



Architectural Committee Meeting Minutes – May 3, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Trevor McSpadden
Kate Scott
Janet Storey
Suzan Scott

Using "Go to Meeting"

Maggie Good
Gary Walton
Grant Hilton

Guests in Attendance, Project Attending For:

Al Malinowski	# 07205 Meadowview
Eryn Schwehr	# 07205 Meadowview
Nick Brown	# 07521 Brownstone
Michael Pitcirm	L & K Real Estate
Jessica Jellison	# 04536 Wexler
Sarah Leake	# 07205 Meadowview
Mary Ann Comstock	# 07205 Meadowview
Roger Schwer	# 07205 Meadowview
Gary Simonich	# 04210 Simonich & Stoner
Linda Stoner	#04210 Simonich & Stoner

1. Membership Forum - None

2. Call to Order – Brian Wheeler Called the meeting to order at 8 am.

3. Meeting Minutes –

A Motion to approve the April 5, 2018 BSAC Meeting Minutes was made by Kate Scott. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

A Motion to approve the April 19, 2018 BSAC Meeting Minutes was made by Kate Scott. Maggie Good seconded the Motion. The Motion passed unanimously.

A Motion to approve the BSAC Retreat Meeting Minutes was made by Kate Scott. Trevor McSpadden seconded the Motion. The Motion passed unanimously.

4. Alterations to Approve Plans

BSOA # 04421 Weber & Bickerstaff Major Alterations

Legal: Meadow Village Subdivision Block 4, lot 21

Street: 2745 Little Coyote Rd.

Staff presented the photos, drawings and narrative for the Alterations to Approved Plans for the Weber & Bickerstaff Major Alterations Project. Staff member, Janet Storey, was the architect and the Designated Project Representative for the project. Staff explained that work has been progressing on the project. It was noted by Staff that changes had been made to the project without BSAC prior approval. The Owners are asking that the changes be approved.

The changes include:

1. The installation of a framed staircase/porch at the entry instead of a poured concrete staircase/porch.
2. The elimination of a fireplace chimney pop-out on the east side.
3. A picture window was installed instead of a casement/picture/casement window on the east side.

4. The elimination of the proposed exterior fireplace.

Staff recommends that the BSAC approve the application as submitted based on the findings that the proposed changes have a minor impact on the appearance of the home and that the Alterations to the Approved Plan are in compliance with the Design Regulations, the Meadow Village Subdivision Covenants and are compatible with the subdivision.

Trever McSpadden made the Motion to approve the Weber & Bickerstaff Alterations to Approved Plan as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

5. SFR Sketch Plan Review

BSOA #04210 Simonich & Stoner

Legal: Meadow Village Subdivision #1, 2nd Filing, Block 2, Lot 10

Street: TBD Curley Bear Rd.

Staff presented the drawings, photos and narrative for the Simonich & Stoner Single Family Residence. The home has 5 bedrooms and 4 full bathrooms. The basement square footage will be 1,713 square feet not including the 120 square foot mechanical room. The main level will be 1,833 square feet with a 715 square foot garage. The total habitable square footage is 3,546 sf, the mechanical room is 120 sf and the garage is 715 sf for combined area of 4,381 sf. Gary Simonich & Lynda Stoner, the property owners, attended the meeting.

The Owners requested 2 Exceptions to the Design Regulations. The requested Exceptions are:

1. An Exception to allow one of the required parking areas to be located in the front yard setback.
2. An Exception to allow a concrete sidewalk to be placed in the side yard setback.

The BSAC discussed the proposed Exceptions at length. The BSAC reviewed an illustration prepared by the Owner showing that the proposed placement of the home on the lot is consistent with adjacent homes. Staff noted the absence of windows on the East and West sides of the house. Window placement was discussed and it was noted that golf ball strikes on the east side of the house would be a concern.

The BSAC reviewed the request by the Owners to change the plans by eliminating the "pop out" on the south side that was not on the plans originally submitted. The BSAC agreed that it would not be appropriate to vote on the proposed last minute change to the floor plan/south elevation. It was noted that the appearance of the south elevation as submitted was appealing and the proposed change was not encouraged.

Lastly, the BSAC discussed the proposal by the Owner to stake the house corners himself as he is a licensed engineer. The BSAC determined that the Owner is not a licensed surveyor and directed the Owner to have the lot surveyed and the required staking letter prepared by a licensed surveyor.

Staff recommended that the BSAC approve the application as submitted based on the findings that the proposed home complies with the Meadow Village Subdivision Covenants, is consistent with the neighborhood and, with two Exceptions, complies with the Design Regulations.

Maggie Good made the Motion to approve the Simonich & Stoner Single Family Residence Sketch Plan Application as submitted with the Exceptions and Conditions stated below. Grant Hilton seconded the Motion. The Motion passed unanimously.

The Approval included the following Exceptions:

1. Based on the finding that placing the home closer to the road is consistent with the neighborhood and reduces the likelihood of damage to the home from golf ball strikes an Exception to the Design Regulations is granted to allow one of the three parking spaces to be located in the front yard setback.
2. Based on the finding that a poured concrete walkway is a easier to maintain and is more visually attractive, an Exception to the Design Regulations is granted to allow a poured concrete walkway to be placed in the side yard setback. The Owners are required to write a letter to the BSOA stating that they accept any liability associated with a poured concrete walkway in the setback.

The Approval included the following Condition:

1. Window(s) be added on the west side of the home in a location selected by the Owners.
2. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Slope of the driveway.
 - c. Construction staging area, location of the propane tank and portable toilet location shown on site plan.
 - d. Landscape Plan including screening for hot tub if one is to be installed.
 - e. Materials Board including Light Fixture, exterior doors and garage door Product Literature sheets.
 - f. Light fixture locations shown on Floor Plans and Elevations.
 - g. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Meadow Village Subdivision Covenants.

**** Please see Project Checklist for complete list of requirements.**

BSOA # 04536 Wexler SFR Sketch Plan

Legal: Lt 36, Blk 5, Meadow Village

Street: TBD Little Coyote Rd.

Staff presented the drawings, photos and narrative for the Wexler Single Family Residence Sketch Plan review. This application is for a new 4,555 sf home, 6 bedroom, 6 1/2 bathroom single family residence. The home has 3,970 sf finished space with 2,245 on the main level, 1,935 on the lower level and an attached 585 sf garage. The architect and Designated Project Representative, Jessica Jellison, attended the meeting.

The architect has requested five Exceptions to the Design Regulations. The Exceptions requested are:

1. An Exception to allow one of the required parking areas is proposed to be in the front yard setback.

2. An Exception to allow the east basement wall to exceed the maximum allowable continuous length of 40'. The east basement wall is 42'-5 1/2" long.
3. An Exception to allow the west wall to exceed the maximum allowable continuous length of 40'. The length of the west wall is 48'-5 1/2" long.
4. An Exception to allow the west roof measured at the eaves to exceed the maximum allowable continuous length of 40'. The west roof is 56'-5 1/2" long.
5. An Exception to allow the south roof measured at the eaves to exceed the maximum allowable continuous length of 40'. The south roof is 73'-0" long.

The architect requested one "Determination" from the BSAC.

1. The east elevation includes a "waterfall" roof where the roof becomes the wall finish. The standing seam metal material is 40% of the siding material on the east elevation but, only 10% of the overall material. The BSAC discussed this and determined that the proposed metal siding is an "accent" and did not require an Exception.

The BSAC reviewed the three dimensional video of the home and discussed each proposed Exception individually and at length. The BSAC felt as a group that the west and east walls met the criteria to allow an exception but, could not reach a consensus for the roof requests.

Staff recommends that the BSAC approve the application as submitted based on the findings that the proposed home complies with the Meadow Village Subdivision Covenants, is consistent with the neighborhood and, with several Exceptions, complies with the Design Regulations.

Kate Scott made the Motion to approve the Wexler Single Family Residence Sketch Plan Application as submitted with the Exceptions and Conditions stated below. Trever McSpadden seconded the Motion. The Motion passed with 4 in favor and 2 opposed.

The Approval included the following Exceptions:

1. Based on the finding that placing the north side of the home at the front of the property provides privacy and protects the view shed from the adjacent home on the south side of the property an Exception to the Design Regulations was granted to allow one of the required parking spaces to be located in the front yard setback.
2. Based on the finding that the longer, uninterrupted west wall length is consistent with the contemporary design of the home and that the change in materials and windows break up the wall sufficiently to create the appearance of a non-continuous wall an Exception to the Design Regulations was granted for the 48'-5 1/2" long west wall.
3. Based on the finding that the longer, uninterrupted east basement wall length is consistent with the contemporary design of the home and that the change in materials and windows break up the wall sufficiently to create the appearance of a non-continuous wall an Exception to the Design Regulations was granted for the 42'-5 1/2" long east wall.
4. Based on the finding that the longer, uninterrupted west roof length is consistent with the contemporary design of the home and that the exposed glu lam beams, different materials and windows on the walls below provide a "Design Element Change" that creates the appearance of a non-continuous roofline an Exception to the Design Regulations was granted for the 56'-5 1/2" long roof on the West Elevation.

5. Based on the finding that the longer, uninterrupted south roof length is consistent with the contemporary design of the home and that the exposed glu lam beams, different soffit depths, different materials, deck and doors and windows on the walls below provide a "Design Element Change" that creates the appearance of a non-continuous roofline an Exception to the Design Regulations was granted for the 73'-0" long roof on the South Elevation.

The Approval included the following Determination:

1. Based on the finding that the standing seam metal material is 40% of the siding material on the east elevation but, only 10% of the overall material the BSAC determined that the propose metal siding is an "accent" and does not require an Exception.

The Approval included the following Conditions:

1. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Length and slope of the driveway
 - c. Construction Staging area and portable toilet location shown on site plan
 - d. Detailed information on the proposed Dog Run to be included on the landscape plan including surface and fencing materials, posts, and proposed screening.
 - e. Detailed information on the fire pit including proposed materials, size, depth and distance to home/hot tub.
 - f. Materials Board including Light Fixture, walk through door and garage door Cut sheets.
 - g. Light fixture locations shown on Floor Plans and Elevations.
 - h. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Meadow Village Subdivision Covenants.

**** Please see Project Checklist for complete list of requirements.**

6. Multi Family Condominium Sketch Plan Review:

BSOA # 07205 Meadowview Condominiums

Legal: Sweetgrass Hill Tract 2, Plat H-36

Street: TBD Arapaho Trail

Staff presented the drawings, photos and narrative for the Meadowview Condominiums development. The project will have 14 duplex buildings on the uphill side and 12 single family buildings on the downhill side for a total of 26 buildings. The Meadowview Condominium Development received preliminary plat approval on April 24, 2018. A letter from Bill Farhat, Fire Chief, Big Sky Fire Department was provided in support of the project. Project Representatives Al Malinowski and architect Eryn Schwer attended the meeting.

There are 2 Building Types in the Meadowview Condominium Development: Duplex Plan A and Single Family Plan D. The Duplex Plan A has 3 variations, Plan B and Plan C. The Single Family Condo Plan D has one variation, Plan E. There is an option for an apartment to be included in the Single Family Condominium unit instead of a third bedroom. If each Single Family Condominium Unit has a third bedroom there will be a total of 40 dwellings. If each Single Family Condominium Unit includes an apartment there will be a total of 52 dwellings. The purchaser of the single family units will select which floor plan is desired.

The initial discussion centered on the potential appearance of conflict of interest of several BSAC members. BSAC Chairman Brian Wheeler, BSAC members Trever McSpadden and Kate Scott all recused themselves from participation in the review of the project unless asked a specific question and also from the vote.

The site plan for the project was reviewed by the BSAC. Staff noted that the Meadowview project received preliminary Plat approval from the Gallatin County Commissioners on April 24, 2018. Staff noted that the Fire Chief and County attorney both reviewed and approved of the single ingress and egress proposed for the site. Staff stated that the "Finding of Fact" from the County Commissioners meeting where the Preliminary Plat for Meadowview was approved will be included in the BSAC file for Meadowview.

The BSAC reviewed the slope of the proposed road and it was noted that the slope ranges from 1.13% to 6.8% which is well below the maximum of 10%. The onsite parking was reviewed and it was noted that the project includes 127 parking spaces which exceeds the 80 required by the County and 47 required by the BSOA Design Regulations. Staff noted that a "monument sign" is required for the project.

The two different unit types with variations were reviewed and staff noted that the buildings are in compliance with the Meadow Village Covenants, Design Regulations and compatible with development in the neighborhood.

Plan A is the base duplex unit. Plan B has the same floor plan as Plan A with a double shed roof instead of a gable roof with a shed roof. Plan C is identical to Plan B but, the foundation of the north wall of the building is higher and acts as a retaining wall that will help to minimize site grading.

Plan D is a single family unit. Plan D can be configured to have an apartment above the garage or a third bedroom. Plan E is identical to Plan D except that the plan is mirrored. Plan E can also be configured to have an apartment over the garage or a third bedroom. If the plan includes a bedroom over the garage the exterior door shown on the Unit D East Elevation will not be included. It has not been determined how many of the Plan D or Plan E units will be built as a 3 bedroom Condominium unit or a 2 bedroom unit with an apartment above the garage.

The BSAC discussed short term rentals and Al Malinowski stated that the Covenants would not allow short term rentals. The road in the development will be considered a "fire lane" and parking on the road will not be allowed. It was noted that this will allow the sheriff to ticket and, if necessary, have cars towed. An owner of an adjacent property spoke and asked if the old growth trees adjacent to his property would be preserved. He was assured that the old growth trees would remain as they are included in the open space.

Staff recommended that the BSAC approve the application as submitted based on the finding that the Meadowview Condominium Development complies with the Sweetgrass Hill Subdivision Covenants, the Design Regulations and is consistent with the subdivision and neighborhood. Gary Walton made the Motion to approve the Meadowview Multi-family Condominium Sketch Plan Application as submitted with Conditions stated below. Grant Hilton seconded the Motion. The Motion passed with 4 in favor and 3 BSAC members recused as noted above.

The approval is subject to the following conditions:

1. The plan for a Monument sign and the location shown on the site plan submitted to the BSAC for review prior to construction.
2. The project receive final approval from the BSAC prior to starting construction.
3. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Specifications or product literature for the garage and all exterior doors.
 - c. Specifications or product literature for the exterior light fixtures.
 - d. Information on decking material and guardrails.
 - e. Materials Board.
 - f. Landscape Plan.

**** Please see Project Checklist for complete list of requirements.**

7. Single Family Condo Final Plan Review

BSOA #07521 Brownstone Condominium Units #6 & #7

Legal: Northfork Creek Subdivision Lot 1

Street: TBD Brownstone Loop Rd.

Staff presented the drawings, photos and narrative for the Brownstone. The Designated Project Representative, Nick Brown, attended the meeting. The application is for two new Single Family standalone Condos. Each individual Condo has 2 bedrooms, 3 full bathrooms, 1 half bath and a theater room. The main level square footage is 2,293 sf and the second level is 1,414 sf for a total of 3,707 finished square footage. The Garage is 610 sf. The total square footage is 4,317 sf.

The Brownstone Single Family Condominium Units #6 & #7 received Sketch Plan approval on 4/19/2018. The BSAC reviewed the proposed landscape plan for the project as well as the teepee that was placed on the site without approval. The BSAC also reviewed the material board that was submitted. In addition, the BSAC considered the review fee waiver requested by Nick Brown based on the finding that the two condominium buildings are identical.

Staff recommended that the BSAC approve the application as submitted including the existing teepee based on the finding that the Single Family Condominium Unit #6 & #7 comply with the Brownstone Condominium Subdivision Covenants, the Design Regulations and are consistent with the subdivision. The requested fee waiver for on \$1,400 review fee should be included in the Motion.

Trever McSpadden made the Motion to approve the Brownstone Single Family Condominium Application for Units #6 & #7 as submitted including the Material Board with the Condition and Determinations stated below. Kate Scott seconded the Motion. The Motion passed unanimously.

The Approval included the following Determinations:

1. The Review Fee for the second building is waived based on the finding that the two condominium buildings are identical.

2. The Review Fee for the Landscape review is waived based on the finding that the Landscape Plan was previously submitted and approved by the BSAC.

The Approval included the following conditions:

1. The teepee was approved to remain in the present location. A timer for the light is required to be installed to turn the light off at 10 pm in the winter and 11 pm in the summer.

**** Please see Project Checklist for complete list of requirements.**

7. Discussion Items:

a. BSAC Retreat Review

1. Condominium Review Fees and Performance Deposits

Staff presented the background on the Condominium Review Fees and Performance Deposits to the BSAC. The current Fee schedule is based on a “per building” pricing and Staff pointed out that this is not equitable as some condominium buildings in BSOA jurisdiction have 9 units and others have only one. Staff would like for the BSAC to review the Review Fees and Performance Deposits to determine a structure that would be consistent and transparent for all projects.

The BSAC discussed the Review Fee Schedule and several options were considered including the fee being based on a square footage or simply adding “type” to the schedule.

A Motion was made by Trever McSpadden to add the work “Type” to the Fee Schedule following the work “Building”. The Motion was seconded by Kate Scott. The Motion was pulled due to lack of consensus.

The BSAC meeting adjourned prior to the review of the second Retreat Review topic, Amendment to Covenants, the Covenant Compliance, the Performance Deposit Tracking and the Certificates of Deposit Status Agenda items.

- b. Adjourn –The BSAC meeting adjourned at 12:12 pm.**


Brian Wheeler, BSAC Chairman