



Architectural Committee Meeting Minutes – April 7, 2016

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

BSAC and Staff in Attendance

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

Guests in Attendance

Kevin Barre, 1840 Little Coyote
Anne Marie Mistretta, 2350 Two Gun White Calf
Gary McRae, 1483 Lone Walker
Jackson Trout, Cascade Block 3 Lot 229A

1. Membership Forum – None.

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

3. Meeting Minutes – Kenny Holtz made a motion to approve the meeting minutes from the March 3, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously. Gary Walton made a motion to approve the meeting minutes from the March 17, 2016 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

4. Variance Review -

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

Staff presented the revised plans for the Stouvenot residence on Middle Rider Road that received final plan approval on 10/15/15. The variance requested in the application is to allow the average building height to be 2' 2" taller than the 28' limit established in the Cascade Covenants. Staff went through the updated elevations and discussed that the structure height wasn't changing, the grade around the back of the home was being lowered which caused the change in height calculations from the final plan approval. The BSAC reviewed the comment that was received from an adjacent property owner. Jackson Trout with Reid Smith Architects, project representative, was present to answer any questions about the change to the grade and structure. Jackson Trout confirmed for the BSAC that the variance request was made due to unforeseen geotechnical issues that were encountered after excavation began. Trevor McSpadden made a motion to approve the height variance as requested due to unanticipated geotechnical issues encountered on site; noting that the elevation of the home is not taller, the grade is being lowered. Kenny Holtz seconded the motion. The BSAC discussed the comment from the adjacent property owner noting that variances are site specific and considered unique, the committee cannot pre-approve a variance for the adjacent lot. BSAC requested staff to send a follow up explaining this to the owner. Motion passed unanimously.

5. Alteration to Approved Plans Review -

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

Staff presented several changes to the site plan and elevations for the home that were submitted with the variance application. The major changes staff noted for BSAC review were the upper level roof, main level deck, and several window size and location changes. The BSAC questioned Jackson Trout, project

representative, on several materials that were shown and not called out. Staff noted that the deck is shown outside of the building envelope and a bridge is called out at the back of the home with no detail shown. The BSAC requested that the changes are brought back at a future meeting with plans that clarify all materials and changes, the deck shown within the building envelope, and an artist's perspective to show colors and a materials board to accompany it. Gary Walton made a motion to table the request for approval of the changes until all items requested in the discussion could be clarified and presented. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #04350 Gustafson/McRae
Legal: Meadow Village 25 Lot Add. Lot 50
Street: 1483 Lone Walker Road

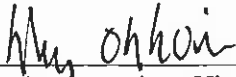
Staff presented the application to change the overall color scheme for the home that is currently under construction. Gary McRae was present to show an artist's rendering of the home with the proposed colors and a sample board. The original sample board was also available for comparison. Trever McSpadden made a motion to approve the new colors as presented. Kenny Holtz seconded the motion. Motion passed unanimously.

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

Staff presented the project history and recent updates for BSAC review. Staff noted that the ownership of the home had changed and the metal flue on the west side of the home was built out of compliance with approved plans. The BSAC reviewed photos of the home and metal flue. The BSAC discussed that bringing the home back into compliance is a priority and a 2 plan approach may be necessary to finalize an appropriate design. Kenny Holtz made a motion to notice the owner of the home and the owner's representative that the metal flue constructed is out of compliance with the approved plans. The refund of the construction deposit is contingent on a remediation plan being submitted for a sketch plan review on April 21st with a representative present. If no plan is presented fines may be imposed in the amount of up to \$100 per day. A final plan will be required to be reviewed and approved by the BSAC after the sketch plan concept is presented. Trever McSpadden seconded the motion. Motion passed unanimously.

7. Staff Report/Discussion

- a. **Construction Standards** – The BSAC reviewed draft #4 of the construction standards document. The committee requested that a numbering system is added to the document for quick reference. The BSAC also requested the term geotech be removed from the second bullet under prior to construction. Trever McSpadden made a motion to recommend adoption of the Construction Standards to the BSOA Board of Directors noting the minor changes discussed. Gary Walton seconded the motion. Motion passed unanimously.
- b. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet. The BSAC reviewed the letter that was submitted to the BSAC from Roger and Carolynn Brislaw. The letter addressed several concerns with the adjacent property new construction. The BSAC reviewed each of the concerns. The Brislaw's were not able to attend the meeting, neighbor Kevin Barre sat in on the discussion to take notes for them. The BSAC requested staff draft a letter that summarized the BSAC discussion of each point addressed to send to the Brislaw's.
- c. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- d. **Adjourn** – Kenny Holtz made a motion to adjourn the meeting at 9:43 am. Trever McSpadden seconded the motion. Motion passed unanimously.



Stacy Ossorio, Committee Vice Chair