



Architectural Committee Meeting Minutes – April 20, 2017
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
Grant Hilton
Gary Walton
Stacy Ossorio
Gail Young
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending For

Don & Val Richards #06186A Richards & Munro
Nate Peckinpaugh #06027 McPearson
Ben Emanuel #04301 Kurth
Keith Anderson #07515 Gallatin Properties,
LLC (Johnson)
Peter Bing

1. Membership Forum - None

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

3. Meeting Minutes – The meeting minutes from the March 16 and April 6, 2017 BSAC meeting were approved.

4. Minor Alteration Review (Reviewed as last item on agenda)

BSOA # 00403 Miller Landscape Plan Revisions

Legal: Pinewood Hills Lot 3
Street: 3500 Sprucewood Dr

Staff presented the proposed changes to the landscaping plan for the Miller Residence Addition and Renovations.

Trevor McSpadden made the motion to approve that plan as submitted. Gary Walton seconded the motion. The motion passed unanimously.

5. Sketch Plan Review:

BSOA #04186A Richards and Munro SFR

Legal: Cascade Block 3, Lot 186A
Street: TBD Speaking Eagle Rd

Staff presented the plans for the single family residence proposed to be built this summer on Speaking Eagle Rd in Cascade subdivision. The location of the turnaround (hammerhead) area located in the setback/ski trail easement was discussed.

Stacy Ossorio made the motion to approve that plan as submitted with the condition that gravel (roadmix) be used as the surface material for the area of the hammerhead located in the ski trail easement. Grant Hilton seconded the motion. The motion passed unanimously.

BSOA #06027 McPhearson SFR

Legal: Cascade Subdivision, Block 1, Lot 27

Street: TBD Washakie Rd.

Staff presented the plans for the single family residence to be built this summer on Washakie Rd. The Committee discussed the location of the home on the lot and the turnaround area being located in the setback/ski trail easement. It was noted by Brian Wheeler that the ski trail easement is not applicable on this site as the lot fronts on highway 64. Nate Peckinpugh, the project architect, noted that the existing trees influenced the location of the home.

The wall and roof lengths that exceed the 40' allowed by the Design Regulations were discussed. It was determined that the wall and roof lengths were consistent with the contemporary design of the home and the roof line on the south-east side and indentation for the entry on the north-west side help to create the appearance of a non-continuous length. The Committee also reviewed the proposed wall material of the garage noting that all 3 walls were of corrugated metal and discussed if this could be considered an accent or not.

Grant Hilton made a motion to approve the plans as submitted with the following conditions:

1. The home and garage be moved approximately 10' to the south-west
2. The wall material for the garage be reconsidered and that all steel siding for that portion of the home would not be acceptable.
3. Additional landscaping is to be added to the entry side of the home.

Exceptions were given for the Wall and Roof lengths in excess of 40' provided additional landscaping be added to the Washaki Rd side of the home. The exception was based on the considerations listed above.

Gary Walton seconded the motion. Motion passed unanimously.

6. Final Plan Review:

BSOA #07515 Gallatin Properties, LLC (Johnson) SFR

Legal: Minor Subdivision 214 Lot 2 & 3

Street: TBD Plank Road

Staff presented the plans and materials for a new single family residence to be built this summer on Plank Rd. The Committee reviewed the retaining wall on the south side that was added to the plan after sketch plan review, the amended plat, the proposed light fixtures that do not meet the intent of dark sky compliance and the fire pit shown on the landscaping plan.

The architect, Keith Anderson explained that the retaining wall was needed to create a flat area to plant grass. The Committee expressed concern over the height of the retaining wall and the proximity to the south property line. The concern regarding the proximity to the property line was that excavation or debris from the construction of the wall would inadvertently extend past the Johnson's lot and go onto the neighbor's lot. The concern with the height is due to the high visibility from the ski trail below and wanting the wall to "blend-in". Grant Hilton stated that a sample of the proposed block be submitted.

The amended plat was discussed and the Committee felt strongly that the plat needed to be finalized prior to approval because the house is shown partially on the adjacent lot on the existing plat. The proposed light fixtures were reviewed and determined to not meet the intent of Dark Sky Compliant because of the clear seeded glass. The locations were also reviewed due to the high visibility from below and from Andesite Road.

The firepit was reviewed and it was felt that a screen should be required as well as a “safe design”.

Trever McSpadden moved to continue the project with the stipulation that final submittal include the following information:

1. Digital copy of the recorded plat.
2. Light fixtures that meet the intent of “dark sky compliant”
3. Retaining wall block sample.
4. Letter from the Fire chief stating that the fire pit is acceptable.
5. Letter from the Fire Chief stating the driveway is acceptable.
6. An address sign be added at the end of the driveway.
7. The perimeter of the retaining wall should be moved closer to the home to better blend with the topography.
8. All other requirements as listed on the BSAC Checklist including Performance Deposit and the initialed and signed Performance Agreement Form.

Grant Hilton seconded the motion. Motion passed unanimously.

BSOA # #04301 Kurth Single Family Residence SFR

Legal: Meadow Village Subdivision Block 3 Lot 1

Street: TBD Two Moons Rd.

Staff presented the plans and materials for a new single family residence proposed to be built on Two Moons Road this summer. The Committee discussed the Applicant’s proposal to add a utility box enclosure instead of the windows on the street side of the garage that were requested to be added by the Committee at Sketch Plan review. The Committee determined that they would prefer to have the utility box moved to the west side of the garage and the elevation was acceptable without windows. The Committee also discussed the trees that had been planted without authorization by the owner. The Committee decided that, at the time of the house staking by the surveyor, it be verified if the trees are in the road right of way or not. Any trees planted in the road right of way would need to be moved into the property.

Gary Walton made a motion to approve the plans as submitted with the following conditions:

1. Trees determined to be planted in the road right of way be moved onto the property at the time of landscape planting.
2. The proposed utility box be moved to the west garage wall.

Trever McSpadden seconded the motion. Motion passed unanimously.

9. Staff Report/Discussion

a. **Speeding on Little Coyote Rd** – Suzan presented an update on neighbors concern about speeding on Little Coyote Rd. and potential solutions. The BSOA board will be hearing a residents review the concerns at the meeting tomorrow.

b. **Covenant Compliance Staff** – Staff updated the BSAC on the Compliance Tracking Sheet.

1. The Emergence Group (Krejci)

Staff to update the committee when new information is received from the attorney representing the Emergence Group.

2. Doc's Real Estate:

Enforcement procedures will be followed in attempt to encourage Mr. Olson to remove the oversized sign. Mr. Olsen will be sent a second letter asking him or his representative to attend the next BSAC meeting and this letter will also outline the fines associated with continued non-compliance.

3. Butera Light Fixtures:

Staff reviewed the information on previous Committee decisions on the Butera Light fixtures. Staff is to visit the site after dark to verify if the current light fixture are in locations allowed by the Committee or if additional light fixtures have been added.

c. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC.

d. **Adjourn** –The BSAC meeting adjourned at 10:50 am.

Stacy M. Ossorio 5-4-2017
Stacy Ossorio, Committee Vice Chair