

Architectural Committee Meeting Minutes – June 16, 2016
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Brian Wheeler
Gary Walton
Trevor McSpadden
Kenny Holtz
Sharon Douglas (phone)
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

David Seabury, Cascade Block 4 Lot 281A
Rex & Ronda Kleinsasser, Meadow Village Block 5 Lot 31
Sarah Leake, Meadow Village Block 5 Lot 31
Joe Schwem, Cascade Block 3 Lot 234
Mikel Kallestad, Cascade Block 2 Lot 91A

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:05 am.

3. Meeting Minutes –Gary Walton made a motion to approve the meeting minutes from the June 2, 2016 BSAC meeting. Kenny Holtz seconded the motion. Motion passed unanimously.

4. Minor Alteration Plan Review -

BSOA #05326 Maus
Legal: Sweetgrass Hills Block 3 Lot 26
Street: 2095 Two Gun White Calf Road

Staff presented the Maus application for a minor alteration. Staff presented that the home currently has cedar shake shingles on the roof which are leaking and the owner would like to replace them with Malarkey Weathered Wood. No owner or representative was present. The BSAC noted that this product is very popular in the area and will easily blend with the home. Trevor McSpadden made a motion to approve the minor alteration as submitted noting that no representative was present. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #04411 Hammond
Legal: Meadow Village Block 4 Lot 11
Street: 2995 Little Coyote

Staff noted that owner Scott Hammond had called in prior to the meeting to state the proposed project has been put on hold until further notice. The BSAC did not review the project.

5. Final Plan Review –

BSOA #06234A Liston
Legal: Cascade Subdivision Block 3 Lot 234
Street: TBD Middle Rider Road

Staff presented the Liston Final Plan application as submitted. Several small changes to the entryway were noted from sketch plan review. The additional site plan information requested at Sketch Plan were shown on the updated site plan. The following considerations were presented for BSAC discussion: clarification on Dryvit color to be used and retaining wall information. All elevations, floor plans, site plan and renderings

were reviewed by the BSAC. The main materials presented on drawings were horizontal cedar drop-lap siding stained in oak brown, bonderized vertical corrugated metal, stone veneer, cedar trim stained in charcoal gray, Dryvit in stormy night color, and weathered wood asphalt shingles. Joe Schwem, project representative, presented a materials board with the main exterior elements. Kenny Holtz made a motion to approve the Final Plan as submitted. Gary Walton seconded the motion. Motion passed unanimously.

6. Sketch Plan Review

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

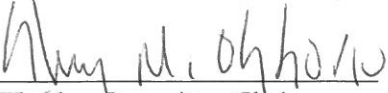
Staff presented the Kleinsasser Sketch Plan application for BSAC review. Considerations presented for BSAC discussion were: driveway width, setback determination, and north elevation design with a roof and wall length greater than 40' uninterrupted. Michael Pentecost, project representative, addressed why he had the setbacks shown as 15' along Little Coyote, 25' along Spotted Elk, 10' along the adjacent property, and 15' along the open space area. Staff reminded the BSAC that this lot was looked at during the 1/7/16 BSAC meeting. At request of the architect, the BSAC made a determination on appropriate setbacks for this lot based off of the Meadow Village covenant requirements and consistency with the other homes in the subdivision. The setbacks for the property were determined to be 30' along Little Coyote, 25' along Spotted Elk, 15' along the adjacent property, and 10' along the open space. The section of the Meadow Village Covenants on setbacks and the BSAC meeting minutes from 1/7/16 were read aloud. Brian Wheeler confirmed that the setbacks for this lot are important to maintain safe view corridors for vehicles at the intersection and adequate spacing from adjacent property. Gary Walton discussed that the 25' setback needed to be where the driveway and address are along Spotted Elk, creating a 30' setback along Little Coyote. The BSAC discussed with the owner and architect for the project that although different from county zoning setback requirements, the site plan for BSAC review needs to be consistent with the setbacks determined during the January 7th BSAC meeting. The BSAC requested that the sketch plan application be resubmitted with a site plan and home design that fits within the setbacks determined on January 7th. The BSAC looked at the design of the home and requested that the north elevation be broken up or heavily landscaped to screen the wall length greater than 40' uninterrupted. Trever McSpadden made a motion to continue the sketch plan application review process at the next BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

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

The Conrad Sketch Plan application was presented for BSAC review. Considerations for BSAC discussion as noted by staff were: building envelope approval from Madison County prior to final plan review, extent of cut/fill, master bath bump out not reflected on north and south elevations, height calculations need to go to highest ridge, exception to design regulations required for wall and roof length over 40' on north garage elevation. Project representative, Mikel Kallestad, was present and discussed the height calculations with the BSAC. Mikel Kallestad confirmed he would work with staff prior to a final plan submittal to correct the measurement points. The BSAC discussed the north elevation roof and wall length greater than 40' uninterrupted noting that it would be acceptable due to the steep topography and existing trees if they are to remain. The trees to remain will need to be shown on the final landscape plan. Mikel Kallestad confirmed that the master bath bump out would be shown on the final plan set. Trever McSpadden made a motion to approve the sketch plan application noting the considerations listed by staff addressed with the final plan application. Kenny Holtz seconded the motion. 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** – Trever McSpadden made a motion to adjourn the meeting at 10:35 am. Gary Walton seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair

