



**Architectural Committee Meeting Minutes – August 18, 2016**  
**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  
Kenny Holtz  
Sharon Douglas  
Gary Walton  
Stacy Ossorio  
Casey Drayton  
Suzan Scott  
Janet Storey

**Guests in Attendance**

Mitch Simon, 26 Low Dog Road  
David Seabury, Cascade Block 4 Lot 281A-1  
Doug Kremer, 2777 Little Coyote  
Jim Wolfram, 125 Chief Joseph Trail  
Pat Lopker, Cascade Block 2 Lot 71A

**1. Membership Forum – None.**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:01 am.

**3. Meeting Minutes –**Kenny Holtz made a motion to approve the meeting minutes from the August 4, 2016 BSAC meeting. Sharon Douglas seconded the motion. Motion passed unanimously.

**4. Sketch Plan Review -**

BSOA #06281 Cascade LLC – New Construction  
Legal: Cascade Subdivision Block 4 Lot 281A  
Street: TBD Rising Bull Road

Staff presented the sketch plan application for the proposed new construction on Rising Bull Road. Staff reminded the BSAC that this project had been reviewed as a pre-sketch application at the June 2<sup>nd</sup> BSAC meeting. The application was not considered for sketch approval due to an encroachment into the side setback. Staff noted that the owner was able to acquire an additional 75’ of property from the adjacent owner of the vacant lot to the west. Staff noted the consideration that final plat approval of the boundary adjustment and aggregation were required prior to final plan review. The BSAC reviewed the site plan which addressed concerns about parking showing the ability to accommodate 9 cars in the driveway and 4 in the garage. The floor plans, elevations and a rendering were also reviewed. Kenny Holtz made a motion to approve the sketch plan as submitted noting the final plat and all other final plan application materials are required for the final plan review. Sharon Douglas seconded the motion. Motion passed unanimously.

David Seabury, project representative, made a request to the committee for approval of commencing site work prior to final plan review. The significant amount of geotechnical work to support the home was discussed. The BSAC pointed out that if site work commences, the final plan approval is not guaranteed. Trevor McSpadden discussed that the project had been in front of the BSAC twice and the design had not changed much, also noting that there was only one consideration discussed with the sketch plan approval. Trevor McSpadden made a motion to allow grading and site work to begin noting it is at the applicants risk that final plan approval has not been granted and a landscape performance deposit is required prior to the work starting. Gary Walton seconded the motion. Motion passed unanimously.

## 5. Addition/Renovation Plan Review

BSOA #06357 Simon Family Trust  
Legal: Cascade Subdivision Block 6 Lot 357  
Street: 26 Low Dog Road

The plans for a modification to the driveway and the addition of a carport and covered entryway at 26 Low Dog Road were presented for BSAC review. The site plan showing additional surface area added to the driveway and elevations for the new covered areas were reviewed by the committee. Kenny Holtz asked the applicant to clarify the intended use for the carport. Mitch Simon, property owner, noted that he intended only to use it for a vehicle to keep it from being covered in snow. Trever McSpadden addressed the location of the carport noting that it is tucked into the hillside and surrounded by many trees. Brian Wheeler added clarity to the use, stating the carport is intended for cars and it does not qualify as screening for boats, trailers, or storage. Kenny Holtz made a motion to approve the plans as submitted noting the applicant intends to park vehicles under the carport and the topography and existing vegetation takes care of the need for additional screening on the property. Trever McSpadden seconded the motion. Motion passed unanimously.

## 6. Landscape Plan Review

BSOA #04423 Hueftle  
Legal: Meadow Village Subdivision Block 4 Lot 23  
Street: 2777 Little Coyote

The Hueftle landscape plan was presented by staff for BSAC review. The site plan showing the planting proposed and a photo of the current site were reviewed. Staff noted that landscape elements were shown in the front setback area on the plan. Trever McSpadden mentioned that the line shown as a setback line on the plans is probably the property line judging by the utility placement shown on the plan. Doug Kremer, project representative, confirmed that he understands landscaping in the setback and the road right-of-way is at risk to utilities in the area. Kenny Holtz made a motion to approve the landscape plan as submitted noting the discussion with the representative about the risk associated with adding landscape elements to the ROW and setback. Gary Walton seconded the motion. Motion passed unanimously.

BSOA #06071A Lilly & Lopker LLC – viewing platform  
Legal: Cascade Subdivision Block 2 Lot 71A  
Street: TBD Little Thunder

The application for clearing trees and creating a viewing platform on lot 71A was presented for BSAC review. Staff presented a site plan showing where the trees would be cut and the platform built at the center of the building envelope. A written statement was provided to describe the construction of the platform. The BSAC discussed that the ski trail at 10' wide is about as small as a ski trail can be. Kenny Holtz made a motion to approve the landscape alteration plan as presented. Trever McSpadden seconded the motion. Kenny Holtz amended the motion to clarify that the viewing platform was approved based on dense tree cover and steep topography. Trever McSpadden seconded the amended motion. Motion passed 5 – 1.

## 7. Minor Alteration Plan Review

BSOA #05418 Wolfram – paint color  
Legal: Sweetgrass Hills Subdivision Block 4 Lot 18  
Street: 125 Chief Joseph

The new paint colors for the Wolfram home on Chief Joseph Trail were presented for BSAC review. Staff presented a small sample of the siding color in Pratt & Lambert Nouveau and the trim color White. Kenny Holtz made a motion to approve the colors as submitted. Sharon Douglas seconded the motion. Motion passed unanimously.

#### 8. 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. **Project Completion Tracking** – Staff presented the request for an extension on three projects. Kenny Holtz made a motion to approve the Barr construction extension until the end of July 2017. Trever McSpadden seconded the motion. Motion passed unanimously. Kenny Holtz made a motion to approve a year extension on the Lee performance deposit until September of 2017. Trever McSpadden seconded the motion. Motion passed unanimously. Gary Walton made a motion to approve the White construction extension until the end of September 2016. Sharon Douglas seconded the motion. Motion passed unanimously.
- d. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 10:03 am.



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Brian Wheeler, Committee Chair