



**Architectural Committee Meeting Minutes – September 15, 2016**  
**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance**

Brian Wheeler  
Trevor McSpadden  
Gary Walton  
Sharon Douglas (phone)  
Grant Hilton  
Stacy Ossorio  
Casey Drayton  
Suzan Scott  
Janet Storey

**Guests in Attendance**

Al Malinowski, Meadow Village Tract 5  
Alan McClain, 300 Chief Joseph  
Susan Palmer, Aspen Groves Block C Lot 26  
Will Henslee, Aspen Groves Block C Lot 26  
Josh Green, Aspen Groves Block C Lot 26  
Jamie Daugaard, 300 Chief Joseph Trail  
Jerry Scott, Meadow Village Tract 5

**1. Membership Forum – None.**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:01 am.

**3. Meeting Minutes –** Trevor McSpadden made a motion to approve the meeting minutes from the September 1, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

**4. Final Plan Review -**

Tract 5 LLC – 19<sup>th</sup> Condominiums  
Legal: Meadow Village Subdivision Tract 5  
Street: TBD Under Par Trail

Staff presented the Tract 5 LLC final plan application to move forward with construction of building #2. Staff provided a brief background on the project noting that the plans being presented were the same as previously approved in 2013. Project representatives Al Malinowski and Jerry Scott were available to answer questions and confirmed building #2 would be an exact replica of building #1 constructed in the site shown on the plan. Photos of the site, current buildings that are completed, and the plan set were reviewed by the committee. Gary Walton made a motion to approve the final plan for the 19<sup>th</sup> condominiums building #2. Stacy Ossorio seconded the motion. Motion passed unanimously.

BSOA #05306 Los Altos Property LP  
Legal: Sweetgrass Hills Subdivision Block 3 Lot 6  
Street: TBD Bobtail Horse Road

Staff presented the Los Altos Property LP final plan application for BSAC review. Staff noted that the only major change to the plan from sketch review was the size of the garage and caretakers unit. Considerations presented for BSAC discussion were the metal flue, lighting information, material information, driveway slope, and hardscape/landscape details. Josh Greene, project representative, presented a materials board with a sample of the wood siding, metal accent, and clad material. The BSAC questioned the size and finish of the metal panels. Josh Greene noted that it would be a painted product with panels between 18" and 24". The BSAC questioned the color of the metal roof and flue. Josh Greene confirmed they would all be painted the same color to match. Looking at the metal flue, Josh Green added that the base would be of board formed concrete. Trevor McSpadden added that light fixture information and locations will be required. The BSAC visited the consideration discussed at sketch plan about the location of the home at the north portion of the lot. Josh Greene pointed out that the home would step down the slope to follow the contours. Janet Storey discussed the garage door material given the visible location on the open lot. The BSAC discussed that a traditional material would help to reduce the emphasis of having three garage doors.

Josh Greene confirmed that the materials for the garage doors would be reconsidered. Trever McSpadden made a motion to approve the final plan as submitted with the following conditions: resubmittal of exterior lighting information for BSAC review, driveway approval from the fire department, verification of lot staking by a licensed surveyor, resubmittal of a new material for the garage doors, and the metal flue, siding and roofing to match in color. Gary Walton seconded the motion. Motion passed unanimously.

## **7. Alteration to Approved Plan Review**

BSOA #02726 Palmer

Legal: Aspen Groves Subdivision Block C Lot 26

Street: 168 W Pine Cone Terrace

The BSAC reviewed the revised landscape plan for the Palmer residence. Staff reminded the BSAC that a landscape plan was looked at during the September 1<sup>st</sup> BSAC meeting and it was requested that the representatives work with the owners to finalize the design. The BSAC reviewed the plan and questioned how the soil would be stabilized around the east and south sides of the home. Will Henslee, project representative, discussed that landscape mat would be laid down to prevent erosion. The BSAC reviewed the location of the trees to screen the hot tub and adjacent property to the east. The committee agreed that the screening would adequately break up the views between the two homes. Janet Storey asked the representatives for clarification on the location of the stairs to access the hot tub. Josh Greene, project representative, pointed out that stairs would be added, however the deck does not currently have a railing and no railing would be added for the stairs. Trever McSpadden made a motion to approve the landscape plan as submitted noting the applicant revised the plan and the adjacent property owners concerns that were received via email were addressed. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #05407 Goldberg

Legal: Sweetgrass Hills Subdivision Block 4 Lot 7

Street: 300 Chief Joseph Trail

Staff presented changes to the Goldberg site and landscape plan. After the September 1<sup>st</sup> meeting, property owner Stuart Goldberg met with the adjacent property owner and came up with a revised plan. The changes to the previously approved plan were the playset and trampoline location, fire pit location, hot tub location, and expansion of the dog run. The playset and trampoline were proposed to be relocated to the southeast corner of the lot, the BSAC reviewed the location noting that it worked well for adjacent property view corridors. The BSAC also discussed that the timber edging and mulch area is not proposed. The proposed hot tub location was reviewed by the BSAC. The BSAC noted that the existing trees and topography will screen the hot tub from adjacent properties. The fire pit location where the playset was originally proposed was reviewed by the BSAC. The committee looked at the topography and determined it would not be visible to adjacent properties. The proposed expansion of the dog run was reviewed by the BSAC. Grant Hilton questioned the material to be used for the fence. Alan McClain commented that it would be post and rail with a welded wire fence 4' in height. Trever McSpadden commented that the location of the dog run has not changed and the existing trees and grade will be preserved. The BSAC looked into the large size of the lot and found the expansion to be appropriate given the acreage. Trever McSpadden made a motion to approve the alterations to the previously approved site and landscape plan noting the playset and trampoline location moved to the southeast corner of the property, hot tub location screened with existing trees at the rear of the home, fire pit location at the east property line lower than existing grade, expansion of the dog run with wire fencing 4' in height, and reclaiming the disturbed area where the playset was located in the front yard. Grant Hilton seconded the motion. Motion passed unanimously.

## **8. 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.



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c. **Project Completion Tracking** – Staff presented the request for a partial release for the Ibes landscape deposit. Gary Walton made a motion to release \$1,960. Trever McSpadden seconded the motion. Motion passed unanimously.

d. **Adjourn** – Gary Walton made a motion to adjourn the meeting of the BSAC at 9:22 am. Trever McSpadden seconded, motion passed unanimously.



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Brian Wheeler, Committee Chair

