



Architectural Committee Meeting Minutes – May 21, 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
Trevor McSpadden
Gary Walton (phone)
Kenny Holtz (phone)
Suzan Scott
Casey Drayton
Janet Storey

Guests in Attendance

Greg Hall, MV Block 3 Lot 39
David Fowler, DCF Architects
John Seelye, Big Sky Build
Lindsey Stewart, MV Block 5 Lot 3
Glenn Bell, Cascade Block 1 lot 32
Al Malinowski, Pinnacles

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:05 am.

3. Meeting minutes – Trevor McSpadden made a motion to approve the minutes from May 7, 2015. Stacy Ossorio seconded the motion. Motion passed unanimously

4. Final Plan Review

BSOA #06052A Lee – New Construction SF
Legal: Cascade Subdivision Block 2 Lot 52A
Street: 22 Little Thunder

Staff presented the Lee application as submit for final plan review. Staff noted the three exceptions to the design regulations as discussed during sketch plan review and BSAC reasoning for them. Parking area outside of envelope, still meets intent of structure built within the envelope. Retaining wall length greater than 24', necessary due to topography for patio and stairs. Wall length shown over 40', the sloped roof breaks the wall up to interrupt it. The BSAC reviewed the landscape plan and lighting. The lighting was noted as dark sky compliant with bulb DSLM-40. Janet Storey, project representative, submit a materials board showing main material and spec sheet with: Cedar shiplap vertical siding and cedar Dolly Varden lap siding in SW3518 Hawthorne at 150%. Trim, fascia and posts in SW3518 Hawthorne at 200%. Natural Stone in Chief Cliff. Brown flashing to match roof shingles and siding. Handrails and spindles with metal cap powder coated to match trim. Decking in natural redwood. Window and French door cladding in Brick Red. Shingles GAF Timberline in Bark Wood. Trevor McSpadden made a motion to approve the final plan as submit noting exceptions for the driveway outside of the envelope, a retaining wall greater than 24', and a wall length greater than 40'. Prior to construction a survey letter and BCFD approval for the driveway needs to be submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

5. Sketch Plan Review

BSOA #04339 Hall – New Construction
Legal: Meadow Village Block 3 Lot 39
Street Address: TBD Two Moons

Staff presented the application for single family new construction with the information submit. Staff presented the following considerations for the BSAC: no chimney shown on elevations, porches/any deck not shown on floor plans when shown on site plan, no windows on west elevation garage, recessed entryway,

shed roofs shown on east elevation not reflected on north or south elevations, standing seam metal accent on east elevation out of place, roofline does not meet upper level covered porch on north elevation, window/door clarification on north and south elevations. Greg Hall mentioned that patio doors and windows will be located in the living room and a sliding glass door will be in the sun room. Standing seam metal will also be added to the west elevation. An additional window on the garage is also a possibility to break up the wall. Stacy Ossorio questioned the log and timber accents. Greg Hall mentioned they would be log for the shorter accents and timber for taller deck supports. Brian Wheeler noted that the height calculation needs to be shown from average grade and not street level. Greg Hall questioned the BSAC about the necessity of a survey. Trever McSpadden noted it is not necessary to show only a small grade change. Trever McSpadden made a motion to approve the sketch plan as submit noting all of the considerations shown for final. Stacy Ossorio seconded the motion. Motion passed unanimously.

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

Staff presented the application for a new single family construction as submit. Items presented for BSAC consideration were: metal as the primary siding material; retaining wall heights, material, and location; few windows shown on east elevation; driveway grade calculated at approximately 12% with a width of only 12'; no snow storage or turn around/parking area shown; sloped roof to shed snow to rear patio; solar panels standing on roof. Lindsey Stewart, project representative, stated that the home is designed to be energy efficient and materials are preliminary. Stacy Ossorio questioned the tones of the cedar, Lindsey Stewart mentioned the ferrous sulphate treatment. Brian Wheeler stated that the BSAC supports solar energy. The BSAC questioned the materials and compliance with design regulations. Trever McSpadden noted that a board formed concrete could be a good option and currently metal is the main siding material. Brian Wheeler noted that the retaining wall shown in the setback will require a variance. Stacy Ossorio made a motion to approve the sketch plan as submit noting that a treatment to the concrete is needed, concrete retaining wall needs to be shown outside of setback, and height needs to be calculated to highest ridge. Trever McSpadden seconded the motion. Motion passed unanimously.

6. Major Renovation/Addition Plan Review

BSOA #07804 Noble - Addition
Legal: COS 1721 Tract 4
Street Address: 298 Ridge Fork Rd.

Staff presented the application for an addition as submit. The application called for a new garage with open air patio above, new kitchen roofline, conversion of old garage to living space, new deck walkway, and a new enclosure at the front entryway. All materials are proposed to match and be a continuation of the existing house. The following considerations were presented to the BSAC: old driveway still in existence, safety of fireplace shown on deck. David Fowler, project representative, noted that they plan to seed the old driveway. The fireplace on the deck would be reviewed by fire department. Stacy Ossorio made a motion to approve the plans as submit pending approval from the BSFD for the fireplace on the deck. Gary Walton seconded the motion. Motion passed unanimously.

7. Single Family Landscape

BSOA #06032 Bell - Landscape
Legal: Cascade Subdivision Block 1 Lot 32
Street: 10 White Otter Rd

Staff presented the application for landscape alteration as submit. The application called for removing 30-40% of trees on the north half of the lot. Janet Storey noted that if a lodgepole is left

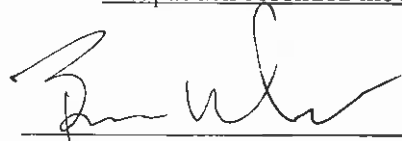
standing singular it will fall. BSAC questioned if the trees and brush would be completely removed. Glenn Bell stated it would all be removed. Trever McSpadden made a motion to approve the plan as submit noting a deposit would be required consistent with what has been done in the past for similar projects and all cut trees and brush removed from the lot. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #04606 Hamilton Partners – Minor Alteration
Legal: Meadow Village Subdivision Block 6 Lot 6
Street Address: 2125 Spotted Elk

Staff was prepared to present the plan as submit. No project representative was in attendance and the plan was tabled until a representative could be present.

8. Staff Report/Discussion

- a. **Pinnacles Update** – Al Malinowski came to the meeting to discuss progress on the Pinnacles. The BSAC gave the pinnacles a deadline of May 31, 2015 to show progress or a remediation plan. Al Malinowski stated that work is being done to move toward a BSAC review submittal. Architects and engineers are working on putting a package together. Trever McSpadden made a motion to extend the security deposit of \$25,000 to July 31, 2015. Stacy Ossorio seconded. Motion passed unanimously.
- b. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- c. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- d. **Building Envelope Amendment Process Update** – BSAC discussed that good reason needs to be shown for an envelope move to be reviewed and approved based on aesthetics. The home will still be subject to all covenants and design regulations when sketch and final plans are presented. The BSAC stated that a policy needs to be in place to facilitate an envelope change request as a minor alteration. Trever McSpadden made a motion to direct staff to formulate a process to review envelope change requests as a minor alteration. Stacy Ossorio seconded the motion. Motion passed unanimously.
- e. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 9:45 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair