



**Architectural Committee Meeting Minutes – April 16, 2015**

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

**BSAC and Staff in Attendance**

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

**Guests in Attendance**

Joe Schwem, Lyric Architecture  
Josh Greene, Greene Construction  
Gregg & Kim Ibes, AG Lot 13  
Mikel Kallestad, MV Lot 50  
Jamie Daugaard, Centre Sky Architecture  
Casey Bennett, Centre Sky Architecture  
Julie Gustafson, MV Lot 50  
Alex Duff, Big Sky Resort

**1. Membership Forum – None.**

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

**3. Meeting minutes –** Trevor McSpadden made a motion to approve the minutes from April 2, 2015. Grant Hilton seconded the motion. Motion passed unanimously

**4. Final Plan Review**

BSOA #02513 Ibes – New Construction  
Legal: Aspen Groves Block A Lot 13  
Street: 114 Autumn Trail

Staff presented changes to the previously approved final plan for the Ibes residence for BSAC discussion. The final plan was given approval on January 22, 2015. Changes were noted to the building site, building height, window design, roof eaves, and chimney. Joe Schwem, project representative, noted the window changes were due to price options, the building height changed due to new truss configurations, and that the chimney would be metal as opposed to the previously approved stone veneer. The metal on the chimney will now match the back fireplace chimney. The building site was moved closer to the road to save old growth trees on the lot. Grant Hilton made a motion to approve the changes as noted. Gary Walton seconded the motion. Motion passed unanimously.

**5. Sketch Plan Review**

BSOA #06120A Barr – New Construction  
Legal: Lot 120A Block 2 Cascade Subdivision  
Street Address: TBD White Butte Rd.

Staff presented the application for single family new construction with the information submit. Staff presented the following considerations for the BSAC: moving the building envelope and new envelope shape, new envelope proposed in 15' utility easement, concrete material shown around garage and foundation on all elevations, 2 retaining walls that exceed 24' in length, driveway expanded beyond 24' at turn around parking area. Jamie Daugaard, project representative, presented the new home site and building envelope tailored to put the home within a natural clearing. The BSAC brought up concerns about built structures within the 15' easement, noting future development could require utility companies to utilize the easement. Trevor McSpadden stated that they have shown what is required for approval of the concrete material. Jamie

Daugaard will present samples of tinted concrete at final plan review. Grant Hilton made a motion to approve the sketch plan subject to resolution on a final building site outside the easement, minimizing the retaining walls as best possible, tinting the concrete a subdued color, and minimizing the parking area and turn around. Trever McSpadden seconded the motion. Motion passed unanimously.

BSOA #04350 Gustafson/McRae – New Construction  
Legal: Meadow Village 25 Lot Add. Lot 50  
Street: TBD Lone Walker Rd.

Staff presented the application for single family new construction with the information submit. Staff presented the following considerations for the BSAC: wall lengths near 40' uninterrupted, entry definition, one material proposed for siding with no accent, driveway over 10% grade and 75' in length, low roof profile, no retaining wall details shown on elevations, no site development shown at doors. Mikel Kallestad noted the steep topography of the lot will make the driveway at right about 10% grade. Grant Hilton made comments that a vertical band or element to break up the siding and a lower level entry would add attraction. The BSAC discussed the maintenance problems with an outside staircase to a second level entry. Trever McSpadden brought up the idea of looking for a variance from Gallatin County to the rear lot line entry corridor setback. The BSAC discussed their support of the idea to move the home back on the lot to allow for less grade on the driveway and a rear patio. A letter was provided to the lot owner expressing support of the variance to the entry corridor setback to be submit to the Gallatin County Planning Department. The lot owner and project representative withdrew the sketch plan request until a final building site could be settled on.

## **6. Minor Plan Review**

BSOA #04364 Peck – Minor Alteration  
Legal: Meadow Village 25 Lot Add. Lot 50  
Street Address: 2150 Looking Glass Rd.

Staff presented the application for a minor alteration as submit. The application called for a new color for the exterior siding, trim, and deck. Norman Peck mentioned that he wanted to stay with Earth tones and allow for the trees to stand out against the color. Grant Hilton addressed that adjacent properties have darker tones. The BSAC discussed the orange tones of the trim presented. Stacy Ossorio brought up having EL Painting, the contractor for the job, bring in color samples to determine if a trim color could be selected that is less orange in tone. Norman Peck let the BSAC know that he would stop by the office to go over different color options in the upcoming week. BSAC to review and approve after new colors selected.

BSOA #06203 Stowe – Minor Alteration  
Legal: Cascade Subdivision Block 3 Lot 203  
Street Address: 12 Beehive Basin Rd.

Staff presented the application for a minor alteration as submit. The application presented the addition of a 12' x 16' deck to the main level of the home. Considerations presented for the BSAC discussion were: deck shown on site plan extending close to building envelope, and French door specifications not shown. Jeff Wexall, project representative, noted that all materials would match existing deck and home, doors will have same clad as windows on home. BSAC discussed that the addition would make the home look more balanced and all necessary information was shown. Stacy Ossorio made a motion to approve the plan as submit. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #04128 Berger – Minor Alteration  
Legal: Meadow Village Subdivision Block 1 Lot 28  
Street Address: 2255 Yellowtail

Staff presented the application for a minor alteration as submit. Staff presented new siding material samples and photos of the home to show existing materials. Consideration for BSAC discussion were: siding and trim to be the same color, siding direction not shown, no color shown for front porch details, no color shown for front door, replacing 1 of the 2 garage doors in a different color, stone veneer details needed. Rhonda Berger stated the stone veneer would be along the front and both sides of the home, and that siding will be horizontal. Rhonda also proposed removing one garage door completely to turn that area into habitable space. The BSAC discussed that removing one of the garage doors and leaving concrete drive would look unfinished and that landscaping elements would need to be added, also discussed was the possibility of a window where the garage door was. The BSAC determined that to make a decision on the removal of the garage door and window additions, elevations showing existing and proposed modifications would be needed at a future meeting. Grant Hilton made a motion to approve the siding and stone veneer materials as submit with an additional meeting required for BSAC review of elevations of existing and proposed changes. Trever McSpadden seconded the motion. Motion passed unanimously.

## 7. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- c. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:50 a.m., Grant Hilton seconded the motion. Motion carried unanimously.

  
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Brian Wheeler, Committee Chair