



**Architectural Committee Meeting Minutes – August 20, 2015**

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

**BSAC and Staff in Attendance**

Brian Wheeler  
Stacy Ossorio  
Kenny Holtz  
Gary Walton  
Trevor McSpadden  
Suzan Scott  
Casey Drayton  
Janet Storey

**Guests in Attendance**

Eric Ossorio, Cascade Block 2 Lot 71A  
Tom Totic, Cascade Block 3 Lot 190A  
Dick Fast, Aspen Groves Block C Lot 21  
Jeff Sandholm, Cascade Block 3 Lot 146A  
Sweetgrass Hills Block 4 lot 35  
Sara Gram, Meadow Village Block 6 Lot 17  
Bob Biggerstaff, Cascade Block 3 Lot 192A  
Al Malinowski, Pinnacles Condos  
David Seabury, Cascade Block 4 285/286

**1. Membership Forum** – Eric Ossorio was present to speak during membership forum to follow up on the comments he made during membership forum previously. Eric reported a possible infraction of the Cascade Subdivision covenants by the developers of Cascade Subdivision Area 13, specifically pertaining to setback and easement issues. Eric reported that there should be a 20’ setback as opposed to the 15’ setback historically used and shown on site plans submit by the developers. Eric questioned the BSOA of having the role of checking submissions for accuracy. Eric also made note that at this point he has heard no response from the BSOA legal committee who was looking into the issue. Suzan Scott, BSOA executive director, responded with an apology for the length of time the legal committee opinion has taken. Suzan confirmed that a letter has been written and will be presented to both parties soon. Brian Wheeler, BSAC chair, responded that a clear issue has been presented and it has taken too long to resolve. Brian Wheeler also made note that there is not a “supposed skier easement”, there is a skier easement. Eric Ossorio also made note that this is a condominium project and if a problem is occurring on one portion of the project, the BSAC should not approve more improvements elsewhere within the development.

**2. Call to Order** – Brian Wheeler called the meeting to order at 8:12 am.

**3. Meeting minutes** – Gary Walton made a motion to approve the BSAC meeting minutes from July 16, 2015. Trevor McSpadden seconded the motion. Motion passed unanimously. Gary Walton made a motion to approve the BSAC meeting minutes August 6, 2015. Trevor McSpadden seconded the motion. Motion passed unanimously.

**4. Sketch Plan Review**

BSOA #06146A Rothacher, RMR  
Legal: Cascade Subdivision Block 3 Lot 146A  
Street: TBD Black Moon Rd

Staff presented the sketch plan application for single family new construction in the Cascade Subdivision. The proposed home will be on Black Moon Road. There are currently no other homes near the end of Black Moon and no adjacent property owners had comments for the BSAC. The home presented does not require any exceptions to the design regulations or variances to the Cascade Subdivision covenants. Staff presented the following considerations for BSAC discussion: heights not calculated to highest ridge, no hot tub location shown, garage ridge not shown on all elevations. Jeff Sandholm, project representative, mentioned that he would add the garage ridge and new height calculations for final plan review. Staff also presented the following items required for final plan review: driveway specs and fire department approval, lighting plan and light fixture cut sheet, landscape plan, material samples, address identification, and all other items required on

final plan application. The BSAC discussed the fit of the home to the lot, noting that it fits nicely into the building envelope given the size of the proposed home. Trever McSpadden made a motion to approve the sketch plan noting the list of items presented that are required for final plan review. Stacy Ossorio seconded the motion. Motion passed unanimously.

## **5. Major Renovation/Addition**

BSOA #04617 Jorgenson  
Legal: Meadow Village Block 6 Lot 17  
Street: 2120 Spotted Elk

Staff presented the application for an addition and renovation to the Jorgenson home on Spotted Elk. The proposed addition is designed to create additional garage space and a new entryway. Also proposed was replacing the back deck with a new grey trex material. Staff presented the following considerations for BSAC discussion: new addition to extend close to front setback line, east wall to be 45' in length uninterrupted. Sara Gram, project representative, provided a sample photo of the new rock proposed to run along the front of the home, noting the rock will match fireplace. Sara Gram also proposed a shed roof over the window on the east wall to break up the length. Trever McSpadden commented stating that the shed roof is preferable to an exception to the design regulations. Stacy Ossorio made a motion to approve the project as submitted with the addition of a shed roof detail over the window on the east wall to break up the length. Gary Walton seconded the motion. Motion passed unanimously.

## **6. Minor Alteration**

BSOA #05435 Sukin  
Legal: Sweetgrass Hills Block 4 Lot 35  
Street: 315 Chief Joseph Trail

Staff presented the minor alteration application for the Sukin home in Sweetgrass Hills. The application called for an extension of the current roofline at the front entryway to cover the stairs. Staff noted the consideration that the proposed roofline and supports will extend close to front setback. The BSAC reviewed the drawing, photos and site plan. Gary Walton made a motion to approve the minor alteration project requiring that a survey verify compliance with front setback requirements. Trever McSpadden seconded the motion. Motion passed unanimously.

BSOA #02721 Fast  
Legal: Aspen Groves Block C Lot 21  
Street: 215 W. Pine Cone Terrace

Staff presented the Minor Alteration application for the Fast home in Aspen Groves. The application called for a new shingle color to replace existing on the home. The new color presented, "Sierra Blend" by Malarkey Roofing Products, shows a lighter tan shade than existing. The BSAC reviewed the sample board of the proposed product. Stacy Ossorio made a motion to approve the Minor Alteration. Trever McSpadden seconded the motion. Motion passed unanimously.

## **7. Landscape Plan**

BSOA #06285 Rising Bull, LLC  
Legal: Cascade Subdivision Block 4 Lot 285/286  
Street: 15 Rising Bull

Staff presented the landscape plan application for the home at 15 Rising Bull. The application called for removing the existing driveway and creating a new driveway that meets BSOA and fire department standards. The new driveway will have a guardrail along the downhill side and retaining

walls near the parking area. Staff noted that the retaining wall is shown at over 24' in length. David Seabury, project representative, mentioned the need for a driveway with less grade. The BSAC discussed the driveway improvements and looked at detail for the boulder retaining wall. Stacy Ossorio made a motion to approve the Landscape Plan, contingent on approval from the fire department. Trever McSpadden seconded the motion. Motion passed unanimously.

## **8. Remediation Landscape Plan**

BSOA #06152B3/06152B4

Legal: Cascade Subdivision Tract 12, Units 3 & 4

Street: TBD Highpoint Drive

At the 8/6/15 BSAC meeting, the committee requested a representative from the Pinnacles Condominium project to be present at the meeting to discuss the expired timeframe to bring in plans to move forward with construction or a remediation landscape plan for exposed foundations. Al Malinowski was present and discussed that at this time they are not ready to move forward with construction. The remediation landscape plan is in the works and will focus on views from properties across Rising Bull Rd. Suzan Scott questioned if this would be permanent landscaping or temporary. Al Malinowski stated the trees would remain on site, however they would be moved to allow construction equipment to access the foundations in the future. Gary Walton discussed that this project is time sensitive due to a short window for planting, as well as an expired approval. The BSAC requested that Al Malinowski put together a plan and drawings to present for approval of where the landscape elements would be added, to be presented by the September 17<sup>th</sup> BSAC meeting.

**Kenny Holtz joined the meeting at 8:40 am**

## **9. Envelope Relocation**

BSOA #06052A Lee

Legal: Cascade Subdivision Block 2 Lot 52A

Street: TBD Little Thunder Rd

Staff presented the Lee application to move the designated building envelope on their lot in the Cascade Subdivision. The proposed envelope was relocated 22' east and 12' north. Staff made note that no comments had been received from adjacent property owners at the time. Janet Storey, project representative, mentioned that the reasoning for the move is to assist in ski in ski out capability and take in views from the natural clearing. The change in envelope also helped to allow the parking area to be located within the envelope and driveway grading to create less impact on the lot. Janet Storey also made note that the proposed envelope will be along the same axis of view to Lone Peak. Kenny Holtz mentioned that this change may help the views from adjacent properties by pulling up toward the road. Trever McSpadden made a motion to approve the site plan showing the relocated building envelope. Kenny Holtz seconded the motion. Motion passed unanimously.

## **10. Alteration to Previously Approved Plan**

BSOA #06052A Lee

Legal: Cascade Subdivision Block 2 Lot 52A

Street: TBD Little Thunder Rd

Staff presented changes to the previously approved Final Plan for the Lee residence in the Cascade Subdivision. Major changes to the exterior were presented with new elevations. All materials approved were still proposed. Janet Story, project representative, mentioned that the exception previously granted for the 36' long retaining wall and parking area outside of the building envelope would no longer be required. The BSAC discussed overall support for the changes presented. Stacy Ossorio made a motion to approve the changes to the previously approved plan. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #06192A PPOS Martin  
Legal: Cascade Subdivision Block 3 Lot 192A  
Street: 8 Little Plume

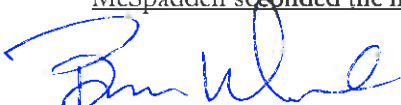
At the 8/6/15 BSAC meeting, the committee requested that Bob Biggerstaff, project representative for the PPOS Martin construction project, be present to discuss the concern the adjacent property owner has with the driveway. Staff presented photos of the issue and measurements of how the driveway differs from the approved final plan. Bob Biggerstaff felt that people using the driveway would cut the corner regardless of where pavement was due to the steep grade of the driveway. Tom Totic, adjacent property owner, felt the driveway as constructed was too close to the property line and fire hydrant. Tom Totic asked about plans to landscape around the driveway in the area. Bob Biggerstaff mentioned grass seeding, no plans for larger elements. Trever McSpadden noted that the driveway should meet the road at a 90° angle for safety reasons. The BSAC discussed with the two parties a medium so that both driveways are equal distance from the fire hydrant and corner pin. Both parties agreed to meet on site and determine a medium acceptable. The plan to be brought back to the BSAC for review and approval.

Tract 9, LLC – Morning Sun Condominiums  
Legal: Meadow Village Tract 9  
Street: TBD Two Gun White Calf Rd

Staff presented changes to the previously approved final plan for the Morning Sun Condominiums upper road 4-plex. The footprint of the unit and site plan remained as previously approved. The changes presented were to the structure form. Staff presented the following considerations for BSAC discussion: window placement, roof length at back shown at 84' uninterrupted at overhang. Brian Wheeler, project representative, discussed the design change and how the new design will have less visible roof area. Trever McSpadden commented that the new design shows a contemporary look with clean uninterrupted lines. Kenny Holtz pointed out that the roofline and wall are broken in several other areas on the back of the building. Kenny Holtz made a motion to approve the changes to the previously approved plan noting that there are enough breaks and features shown on the rear wall to break up the roof length. Trever McSpadden seconded the motion. BSAC discussion was had about the rear wall length as well, it was found to be broken up as shown with shed roofs. Brian Wheeler abstained from voting due to conflict of interest. Motion passed unanimously.

#### 11. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet. BSAC requested that a representative or owner from the Butera project be present at the next BSAC meeting to discuss expired timeframe.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- c. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:20 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair