



Architectural Committee Meeting Minutes – July 2, 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)
Grant Hilton
Gary Walton
Trevor McSpadden
Casey Drayton
Janet Storey
Suzan Scott

Guests in Attendance

Lindsey Stewart, MV Blk 5 Lot 3
Joe Schwem, Cascade Blk 2 Area 13
Greg Hall, MV Blk 3 Lot 39
Herb Davis, MV Blk 2 Lot 23
Gary McRae, MV 25 Lot Add. Lot 50
John & Mary Richardson, MV Blk 2 Lot 24
Al Malinowski, MV Tract 5
Casey Bennett, Cascade Blk 2 Lot 120A
Jamie Daugaard, Cascade Blk 2 Lot 120A
Anne Marie Mistretta, MV Lot 1A
William Feher, Cascade Blk 2 Area 13
Mikel Kallestad, MV 25 Lot Add. Lot 50
Kathy Tatom, Aspen Groves Blk C Lot 1

1. Membership Forum –

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 minutes from June 18, 2015. Trevor McSpadden seconded the motion. Motion passed unanimously

4. Alteration to Previously Approved Final Plan

BSOA #2335 Tract 5 LLC – New Construction
Legal: Meadow Village Tract 5
Street: 2335 Curley Bear Rd.

Staff presented a new color to be added to concrete exposure on the patio for building #4 of the Tract 5 LLC development. Staff reminded the committee that at original final plan review a motion was made to require any tint color to be added to the concrete to be presented the BSAC. Photos of the same brown concrete tint color used on building #1 were presented as the sample. Trevor McSpadden made a motion to approve the concrete tint color. Kenny Holtz seconded the motion. Motion passed unanimously. Tract 5 LLC represented by Al Malinowski also made request for a partial release of the landscape deposit for the entire development. Landscaping around buildings 1 and 4 was found to be in conformance with the original approved landscape plan. Staff presented the calculation that approximately .6 of an acre was landscaped and 1 acre still remained disturbed for future development. Stacy Ossorio made a motion to release \$6,000 of the total \$16,000 landscape deposit. Grant Hilton seconded the motion. Motion passed unanimously.

5. Alteration to Previously Approved Minor Plan

BSOA #04224 Richardson – Landscape
Legal: Meadow Village Subdivision Block 2 Lot 24
Street: 2695 Curley Bear

Staff presented the application to alter to the minor landscape plan approved at the April 2, 2015 BSAC meeting. Staff reminded the BSAC of the motion made to approve a landscape fence. The applicant determined that the planter split between the two adjacent properties needed to be removed from their property in order to install the previously approved fence. The application requested removing the planter

entirely from the property by cutting at the property line and removing all material. Mary Richardson brought up the idea of removing the railroad ties and planter material on their property and using a slate stone to finish the end off at the property line. The adjacent property owner's spokesperson, Herb Davis, mentioned concern about the tree and shrubs health if the applicant will be making cuts in the ground. The BSAC discussed that the work will need to be done carefully to ensure no damage is done to trees and bushes. Grant Hilton discussed moving the fence outside of the planter. BSAC discussed that this is more of a property dispute and property delineation. Mary Richardson reconfirmed that she would like to use a slate border along the planter edge to allow the fence to remain as close to the property line as possible. Trever McSpadden made a motion to approve the request to remove the planter back to the property line and finish the end with slate edging. Kenny Holtz seconded the motion. Discussion by Brian Wheeler made note that the application had changed from what was originally proposed. Janet Storey mentioned the slate in the ground will be more disruptive than railroad ties laid on the ground. Sharon Douglas added that a change in material to slate should call for a re-notice of the new material to adjacent properties. BSAC members in favor of the motion – 3, opposed – 4. Motion did not pass. Further discussion determined that the railroad ties moved to the property line was what was originally requested and would be the best solution to remove the majority of the planter from the property with little disruption to plants and trees. Grant Hilton made a motion to approve the plan of removing the planter bed on their property and moving the railroad ties to their own property line to finish the end. Kenny Holtz seconded the motion. Discussion by Gary Walton asked the applicant if the railroad ties on the property line worked for the fence. Mary Richardson mentioned it does not really. BSAC members in favor of the motion – 6, opposed – 1. Motion Passed.

6. Final plan Review

BSOA #20207 Lilly & Lopker LLC – New Construction
Legal: Cascade Subdivision Block 2 Area 13
Street: TBD Upper Cascade Ridge Rd.

Staff presented the final plan application for Unit #207 in the Cascade Ridge development. The proposed unit is a Jefferson model and only several material changes were noted from sketch plan review. Materials proposed were all materials previously approved for other units in the development. The goal of the developers is to have a consistent set of materials that changes location of material from unit to unit to add variation to the aesthetics of the development. Unit #207 is proposed to have vertical aged random width log slab siding, red cedar wood shakes, log posts and braces, Harristone Shore Cliff faux stone, laminated asphalt shingles, log rails, and cedar trim. Stacy Ossorio commented that due to lot encroachment issues on adjacent property, Lot 71A, she requested any motion require a survey. Will Feher, project representative, responded stating that meetings on site had occurred between property owners and representatives and they are currently working on a survey. Additionally the encroachment of the property line near the Cascade Ridge lodge was done around a decade ago and relocating property boundaries is a priority. Brian Wheeler questioned what the distance of the finished built structure will be to the property line. Joe Schwem, project representative, stated it would be 15' from the property line. Stacy Ossorio also questioned what the remedy will be if new encroachment onto adjacent property occurs, with that she also mentioned she would recuse herself from any vote as an adjacent property owner. Trever McSpadden stated that a licensed survey has been done to verify the location of unit #207. Brian Wheeler added that any skier easement is owned by the property owner in which it sits, and may only be used or altered by that owner or Big Sky Resort for use as a ski trail. The BSAC discussed approving a new unit with an outstanding property encroachment issue on other areas of the property. Kenny Holtz made a motion to approve Cascade Ridge Unit #207 as presented. Gary Walton seconded the motion. Discussion by Trever McSpadden stated that the surveyor has already certified the location of the new units to be built within the property and outside of the skier easement. Motion passed unanimously.

BSOA #06120A Barr – New Construction
Legal: Cascade Subdivision Block 2 Lot 120A
Street Address: TBD White Butte Ln.

Staff presented the Barr final plan application as submit noting only several material and site changes from sketch plan review. The following considerations were presented to the BSAC for discussion: concrete to be natural grey, plat has not been amended by the county, clarification on light fixture locations, concrete address marker in the road easement, only temporary irrigation called out on landscape plan. Project representatives, Casey Bennett and Jamie Daugaard, presented material samples showing: vertical grain hemlock siding, zinc panel system, smooth faced cast in place concrete, Indiana limestone, dark grey standing seam metal roof, natural redwood with a clear sealer, metal fascia and soffit. The BSAC discussed that the concrete gives the appearance of a finished look. Grant Hilton made a motion to approve the final plan for the Barr residence subject to receiving the items required prior to construction noted by staff. Kenny Holtz seconded the motion. Motion passed unanimously.

Required Prior to Construction:

Final Plat, amended by the county showing new building envelope

Survey Letter

Fire Department Approval of Driveway

Performance Agreement & Deposit

BSOA #04503 Flaherty – New Construction

Legal: Meadow Village Block 5 Lot 3

Street: 1855 Little Coyote

Staff presented the application for final plan review of the Flaherty residence. Staff presented a few material and site changes noted from sketch plan review. The following considerations were presented to the BSAC for discussion: heights not calculated from average grade to highest ridge, concrete exposure, few windows shown on east elevation, driveway grade not calculated, landscape plan does not mention re-seeding and irrigation, “future” patio area called out. Lindsey Stewart, project representative, showed a materials spec sheet showing: fiber cement board and batten, vertical T&G cedar siding treated with ferrous sulfate, rusted steel siding panels, exposed foundation aggregate wall with a 1x3 recessed joint pattern, standing seam metal roof, steel railing. Lindsey Stewart brought a revised set of drawings showing the average height in conformance with the 25’ maximum allowable, these plans also had information on re-seeding disturbed area. Trever McSpadden questioned if the native grasses would have temporary irrigation, further noting that it would be necessary to get the native grass to grow. Kenny Holtz made a motion to approve the final plan contingent on receiving and reviewing a physical material board, driveway grade calculations, and confirmation of temporary irrigation. Sharon Douglas seconded the motion. Sharon Douglas brought up the discussion on whether there was anything in the design regulations that talks about percentage of exposed concrete. Staff confirmed that there is no mention of a percentage limit. Motion passed unanimously.

BSOA #04339 Hall – New Construction

Legal: Meadow Village Block 3 Lot 39

Street: 3125 Two Moons Rd.

Staff presented the Hall final plan application for review as submit. The materials and building site were noted to have changed slightly from sketch plan review. Staff presented the following considerations for BSAC discussion: many siding materials use, incomplete landscape plan, many exterior lights, no windows in great room west elevation, top roofline on west elevation not centered over structure, concrete steps shown in setback, reclaimed wood called out, no address identification shown. Greg Hall brought to the meeting a revised site plan which showed the building site moved slightly with no built structures in setback. Greg Hall also brought a materials board showing the following finishes: horizontal and vertical roughsawn fir with chinkline filled with ¾” rustic barnwood, cedar lap siding, hewn-faced slab siding with chinkline filled with roughsawn fir, transparent Coastal Grey used on select faces, standing seam metal accent, asphalt shingles and standing seam metal roofing, log railings, roughsawn fir trim in a natural cedar color. Sharon Douglas questioned why no windows were shown on west elevation great room wall and if lights were shown on the plans. Janet Storey mentioned that there are no windows due to interior reasons and lighting is redlined on the final plan. The renderings presented by Greg Hall showed bushes along the wall to help break up the face.

The BSAC mentioned that the bushes are necessary for screening the wall and firewood storage. Janet Storey addressed the concern that there are 4 different main materials proposed for siding. Kenny Holtz discussed that due to the location relative to Town Center, where 4 materials on a structure are common, it makes a nice transition. Also mentioned was that the light color of the home works well for the open site with no vegetation. Kenny Holtz made a motion to approve the Hall final plan contingent on receiving and reviewing a revised landscape plan and site plan, driveway approval from the fire department, and address identification called out. Grant Hilton seconded the motion. Sharon Douglas discussed the use of barnwood and color consistency. Greg Hall confirmed that all would be uniform with what was presented on the materials board. Motion passed unanimously.

7. Sketch Plan Review

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

Staff presented the application for sketch plan review of the Gustafson residence. This project had been presented to the BSAC at an earlier date for a pre-sketch plan review. The sketch plan showed a finalized rear setback from Gallatin County of 21' due to entry corridor setback requirements. The application called for a simple exterior of 1x8 lapped wood siding with a stone veneer accent and sanded parge coat at foundation. Considerations presented for BSAC discussion were: garage determination on attached/detached, height calculations, entry definition, elevations do not show retaining wall details. Mikel Kallestad, project representative, noted the heights were shown on diagram included with site plan. And all other final application items and considerations would be addressed with final plan. Trever McSpadden made a motion to approve the Gustafson sketch plan noting all considerations presented. Kenny Holtz seconded the motion. Motion passed unanimously.

8. Major Renovation/Addition Plan Review

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

Staff presented the application for an addition to the Tatom residence. The application called for the addition of two bump outs to the master bedroom on the north and west walls, the addition of a shed roof to the north wall, and a new window trim color for the home. The BSAC questioned the bright window trim color proposed. Kathy Tatom noted that she wants it to match the window cladding to make them stand out. The BSAC asked Kathy Tatom to paint 1 window and return with a picture sample to show the committee prior to approval for the color. Stacy Ossorio made a motion to approve the 2 bump outs to the master bedroom and shed roof on the north wall subject to a verification by a licensed surveyor confirming conformance to the setback requirements. Kenny Holtz seconded the motion. Motion passed unanimously.

9. Minor Plan Review

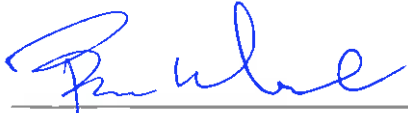
BSOA #07098 Crail Ranch – Minor Alteration
Legal: Meadow Village Subdivision Lot 1A
Street: 2100 Spotted Elk Rd.

Staff presented the application for a minor alteration to the historic Crail Ranch. The application called for removing the signs that currently hang on the cross beam near the entrance to the buildings due to structural reasons. The signs would then be remounted on the side of the storage shed facing the street. The application also called for hanging the ranch brand symbol from the eave of the porch with a metal rebar hanger. Trever McSpadden noted that he would recuse himself from

the vote due to conflict of interest. Gary Walton made a motion to approve the minor plan as submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

10. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet. Staff questioned the BSAC on confirmation that performance deposits run with the land. BSAC reviewed policy and confirmed performance deposits due run with the land and current owner.
- c. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:45 a.m., Kenny Holtz seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair