



Architectural Committee Meeting Minutes – April 6, 2017
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Brian Wheeler
Gary Walton
Stacy Ossorio
Gail Young
Grant Hilton
Trevor McSpadden
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending For

Jackson Trout #06160 Black Moon Trust
Chad Davis #06199A Bluefin Venturers, LLC
Joe Schwem # 06253A Lepper
Tyler Grupe #04427 Short
David Bickerstaff #04421 Weber & Bickerstaff
Peter Bing #06353 Maronick

Guests in Attendance on the Phone:

Brock Short #04427 Short
Percy Amble #04430 Amble
Jennifer O’Shaughnessy #06253A Lepper

1. Membership Forum - None

2. Call to Order – Brian Wheeler called the meeting to order at 8:03 am.

3. Meeting Minutes –The meeting minutes from the March 16, 2017 BSAC meeting were not approved and staff was directed by Stacy Ossorio to add additional information on the Short Residence Modifications project.

4. Minor Alteration Review

BSOA # 04430 Amble Reroof
Legal: Meadow Village, Block 4, Lot 38
2800 Little Coyote Rd.

Staff presented the information on the Amble Reroof project including the photos and the proposed material. Stacy Ossorio made a motion to approve the reroofing project. Gary Walton seconded the motion. Motion passed unanimously.

5. Major Alteration Review

BSOA #04427 Short Residence Modifications
Legal: Meadow Village Subdivision, Block 4, Lot 27
Street: 2590 Little Coyote Rd.

Staff presented the information on the Short Residence Roof Modifications project. The plan from the March 16, 2017 submittal has been revised and the enclosed storage space will be accessed through the garage. The side entrance and garage door has been eliminated and replaced with a solid wall with a window. The committee reviewed the submittal and decided that the replacement wall should be recessed 6” to minimize the appearance of a continuous wall. Staff noted that the Owners of the adjacent Spanish Peaks Condo were notified. Gary Walton made a motion to approve the roof modifications project with the condition that the replacement wall be recessed 6”. Grant Hilton seconded the motion. The motion passed unanimously.

BSOA #06353 Maronick Garage Addition
Legal: Cascade Subdivision, Block 6, Lot 353
Street: 36 Low Dog Rd.

Staff presented the information on the Maronick Garage Addition. The Committee discussed the proposed use of roadmix (gravel) instead of asphalt for the new driveway to access the addition from the existing asphalt paved driveway. The Committee considered the fact that the proposed driveway is a secondary road, passes through the

ski trail easement and the slope is over 10%. Some members felt that the gravel was appropriate. Not all members were in agreement.

Trever McSpadden made a motion to approve the garage addition as submitted with the following conditions and Comments:

1. Driveway be as shown on the plans at 12' wide with a road mix surface.
2. The applicant submit information on the light fixtures to be used. Staff is given authority to approve.
3. A letter from the surveyor verifying that the existing home is located as shown on the site plan be submitted.

Gail Young seconded the motion. Motion passed with 5 Committee members in favor and 1 opposed.

BSOA # 04421 Weber & Bickerstaff Remodel & Porch Addition

Legal: Meadow Village Subdivision Block 4, lot 21

Street: 2745 Little Coyote Rd.

Staff presented the information on the Weber & Bickerstaff Remodel & porch addition. An exterior fireplace is shown on the plans and staff mentioned that the Design Regulations state that "When allowed by Covenants, single family dwellings and single family condominiums may have only one exterior wood burning fireplace...". The Meadow Village covenants do not mention fireplaces. The Committee determined that exterior fireplaces are not prohibited but, they subject to review by the BSAC and don't require an exception. The Committee also discussed the pre-existing non-conforming deck that is built in the setbacks. The deck extends 4' into the 15' side yard setback. The Committee acknowledged encroachment and felt that it is not necessary to require that Owner to remove that portion of the deck.

Trever McSpadden made a motion to approve Remodel & Front Porch Addition as submitted with the following comments and conditions:

1. The pre-existing non-conforming deck encroachment is acknowledged and allowed to remain.
2. The Owner is to submit information on the paint colors to be used. Staff is given authority to approve.
3. The exterior fireplace is approved for this one application only. Exterior fireplaces will be considered on a case by case basis in the future.

Gary Walton seconded the motion. Motion passed unanimously.

6. Envelope Relocation/Reconfiguration

Prior to the start of the Envelope Relocation/Reconfiguration review staff announced that the neighbors were notified for the 2 applications but, the length between time of mailing the notifications and the April 6th meeting was less than 21 days as required by BSAC procedure.

BSOA # 06253A Lepper Envelope Relocation & Reconfiguration

Legal: Cascade Subdivision Block 3 Lot 253A

Street: TBD Swift Bear Rd.

Staff presented the information on the Lepper Envelope Relocation and Reconfiguration. At the time of the meeting only one comment had been received from an adjacent neighbor and had been in support of the proposed relocation/reconfiguration. Staff noted that the proposed relocated envelope shows 5' of the ski trail easement moved to the property (lot 252) on the east side of the lot 253A. The Committee commented on the hardship presented by the steepness of the slope on this site and that the Committee had previously denied a sketch plan submittal by the applicant due to site concerns.

Trever McSpadden made a motion to approve the Lepper Envelope Relocation & Reconfiguration as submitted with the following comments and conditions:

1. The time to allow for neighbor comments be extended to April 20th. Additional comments, if received, would be considered by the Committee.
2. The adjacent property owner to the east (lot 252) submit a letter stating that they are aware of and agree to 5' of the ski trail easement being moved onto their property.

Gary Walton seconded the motion. Motion passed unanimously.

BSOA # 06199A Bluefin Venturers, LLC
Legal: Cascade Subdivision Block 3 Lot 199A
Street: TBD Little Plume Rd.

Staff presented the information on the Bluefin Venturers, LLC Envelope Relocation and Reconfiguration application. At the time of the meeting 3 comments had been received from adjacent neighbors, 2 had been strongly opposed to the proposed relocation/reconfiguration and one had been neutral. The Committee commented that the applicant needed to demonstrate a site driven hardship as it appears that the slope of the lot was not the reason for the envelope relocation and reconfiguration. Instead, it appeared that the envelope was moved and reshaped to fit the house. Based on the neighbor's comments the applicant was asked to reconsider whether it was necessary to relocate the envelope and, if relocation was necessary, that the envelope be moved towards lot 197A since the Owner of lot 199A also owns that lot.

Grant Hilton made a motion to deny the Bluefin Venturers Envelope Relocation & Reconfiguration as submitted. Trever McSpadden seconded the motion. Motion passed unanimously.

7. Sketch Plan Review

BSOA # 06199A Bluefin Venturers, LLC
Legal: Cascade Subdivision Block 3 Lot 199A
Street: TBD Little Plume Rd.

Due to the Building Envelope Relocation & Reconfiguration submittal being denied, the Sketch Plan application for the Bluefin Venturers, LLC was tabled.

8. Final Plan Review

BSOA #06160 The Black Moon Trust new Single Family Residence
Legal Description: Cascade Subdivision Block 3 Lot 160A
Street Address: TBD Black Moon Road

Staff presented the information on the Black Moon Trust single family home Final Plan submittal. Jackson Trout, project architect, presented the materials for the project. The Committee discussed the light fixtures and determined that they met the intent of dark sky compliance. It was noted that the roof was over 40' in length but, that an exception was granted at Sketch Plan review.

Trever McSpadden made a motion to approve the Black Moon Trust single family residence final application as submitted with the following comments and conditions:

1. Due to the length of the driveway, a letter from the fire chief accepting the layout is required.
2. The address monument be located on the property.
3. A copy of the recorded plat shall be submitted at the time of or prior to the payment of the performance deposit.
4. 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.

9. Staff Report/Discussion

- a. Parking Resolution** – Suzan presented an update on the Parking. The BSOA board approve the resolution and the homeowner's were notified in the spring newsletter. The ability to enforce started 04/01/17.

As part of this staff report, the neighborhood resident's concerns about speeding on Little Coyote Road was discussed along with possible solutions. Additional information to be presented at the April 20th meeting.

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

1. The Emergence Group (Krejci)

The proposed remediation schedule is to be received from attorney on June 1st.

2. Doc's Real Estate:

Discussion of the new sign. A letter has been sent requesting removal. Enforcement will be discussed at the April 20th meeting.

3. Butera Light Fixtures:

An email from an adjacent property owner stating that there are still excessive light fixtures at the house and they are on most of the night. Staff is to research the project and to give an update at the April 20th meeting.

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

d. Adjourn –The BSAC meeting adjourned at 10:25 am.

Brian Wheeler, Committee Chair