



Architectural Committee Meeting Minutes – July 16, 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
Sharon Douglas (phone)
Trevor McSpadden
Gary Walton
Suzan Scott
Casey Drayton

Guests in Attendance

Lindsey Stewart, MV Blk 5 Lot 3
Eric Ossorio, 1625 NFR
Greg Hall, MV Blk 3 Lot 39
Kathy Tatom, Aspen Groves Blk C Lot 1
Gary McRae, MV 25 Lot Add. Lot 50
Mikel Kallestad, MV 25 Lot Add. Lot 50
Markus Kirchmayr, 29 Sitting Bull Rd

1. Membership Forum – Eric Ossorio spoke during membership forum to bring to the attention of the BSAC that Cascade Ridge, Cascade Subdivision Block 2 Lot Area 13, has been in violation of the covenants since 2004 when they presented the BSAC a 15’ setback requirement for the development. Interpretation of the covenants by Eric Ossorio place the Cascade Ridge development under the setback provisions set forth in the Protective Covenants for Cascade Subdivision section II C. Special Provisions for Residential Lots, Tracts, and Areas. This section establishes a 20’ setback requirement along side and rear lot lines. The BSAC questioned how close the units already constructed were to the 15’ setback line. Eric Ossorio responded stating that there is brick and mortar currently in the 15’ setback. The setbacks apply to units 207 & 208.

2. Call to Order – Brian Wheeler called the meeting to order at 8:15 am.

3. Meeting minutes – 2 corrections were brought up that need to be made to the July 2, 2015 BSAC Minutes. To be reviewed on August 6, 2015.

4. Final plan Review

BSOA #04350 Gustafson– New Construction
Legal: Meadow Village 25 Lot Addition Lot 50
Street: TBD Lone Walker Rd.

Staff presented the Gustafson application for final plan review as submit. No major changes were noted by staff from sketch plan review. Considerations presented for BSAC discussion were: retaining wall/planter/patio material, address identification, hot tub location. Gary McRae and Mikel Kallestad, project representative, presented materials samples showing: 1x8 lapped wood stained siding with a custom cut 3” trim piece between 8” siding boards, cedar trim, Class A composite asphalt shingle, stone veneer, and sanded parge coat at foundation. Mikel Kallestad mentioned that the planter would be stepped back with each level approximately 2’ in height made of poured concrete. BSAC discussed the possibility of a natural material to help blend the planter back into the landscape. Kenny Holtz suggested railroad ties as a possibility that would work nicely with the home materials presented. Kenny Holtz made a motion to approve the final plan application as submit, noting that the applicant needs to return with a finalized material for the stepped planter at the entryway and approval from the fire department for the driveway length. Gary Walton seconded the motion. Motion passed unanimously.

Trevor McSpadden joined the meeting at 8:25 am

5. Approved Final Plan – Conditional Item Submittal

BSOA #04503 Flaherty – New Construction
Legal: Meadow Village Block 5 Lot 3
Street: 1855 Little Coyote

The BSAC approved the final plan for the Flaherty residence at the July 2, 2015 meeting, requiring physical material samples submit prior to construction. Lindsey Stewart, project representative, brought in samples of the vertical cedar siding, fiber cement board and batten, and standing seam metal roofing. The aggregate concrete with a recessed joint pattern was shown in picture due to difficulty obtaining a mobile sample. Kenny Holtz made a motion to approve the materials as submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

BSOA #04339 Hall – New Construction
Legal: Meadow Village Block 3 Lot 39
Street: 3125 Two Moons Rd.

The BSAC approved the final plan for the Hall residence at the July 2, 2015 meeting, requiring a revised landscape/site plan submit prior to construction. The revised landscape plan and site plan was presented as submit. Kenny Holtz reminded the BSAC of discussion at the final plan approval about the need to screen the firewood storage on the west side of the home. Brian Wheeler reminded everyone that the design regulations do require firewood screening in either a softscape or hardscape with approval from the committee. Kenny Holtz made a motion to approve the landscape/site plan as submit, noting that release of the performance deposit is subject to adequate screening of the firewood storage on the west side of the home. Trever McSpadden seconded the motion. Motion passed unanimously.

Sharon Douglas joined the meeting at 8:30 am

BSOA #02701 Tatom – Major Addition
Legal: Aspen Groves Block C Lot 1
Street: 610 Autumn Trail

The BSAC approved the addition plans for the Tatom residence in Aspen Groves at the July 2, 2015 meeting. The committee requested that one window be painted with the new proposed trim color and photos provided. Kathy Tatom, after painting one window, determined that the trim would look better left as is. To give the home a more updated look she instead proposed a metal grate rail for the front porch. Kathy Tatom provided a sample of the metal grate. Also noted was that the addition to the west wall in the master bedroom would no longer be added. Kenny Holtz made a motion to approve the new metal railing and change to original plan. Trever McSpadden seconded the motion. Motion passed unanimously.

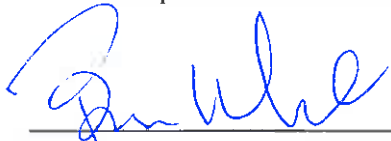
10. Staff Report/Discussion

a. Covenant Compliance

- a. **Hill Condo Overflow Lot** – Staff presented the request from Markus Kirchmayr to temporarily allow two semi-trailers with cabins on them to be parked in the Hill Condo overflow lot. Markus Kirchmayr let the committee know that they would be removed from the site within 3 months or as soon as he can complete the Land Use Permit process to allow them to be placed permanently at a new site. The BSAC questioned where in the LUP process the application was and what the realistic timeframe is on obtaining the permit. Markus confirmed that he is waiting on the geo-tech write up and the LUP will be standard with no variances or conditional uses proposed. The BSAC also discussed the request and if it would be considered a variance. It was determined that due to the temporary nature it would not be classified as a variance. Kenny Holtz mentioned that this is a classification of

construction staging. The BSAC felt that neighbor notification and approval was a large component of the request. Markus mentioned the reasoning behind the need to move the cabins from the current site as soon as possible. Brian Wheeler suggested that to expedite the approval, Markus could submit a written letter of approval from each adjacent property owner. Stacy Ossorio mentioned the need for a performance deposit for the construction staging. Trever McSpadden made a motion to approve the request for the temporary construction staging of the two cabins for 3 months based largely on the approval from the property owner, Hill Condo Owners Association. Additionally, the following items need to be submitted prior to staging the cabins on the lot: correspondence from all adjacent property owners determined by staff stating approval of the request, a graphic showing where they will be parked, deposit in the amount of \$2,500 per cabin, and a commitment from the applicant to remove the burn pile currently on the lot where the cabins will be parked. Sharon Douglas seconded the motion. Motion passed unanimously. Gary Walton and Brian Wheeler both abstained from voting due to conflict of interest.

- b. **Staff updated the BSAC on the Compliance Tracking Sheet**
- 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 9:50 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair