

## Architectural Committee Meeting Minutes - June 20, 2019

### **BSAC and Staff in Attendance:**

Brian Wheeler  
Trevor McSpadden  
Maggie Good  
Grant Hilton  
Suzan Scott  
Jess Bevilacqua

### **Guests in Attendance, Project Attending For:**

Ryan Welch	Glacier Condominiums
Linda Abrahamson	#04107 Abrahamson-Kilbury
Mike Kilbury	#04107 Abrahamson-Kilbury
Greg Hall	#04107 Abrahamson-Kilbury
Rebecca Bagley	#06267 Bagley
John Bagley	#06267 Bagley
Laura Seyfang	Meadowview Condominiums

### **Using GoToMeeting:**

Kate Scott  
Gary Walton  
Nick Brown (Brownstone)  
Sam Ankeny (Bagley)

#### **1. Membership Forum – none**

#### **2. Call to Order – Brian Wheeler called the meeting to order at 8:02 AM.**

#### **3. Meeting Minutes –**

Maggie Good made a Motion to approve the June 6, 2019 BSAC Meeting Minutes. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

#### **4. Minor Alterations Plan Review**

BSOA # Glacier Condominiums

Legal: Meadow Village 2<sup>nd</sup> Filing Tract 7

Street: Curley Bear Road

Staff presented the plans for the Glacier Condominiums minor alteration application. The application was to replace a rotting and failing wood retaining wall outside of unit 156. The deck for unit 156 would also be replaced as it had been structurally compromised due to the failing retaining wall. Staff had been contacted by Katie Coleman on May 30, 2019 regarding the retaining wall. Work had already been scheduled from 6/5/19-6/11/19 to repair the wall as it was a creating a safety issue with the deck and access to the lower drive. Staff advised at that time that if a safety issue was present, to move forward with the work but that the repair would require an after the fact BSAC review and approval.

Ryan Welch of Hammond Property Management represented the project. The BSAC noted the stained color of an existing concrete retaining wall that the new wall would match. It was agreed that the new wall will be stained the same color to match the existing wall.

The BSAC and staff discussed the waiver of fees. Staff recommended that in this case the after the fact approval fee be waived, noting that the failing wall was a safety issue and required immediate repair.

Grant Hilton made a Motion to approve the application as submitted, noting that the new concrete wall will be stained to match the existing concrete wall, and that the after the fact approval fee would be

waived because replacing the wall was a safety issue that required immediate repair. Trever McSpadden seconded the Motion. The Motion passed unanimously.

## **5. Alterations to Approved Plan Review**

### BSOA #07521 Brownstone Condominiums

Legal: Brownstone Condo North Fork Creek Lot 1

Street: Brownstone Loop Unit

Staff presented a request from Nick Brown of Brownstone Corporation regarding the Brownstone Condominiums. The original request was to apply the approval for unit 8, which was approved by the BSAC in May 2019, to unit 5. Mr. Brown later changed the request to include both units 5 and 8 and the remaining units which include unit 3 as well. The updated request was to waive the BSAC review process and fees for the remaining units (3, 5 and 8) as they are identical to the previously approved units.

Staff briefly recapped the background of the Brownstone Condominium units and recommended that the request be approved as submitted, waiving the BSAC review process and fees for the remaining units, noting that they are identical to the existing units and there will be no changes to the homes or landscape and site plan. A performance deposit and signed performance agreement will still be required for each unit, and the deposit or rollover of each performance deposit will still trigger the construction timeframe for each unit. It was noted that this recommendation is consistent with the Motion made in May 2018.

Trever McSpadden made a Motion to approve the application as submitted, approving the design of all remaining Brownstone Condominium units and waiving the BSAC review process and review fees for those units, noting that the condominium design has already been approved and each unit is identical, and that a signed performance agreement and deposit will be still required for each unit. Maggie Good seconded the Motion. The Motion passed unanimously.

It was discussed by the BSAC and noted that if additional units are to be constructed in addition to the eight existing/approved units, separate BSAC review would be required.

## **6. SFR Sketch Plan Review**

### BSOA #04107 Abrahamson-Kilbury Sketch Plan (3)

Legal: Meadow Village Block 1 Lot 7

Street: 2020 Yellowtail Road

*At this time, the BSAC briefly went into Executive Session to discuss the Abrahamson-Kilbury application.*

Staff presented the third sketch plan submittal for the Abrahamson-Kilbury single family residence. Project representative and contractor Greg Hall represented the project. Owners Linda Abrahamson and Mike Kilbury were in attendance. Staff recapped the previous two sketch plan denials on May 16, 2019 and June 6, 2019, and the reasons for the denials. The reasons have been noted in the minutes from those meetings and have been communicated in writing through designated project representative Greg Hall.

Staff noted the changes that had been made to the plans since the second sketch plan submittal. It was noted that the only changes made were the reconfiguring of the roof to reduce all roof lengths to 40' or less. Mr. Hall later noted that the posts have also been changed to 8" x 8". Staff noted several areas,



mainly concerning material placement that had been updated in the second sketch plan but had not been updated on the third submittal. Mr. Hall acknowledged this.

Mr. Hall presented a slideshow of other homes in the area. The intent of the slideshow as stated by Mr. Hall was to review the exterior designs of existing homes around the Big Sky Golf Course and surrounding area.

The BSAC discussed the overall design of the home with owners Linda Abrahamson, Mike Kilbury and project representative Greg Hall. The owners raised concerns over the specificity of feedback provided by the BSAC in the written denial letter that was sent out after the June 6, 2019 BSAC meeting. The BSAC noted two specific items which included the number of sliding glass doors and massing in the posts on the southwest elevation that contribute to the home having a more commercial look. Although these items were not specifically noted in the written denial letter from the June 6, 2019 BSAC meeting, they had been discussed with Mr. Hall at that meeting and are noted in the minutes.

The BSAC and staff discussed with Ms. Abrahamson and Mr. Kilbury the need for the services of a professional architect to support the development of an overall design that is more suitable for the area. Staff had advised Mr. Kilbury and Ms. Abrahamson that a final set of plans that are stamped by a licensed architect who can provide proof of professional liability insurance will be required in order to be placed on a future agenda for final review. This is a BSOA Design Regulation requirement. Staff had also discussed this requirement with Mr. Hall on several occasions throughout the course of the application process.

The BSAC raised the question of why the applicants have not been willing to engage the services of a professional architect. Mr. Kilbury stated that the focus of their effort has been on bringing the home into compliance with design regulations. The BSAC noted that while the technical aspects of complying with design regulations have been addressed, overall suitability is still a concern. It was noted again that this is an area of the design process where the services of a professional architect are helpful and necessary. Ms. Abrahamson noted concerns with the architect who had completed the original plans for the home. This architect has not been engaged in the BSAC review process for this application.

The BSAC recapped the discussion from the second sketch plan denial on June 6, 2019, noting specifically that it was discussed with Mr. Hall and agreed by the BSAC at that time that the overall design and aesthetic of the home did not justify granting the requested roof length exception. It was also noted that reducing the roof lengths to 40' or less did not address the overall compatibility concerns.

The slideshow provided by Mr. Hall was reviewed again and the BSAC asked the owners to share their feedback on the homes presented. It was noted that some of these homes were constructed as far back as the 1970s, and some of the homes presented were condominiums.

The BSAC continued to discuss the overall design of the home and recommendation to engage a professional architect in the design process. The BSAC made several specific recommendations to Mr. Kilbury and Ms. Abrahamson that were intended to reduce the commercial aesthetic of the home, noting the importance of engaging a professional architect to assist in making these changes and bringing them together to produce a suitable overall aesthetic. The recommendations included reducing the number of sliding glass doors on the southwest elevation and potentially replacing them with windows to maintain the desired glazing and view, and addressing the thin appearance of the posts on the southwest elevation.

Ms. Abrahamson, Mr. Kilbury and Mr. Hall briefly stepped out of the room to discuss next steps on the application process. When they returned, Mr. Kilbury stated that they have feedback for moving forward and wished to withdraw the third sketch plan application and resubmit at a later date.

Trever McSpadden made a Motion to continue this agenda item at a later date. Grant Hilton seconded the Motion. The Motion passed unanimously, with Gary Walton abstaining from the vote.

#### BSOA #06267 Bagley Sketch Plan

Legal: Cascade Block 4 Lot 267

Street: TBD Little Wolf Road

Staff presented the sketch plan application for the Bagley single family residence. The home has 3,446 s.f. of livable space with an additional 1,106 s.f. of garage/mechanical space. There are lower, main and upper levels with an in-law suite above the attached garage. Finishes include Finline (fir product) siding with metal accents, black wood clad windows, standing seam metal roof in coal black, black metal wire and railing and synthetic deck material. Owner Rebecca Bagley represented the project and architect Sam Ankeny called in to the meeting using GoTo Meeting.

Staff noted several topics of discussion which included a 50'6" roof length along the northeast and southeast elevations, window placement on the northeast elevation, hot tub screening, and driveway length. The tree cover surrounding the property was deemed to be adequate screening for the hot tub. Mrs. Bagley has been notified by staff that the driveway length exceeds 75' and will require fire department approval. Mrs. Bagley will contact the fire department and will request the written approval for final review.

Staff raised the question of whether the transition through the breezeway of the home was a significant design element change that would justify the roof length. The BSAC recommended adding a break along the roof on both elevations to break up the roof length which exceeds the 40' maximum allowed by design regulations.

Window placement on the northeast elevation was discussed. Mrs. Bagley noted that the intent of the limited window placement was to preserve the aesthetic of the aspen trees shown on the landscape plan, and that natural light was not needed in the interior area as it is a stairwell.

The metal roof accent along the west wall was discussed. It was noted as both an architectural feature and a functional design feature. Mr. Ankeny explained the intent of this design to address the substantial amount of snowfall in the area.

Trever McSpadden made a Motion to approve the application as submitted. The Motion died for lack of a second.

Grant Hilton made a Motion to approve the application as submitted noting the following conditions to be addressed at the time of final review. Maggie Good seconded the Motion. The Motion passed unanimously. The approval included the following conditions:

1. The roofline exceeding 40' needs to have some type of articulation on both sides.
2. Additional window treatments need to be added along the northeast elevation.

#### **7. Discussion Items:**

**a. Meadowview construction sign**

Staff reviewed the placement of a construction sign on the Meadowview Condominiums property. Laura Seyfang was present to explain the intent of the sign, which is to create awareness for the project while discouraging non-construction traffic from entering the site. The site includes the names of sponsoring partners and will be removed upon completion of the project in early 2020. It measures 4' x 8,' which is larger than the nine square feet allowed by design regulations. The sign had already been installed, as Ms. Seyfang was unaware that it would require BSAC approval. The applicant responded immediately to a request to bring the sign before the BSAC.

Staff recommended that the sign be allowed to remain due to the nature of the project and the placement far back from the road.

Grant Hilton made a Motion to approve the sign as it is, noting that the sandbags currently holding the sign in place will be removed and the posts will be set in the ground. Maggie Good seconded the Motion. The Motion passed unanimously.

**b. Member Report Tracking Update**

Staff noted that a previous complaint regarding the appearance of a home on Looking Glass Road had not been pursued.

The Doc's Real Estate property was discussed. Staff has received several notifications of a new political sign covering the sign that had been placed previously. The BSAC noted that the rocks placed in the road right of way appeared to have been reconfigured to produce a sharper border along the road. Staff will investigate to confirm if there have been changes to the placement of the rocks from when this issue was initially reported.

**c. Performance Deposit Tracking Update**

Staff reviewed changes to the Performance Deposit sheet.

**d. Certificates of Deposit Update**

There have been no changes to the certificates of deposit.

Other discussion:

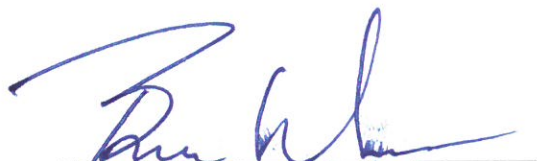
Staff presented a last minute request from Ania Bulis regarding an application fee for a new SFR sketch plan submittal. Ms. Bulis had submitted the sketch plan in 2012 and withdrew the application at the time of sketch plan. The BSAC discussed the request at length as it was a unique situation. The application did not go through final review, and did not receive an approval at the time of sketch plan submittal as it was withdrawn. Staff had completed a review of the sketch plan before it was withdrawn in 2012.

Grant Hilton made a Motion to apply 50% of the original review fee paid in 2012 to the new review fee required for the upcoming submittal. Maggie Good seconded the Motion. The Motion passed with four in favor and one against.\*

*\* There were five BSAC members voting at this time. Kate Scott had called in to the meeting earlier, but was no longer in attendance at the time of this decision.*

Staff will confirm the original amount paid in 2012 at the time of the first sketch plan submittal.

The meeting adjourned at 11:00 AM.



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Brian Wheeler, BSAC Chairman