Village Block 5 Lot 22
Street: 2265 Little Coyote Road

Staff presented the Daily minor alteration application for BSAC review. The application called for new paint colors for the home. Proposed was Portland Twilight for the siding and Carriage Wheel for the trim. The BSAC reviewed the small swatch samples and a photo of the home. Staff noted that there was no representative present. The BSAC discussed that the colors were not controversial. Grant Hilton made a motion to approve the new paint colors of Portland Twilight for the siding and Carriage Wheel for the trim. Trevor McSpadden seconded the motion. Motion passed unanimously.

5. Final Plan Review –

BSOA #04531 Kleinsasser
Legal: Meadow Village Block 5 Lot 31
Street: 17 Spotted Elk

Staff presented the Kleinsasser new construction application for BSAC review. Staff reviewed the history of this project noting that the BSAC did not grant sketch plan approval at the June 16th BSAC meeting when the

sketch plan application was first reviewed. Staff presented the request of the owner for the BSAC to review the sketch plan and final plan in one meeting. The sketch plan application was reviewed and addressed the setback issue discussed at the June 16th meeting. The home was shown on the site plan in compliance with the covenant established setbacks and county zoning setbacks. The BSAC reviewed the site plan details and questioned the driveway design around the utility box. Michael Pentecost, project representative, noted that the utilities would be protected with boulders and screened with landscaping. The elevations were reviewed with the main changes noted along the north wall. Staff pointed out that stepping the wall and roof back to comply with the setback along Little Coyote also broke up the wall and roof length that were discussed at the June 16th meeting. Trever McSpadden made a motion to approve the sketch plan as amended from the June 16th BSAC meeting. Grant Hilton seconded the motion. The BSAC discussed that the applicant made great adjustments to fit the home within the most restrictive setback requirements. Grant Hilton noted that the utility box needs to be adequately protected. Kenny Holtz noted that the driveway design at Spotted Elk Road needs to be discussed in more detail. Janet Storey reviewed the dimensions on the site plan and the design regulations noting that the amount of asphalt may be excessive. Rex Kleinsasser discussed that the driveway design could change to eliminate one entrance. The BSAC ended discussion on the driveway noting it would be addressed in a final plan approval motion. Motion passed unanimously.

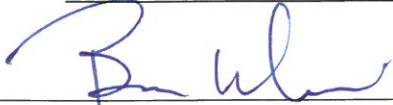
Staff continued presenting the final plan application information for the Kleinsasser project. The BSAC reviewed the colored renderings and materials information for the home. Michael Pentecost pointed out where each of the materials on the material board would be on the home. Kenny Holtz noted that the lighter colored wood is brighter than other homes in the area, noting that it works with the overall design. Grant Hilton questioned how large the landscape elements would be along the north wall. Staff reviewed what was shown noting the plantings would be a mix of grasses and small shrubs. Janet Storey discussed pushing the planting beds further out from the home would create depth and reduce the amount of turf that would need to be irrigated. Kenny Holtz made a motion to approve the final plan application contingent on a revised site and landscape plan that addresses the driveway width and design and additional landscape elements at the north wall submitted by August 18, 2016. Trever McSpadden seconded the motion. Motion passed unanimously.

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

The Bermont accessory structure sketch plan application was presented for BSAC review. Considerations noted by staff for BSAC discussion were: North Fork Site Review Board approval, 2 garages, no lighting shown, few site plan details and no landscape plan, surveyor's letter required to confirm location within 100' of main residence. Staff noted that a North Fork homeowner, Marc Noel, and a representative from Lone Mountain Ranch had both sent written communication that they had reviewed and approved the proposed structure. Staff addressed that the language in the North Fork covenants is not clear on permitted use regarding two garages. The BSAC reviewed the language in the covenants. Clay Lorinski, project representative, addressed the committee stating that a second amendment clearly stated a garage was allowed with an accessory structure. Clay briefly showed the committee this language and confirmed he would send the amendment to staff after the meeting. Kenny Holtz questioned if any other homes in the North Fork have a guest house with a garage attached. Trever McSpadden noted that this garage would facilitate parking for anyone staying in the guest house. Trever McSpadden made a motion to approve the sketch plan application for the accessory structure noting that the BSAC discussed the intent of the covenant provision regarding permitted use for the tract. The BSAC will be specifically looking for a surveyor's confirmation of the location, landscape plan and lighting information in addition to all standard final plan application requirements at the next review. Kenny Holtz seconded the motion. The BSAC discussed that the proposed plan meets the intent of a small accessory unit and a garage in one structure. Stacy Ossorio added that this plan has been reviewed and approved by the North Fork Site Review Board. Motion passed unanimously.

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 noted that the Palmers and the adjacent property owner were working on coming up with a landscape plan between the two parties.
- d. **Adjourn** – Stacy Ossorio made a motion to adjourn the meeting at 9:45 am. Trever McSpadden seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair