



Architectural Committee Meeting Minutes – March 6, 2014

8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Brian Wheeler, Chair
Stacy Ossorio
John Loomis
Kenny Holtz
Trevor McSpadden
Sharon Douglas (phone)
Suzan Scott
Janet Storey
Dawn Smith

Guests in Attendance

Mark Weirich, Architect
Anne Marie Mistretta, Member
Katie Coleman, BSCC Camp Director
Jessie Wiese, BSCC Executive Director
Barbara Dahlgren, Member

1. Membership Forum – None

2. Call to Order – Brian Wheeler called the meeting to order at 8:04 am.

3. Sketch Plan Review

a. BSOA # 04510 Rivers-New Construction
Legal: Lot 10 Block 5 Meadow Village Subdivision
Street Address: 1950 Little Coyote Rd

Staff presented the application for new construction, noting the areas of consideration listed below along with the standard application requirements for final review;

- House orientation, does not present a strong front side/entrance to the street. (5.4)
- Main entrance is to the side, not street side. (5.4)
- Garage door is the dominant feature on the main level of the street side façade. (5.11)
- At this time only one siding material is shown, no accent materials.
- Walls on east and west elevation exceed 40 feet; west elevation has not changed in design or horizontal relief. East side has the door and shed roof. (5.5)
- Stove exhaust pipe will need to be encased. (5.2)
- Concrete retaining walls along the south façade.
- Exposed concrete on the east and west elevations. (6.1.6)
- Parking space is shown within the setback.
- Entrance staircase does not show supports or handrails, should be integrated into the building. (5.3)
- Driveway length over 75 feet requires fire approval. (3.9)

Mark Weirich, for the applicant, addressed the considerations as listed by staff and expressed that they would be addressed prior to final plan review. Chair Wheeler asked for member comment. Barbara Dahlgren asked about the location of the house on the lot relative to her home, it was stated that this home would be further back than hers. Anne Marie Mistretta stated her concerns about wild land fire safety in the meadow and the risk presented by fire pits and chimneys located close to timber. It was clarified that the BSAC requires spark arrestors on all chimneys.

BSAC discussed and commented on the project. John Loomis referenced the look of the front of house and that it was not as appealing as others along Little Coyote and needed a change in materials and window treatments. Brian Wheeler stated that the garage orientation is a necessity; the applicant can install a more interesting door and have a change in materials. Stacy Ossorio asked for information on materials and colors. Kenny Holtz commented that the appearance on the west elevation was plain and in need of relief. Trevor McSpadden commented that the height was fine, there needed to be vertical relief.

Kenny Holtz made a motion to approve the sketch plan application noting upon final review the following: a material covering the exposed concrete, material plan to break-up the front façade. On the west elevation the dormer combined with the placement of substantial landscaping will satisfy the wall length requirement. And that all items on the list, as presented, be incorporated into the final plan and that all materials are presented at final plan review. Trever McSpadden seconded the motion. Motion passed unanimously.

b. BSOA #02507 Pierce – Addition
Legal: Lot 7 Block A Aspen Groves
Street Address: 77 Chuck’s Place

Staff presented the application for addition to current residence. Staff explained that the proposed addition would not affect the footprint, site design, landscaping or height of the structure. The dormer would be integrated into the current roof slope and would not be recognizable as part of the original structure. The BSAC did not have questions or comments. Stacy Ossorio made a motion to approve the sketch plan as submitted. Kenny Holtz seconded the motion. Motion passed unanimously.

4. Final Plan Review

BSOA #07206 BSCC – Yurt Shelter Installation
Legal Description: Tract 2 A Sweetgrass Hills Street Address: 373 Little Coyote

Staff presented the final plan application for yurt installation in the community park, noting changes from the concept review. Staff presented an accurate color depiction of the structure along with the applicant’s statement that the request is now for year-round use. Trever McSpadden stated his conflict as Chair of the BSCC and that he would abstain from discussion and voting. BSAC did not have questions or comments. Kenny Holtz made a motion to approve the final plan as submitted seeing that the questions from sketch plan were addressed. Stacy Ossorio seconded the motion. Motion passed unanimously.

5. Staff Report

- a. Review Fees and Performance Deposit** – Staff presented the proposed revisions to the review fee and performance fee schedule. Stacy Ossorio asked about how the new deposit fee would affect large parcels. Staff explained that for large parcels the ‘disturbed area’ will be used in calculating the performance deposit. Trever McSpadden made a motion to change the review fee and performance deposit fee as shown on new schedule. John Loomis seconded the motion. Motion passed unanimously.
- b. Performance Deposit Tracking Sheets** – Staff noted there were no changes.
- c. Covenant Compliance Tracking Sheet** – No compliance issues were presented by Staff.
- d. Meeting Minutes for February 20, 2013 BSAC Meeting** – Trever McSpadden made a motion to approve the February 20 2014 meeting minutes. Motion was seconded by Kenny Holtz. Motion passed unanimously.

6. Adjourn – Kenny Holtz made a motion to adjourn the meeting of the BSAC at 9:02a.m., Trever McSpadden seconded the motion. Motion carried unanimously.

Brian Wheeler, Committee Chair