



Architectural Committee Meeting Minutes – April 21, 2016
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Stacy Ossorio
Kenny Holtz
Gary Walton
Trevor McSpadden
Sharon Douglas (phone)
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

Stan Riley, Skycrest
Jon Kennedy, Lodges at Elkhorn
Gary McRae, 1483 Lone Walker
Bob Brooks, Cascade Block 3 Lot 229A
Pat McManaman, Skycrest
Roger Schwer, Lodges at Elkhorn
Larry Smith, Lodges at Elkhorn
Jeff Wexall, 12 Beehive Basin Rd
Nate Peckinpaugh, 11 Sioux Road
Marjie Toepffer, Lodges at Elkhorn
Scott Bechtel, Lodges at Elkhorn
Charles Jones, Lodges at Elkhorn

- 1. Membership Forum – None.**
- 2. Call to Order –** Stacy Ossorio called the meeting to order at 8:04 am.
- 3. Meeting Minutes –** Kenny Holtz made a motion to approve the meeting minutes from the April 7, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

4. Variance Review -

Lodges at Elkhorn Creek
Legal: Cascade Subdivision Block 1 Tract 1
Street: Sitting Bull Road

Staff presented the variance application for Cascade Subdivision Block1 Tract 1, Lodges at Elkhorn Creek. The variance request was made to allow the maximum building height to exceed the 35' limit established in the Cascade covenants by 26'. This would allow the developer to build to 61' in height from average grade. Staff presented that the development received a variance in 2006 to build 13' 8" taller than the covenants allow. Staff reviewed the site plans, elevations, floor plans, and site section provided in the application. Considerations for BSAC discussion as noted by staff were: total density has not been presented or finalized, the final site plan has not been presented, the additional height and added units would create parking constraints on the property, and adjacent property owner concerns. Staff also noted for the BSAC that talks of a property line and road relocation have occurred in the past. This would be necessary for build out as shown on the plans submitted. Jon Kennedy, developer of Lodges at Elkhorn Creek, was present to address questions and concerns. He confirmed for the BSAC that he was looking to get as close to the 36 units proposed as possible without constructing the fourth building. Jon Kennedy did note that if the road and property boundary relocation occurred the fourth building would still be a possibility. Gary Walton addressed that if the fourth building was constructed and the height variance was granted the density would increase beyond the 36 units originally proposed and approved. Trevor McSpadden questioned if any hardship was present to justify the variance request. Kenny Holtz questioned if alternative site designs could be a possibility to achieve the 36 unit count without the additional height or fourth building. Jon Kennedy mentioned that the developer's costs will come down with each additional floor constructed. He was open to changing the request to only apply to the second and third buildings. Gary Walton mentioned hardship may come into play if the site plan could show that the fourth building is not able to be constructed. Staff questioned if the owner center shown on the site plan was still a possibility. Jon Kennedy stated that it was a possibility in the future as build out requires. The BSAC questioned if the developer had engaged in talks with any other parties about

4 Residential buildings

moving the road and relocating the property boundary. The developer mentioned he had not. Scott Bechtle, architect for the project, joined the conversation at this point. Scott Bechtle mentioned that there may be options to expand the footprint of the third building to eliminate the need for a fourth. Scott could not provide clarity to the site plan relating to future development. The BSAC suggested that the discussion be tabled until more information could be provided. Kenny Holtz made a motion to table the variance review until the applicant can provide additional information and clarity to the request. Gary Walton seconded the motion. The BSAC discussed that they support the idea of helping the developer reach the 36 units, they are not convinced however that the additional height is necessary to get to that number. The BSAC took feedback from adjacent property owners, associations, and comment from current Elkhorn owners to help provide the developer and architect the information the BSAC would be looking for to move forward at a future meeting. Motion passed unanimously.

5. Final Plan Review -

BSOA #06004 Lauer
Legal: Cascade Subdivision Block 1 Lot 4
Street: 11 Sioux Road

Staff presented the Lauer final plan application for BSAC review. Staff reminded the BSAC that this home received a variance to allow a detached garage and sketch plan approval at the March 3, 2016 BSAC meeting. Considerations presented for BSAC discussion were: exceptions to Design Regulations required to allow parking in the setback and a retaining feature greater than 24' in length, address identification, new survey letter required, no information on driveway grade and length, no chimney shown for indoor fireplace. Nate Peckinpaugh, project representative, verified for the committee that the fireplace indoors would be gas. Nate Peckinpaugh also provided a written statement to clarify the driveway slope would be at 8%. Staff pointed out that the landscape plan did address the preservation of trees within 5' of the east property line as requested by the neighbor. Gary Walton requested that the architect go over the materials board and specifically address the outdoor fireplace. Nate Peckinpaugh stated that the panels shown would be in a gunmetal gray, and the metal flue would be powder coated to match. Trever McSpadden made a motion to approve the final plan as submitted noting that the BSAC is granting an exception to the Design Regulations to allow parking in the front setback and a retaining wall greater than 24' in uninterrupted length due to site constraints associated with the property. Sharon Douglas seconded the motion. Motion passed unanimously.

6. Sketch Plan Review –

BSOA #06203 Stowe
Legal: Cascade Subdivision Block 3 Lot 203
Street: 12 Beehive Basin Road

The sketch plan application to rebuild the Stowe residence was presented by staff for BSAC review. Staff noted that the site plan would remain the same as what existed before the home was lost to a fire. Staff noted the only consideration was a revised height calculation would be required for final to provide clarification. Jeff Wexall, project representative, was present to answer any questions. The BSAC reviewed the plans for the new construction and the materials board submitted. Trever McSpadden made a motion to approve the sketch plan application as submitted noting that the height calculations would be clarified for final plan review. Gary Walton seconded the motion. Motion passed unanimously.

Jeff Wexall questioned the committee if demolition of the remaining elements of the old home could begin. The BSAC determined that if the appropriate deposits were on file for the new construction, it could begin.

7. Alteration to Previously Approved Plans -

BSOA #04350 Gustafson/McRae
Legal: Meadow Village 25 Lot Add. Lot 50

Street: 1483 Lone Walker Road

Staff presented the application to change the window configuration on the south side of the home that is currently under construction. Additionally, 2 new doors would be added to access the deck, one from the guest bedroom and one at the front. Gary McRae was present to answer any questions the committee had. The BSAC was thankful for submitting the changes prior to constructing them. Gary Walton made a motion to approve the change to the window configuration and the addition of two new doors. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #06229A Stouvenot
Legal: Cascade Subdivision Block 3 Lot 229A
Street: TBD Middle Rider Road

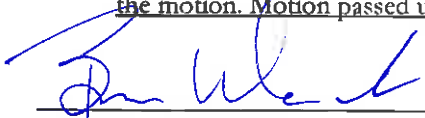
Staff presented the revised drawings to show the design changes to the Stouvenot residence. At the April 7, 2016 BSAC meeting, the review was tabled to allow the architect to clarify the materials, bridge details, and revise the design of the deck to be contained within the building envelope. The BSAC reviewed the drawings and staff noted that the deck only encroaches the airspace outside of the building envelope by 1' 10". The BSAC reviewed a sample of the red barnwood and a picture of all other materials. Bob Brooks, project representative, mentioned the red barnwood would only be used to create the appearance of a center column. Kenny Holtz made a motion to approve the revised plans as submitted noting the BSAC reviewed a sample of the red barnwood and the deck would only overhang the airspace outside of the envelope. Trever McSpadden seconded the motion. Motion passed unanimously.

BSOA #04339 Williams (Previously Hall)
Legal: Meadow Village Block 3 lot 39
Street: 3207 Two Moons Road

Staff presented for the BSAC that a letter had been sent to the new property owner, Carson Williams, after the last BSAC meeting. Staff received no response. The committee requested that certified mail be sent to follow up and request an owner or representative at the next meeting where enforcement action would be determined.

7. 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.
- c. **Adjourn** – Gary Walton made a motion to adjourn the meeting at 11:00 am. Kenny Holtz seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair