



Architectural Committee Meeting Minutes – June 7, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Kate Scott
Dan Hoadley
Gary Walton
Janet Storey
Suzan Scott

Using “Go to Meeting”

Maggie Good

Guests in Attendance, Project Attending For:

Tom Estes	# 04328 Estes
Genie Ladd	# 04339 Williams
Mike Staudt	# 02812 Chernaused & Wisniewski
Joe Schwem	# 020209 Cascade Ridge #209
Joe Schwem	# 020103 Cascade Ridge # 103
Joe Schwem	# Cascade Ridge Master Plan
Joe Schwem	# 06243 Liston
Dave Seabury	# 06050A Burke
Brian Scott	# 04624A Scott
Bob Mechels	# 06348 Amsden
John Amsden	# 06348 Amsden
Bridget LeFeber	# 06245 Emergence Group (Krejci)
Philip Kedrowski	# 06012 Savage & Clayton
Joshua Savage	# 06012 Savage & Clayton

1. Membership Forum - None

2. Call to Order – Brian Wheeler Called the meeting to order at 8:02 am.

3. Meeting Minutes –

A Motion to approve the May 17, 2018 BSAC was made by Kate Scott. Gary Walton seconded the Motion. The Motion passed unanimously.

4. Minor Alterations

BSOA #04339 Williams Minor Alterations

Legal: Meadow Village Subdivision #1, 2nd Filing Block 3, lot 39

Street: 3207 Two Moons Rd.

Staff presented the drawings, photos, paint color sample and narrative for the Williams Minor Alteration Application. The work proposed to be completed included landscaping and painting the home Sherwin Williams Cocoon color with the existing “natural cedar” trim color. The Designated Project Representative, Genie Ladd, attended the meeting and responded to questions from the committee. The Committee expressed appreciation for the work proposed to be done to the existing home.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home, comply with Covenants and Design Regulations and are consistent with the subdivision.

Gary Walton made the Motion to approve the Williams Minor Alterations as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

5. Alterations to Approved Plans

BSOA #04328 Estes SFR

Legal: Meadow Village No. 1, 2nd filing, Block 3, Lot 28

Street Address: 2995 Two Moons Rd

Staff presented the drawings, photos and narrative for the Estes Alterations to Approved Plans application. Staff noted that the application prepared by the Owner, Tom Estes, was complete and nicely documented. It was noted that some of the changes are proposed while others have already been completed. The BSAC complimented the work on the home and commented that the proposed changes improved the design and function of the home. Mr. Estes attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the alterations are an improvement to the home and comply with Covenants and Design Regulations and are compatible with the subdivision.

Gary Walton made the Motion to approve the Estes Minor Alterations as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

BSOA: 04624 Scott Minor Alteration

Legal: Meadow Village Block 6, Lot 24A

Street: 2250 Spotted Elk Rd.

Staff presented the photos and narrative for the Alterations to Approved Plans for the Scott Minor Alterations project. The Owners are requesting BSAC approval for landscaping features that were installed the previous fall. The work was brought to the attention of Staff by an adjacent property owner. The property Owners, Kate and Brian Scott, attended the meeting. As a BSAC member, Kate Scott recused herself from the discussion and the vote.

Staff noted that the landscaping work is in the setbacks and also on Boyne USA, Inc. property. Boyne Representative, Brian Wheeler, has granted the Scotts permission from Boyne for the landscaping to be installed on Boyne property. The property has been surveyed and corners marked although the drawing has not been completed by the surveyor. The Owners were reminded that all work needs to be approved prior to construction.

The BSAC also reviewed an apparent encroachment onto Boyne property by the neighbors to the west of the Scott's home, Tom Leonard and Martha Crocker. Staff showed the BSAC photos of what appears to be pipes from a sump pump discharging water into a ditch located on Boyne Property behind the Leonard/Crocker home. It appears that the ditch was dug at the same time as the house was built and is not a natural feature. It was also noted that the stakes placed by the surveyor to mark the property line adjacent to the Leonard/Crocker home had been removed. Staff was directed to contact the Montana Department of Environmental Quality to determine how to proceed.

Staff recommended that the BSAC approve the application as submitted based on the finding that the proposed changes are an improvement to the existing property, comply with Covenants and Design Regulations.

Dan Hoadley made the Motion to approve the Scott Alterations to Approved Plan as submitted. Gary Walton seconded the Motion. The Motion passed unanimously.

BSOA #06243 Liston SFR

Legal: Cascade Subdivision Block 3 Lot 243

Street: 17 Swift Bear Rd

Staff presented the drawings, photos and narrative for the Liston Alterations to Approved Plans application. Approximately nine changes were proposed to be made to the plans including a change to the entry. The BSAC felt that the changes made a minimal difference to the appearance of the home and that the proposed change to the entry was an improvement. The architect and designated project representative, Joe Schwem, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the alterations are in compliance with Covenants and Design Regulations and are compatible with the subdivision

Maggie Good made the Motion to approve the Liston Alterations to Approved Plan as submitted. Gary Walton seconded the Motion. The Motion passed unanimously.

BSOA #02000 Cascade Ridge Master Plan

Legal: Cascade Subdivision Block 2, Area 13

Street: Upper and Lower Cascade Ridge Rd.

Staff presented the drawings, photos and narrative for the Cascade Ridge Single Family Condominium development Alterations to Approved Master Plan application. The Owners are proposing to change the models that will be built. The total number of units remains unchanged and the location of the units has changed only slightly to better fit the site. Site topography and soils prompted the design team to make the revisions. The architect and designated project representative, Joe Schwem, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the Revised Master Plan complies with the Cascade Subdivision Covenants, the Design Regulations and is compatible with the subdivision.

Kate Scott made the Motion to approve the Cascade Ridge Master Plan Alterations to Approved Plan as submitted. Gary Walton seconded the Motion. The Motion passed with 3 in favor and 1 opposed.

6. Single Family Condominium Final Plan Review

BSOA # 020209 Cascade Ridge #209 SFC Final Plan

Legal: Cascade Subdivision Block 2, Area 13

Street: TBD Upper Cascade Ridge Rd.

Staff presented the drawings, photos and narrative for the Cascade Ridge Unit #209 Single Family Condominium Final Plan application. Unit #209 is the "Yellowstone" model. The material board was presented by the architect and the light fixtures were reviewed. The architect and designated project representative, Joe Schwem, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the Single Family Condominium Unit complies with the Cascade Subdivision Covenants, the Design Regulations and is compatible with the subdivision.

Gary Walton made the Motion to approve the Cascade Ridge Single Family Condominium Unit #209 Final Plan as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

7. Single Family Condominium Sketch Plan Review

BSOA # 020209 Cascade Ridge #103 SFC Sketch Plan

Legal: Cascade Subdivision Block 2, Area 13

Street: TBD Lower Cascade Ridge Rd.

Staff presented the drawings, photos and narrative for the Cascade Ridge Single Family Condominium Unit #103 Sketch Plan application. Unit #103 is a "Redrock" model. The architect and designated project representative, Joe Schwem, attended the meeting.

Staff recommended that the BSAC approve the application as submitted based on the finding that the Single Family Condominium Unit complies with the Cascade Subdivision Covenants, the Design Regulations and is compatible with the subdivision.

Gary Walton made the Motion to approve the Cascade Ridge Single Family Condominium Unit #103 Final Plan as submitted with the conditions listed below. Dan Hoadley seconded the Motion. The Motion passed unanimously.

The approval is subject to the following conditions:

1. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Landscape Plan including screening for the hot tub.
 - c. Materials Board including Light Fixture Cut sheets.
 - d. Light fixture locations shown on Floor Plans and Elevations

8. Single Family Residence Final Plan Review

BSOA #06050A Burke Single Family Residence

Legal: Cascade Subdivision Block 2, Lot 50A

Street: TBD Little Thunder Rd.

Staff presented the drawings, photos and narrative for the Burke Single Family Final Plan Application. It was noted by the BSAC that the East side of the garage does not have any windows. The landscape plan, proposed light fixtures and materials were reviewed. The site plan included a retaining wall that was longer than allowed by the Design Regulations. It was noted that the required height limit for retaining walls and also the setback for the ski trail easement made the over length retaining wall necessary.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Cascade Subdivision Covenants and, with one Exception, the Design Regulations. The home is consistent with the neighborhood.

Maggie Good made the Motion to approve the Burke Single Family Residence Final Plan with the Exception and the Conditions noted below. Gary Walton seconded the Motion. The Motion passed unanimously.

The Approval included the following Exception to the Design Regulations:

1. Based on the finding that the longer, uninterrupted retaining wall is necessary for the wall to be less than four feet and to stay outside of the ski lift easement, an Exception to the Design Regulations was granted for the 34'-6" north retaining wall.

The Approval is subject to the following conditions:

1. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Cascade Covenants.
2. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plan.
3. Windows are required to be added to the East elevation of the garage. The BSAC authorized staff to review and approve the revised elevation drawing.

BSOA #02812 Chernausek & Wisniewski SFR Final Plan

Legal: Aspen Groves Subdivision Block D Lot 12

Street: TBD Silverado Trail

Staff presented the drawings, photos and narrative for the Chernausek & Wisniewski SFR Final Plan application. Staff noted that the dog run has been removed from the plans and that changes required at Sketch Plan approval had been added to the plans. The BSAC discussed the contemporary style of the home and considered the appropriateness of the design in Aspen Groves. It was noted that one other contemporary home has been built in Aspen Groves and, in general, homes in Big Sky are moving towards the contemporary style. Staff stated that the Aspen Groves HOA have "accepted" the home and that the addition of the windows to the garage and the deletion of the dog run addressed two of their greatest concerns. Mike Staudt, Designated Project Representative and contractor for the project, attended the meeting.

Mr. Staudt reviewed the material board with the BSAC. It was noted that the darker stain on the wood siding was more pleasing in color than the color shown in the rendering. The landscape plan and light fixtures were also reviewed.

Staff recommended that the BSAC approve the application as submitted with revisions based on the findings that the proposed home complies with the Aspen Groves Subdivision Covenants and the Design Regulations and is compatible with the area.

Kate Scott made the Motion to approve the Chernausek & Wisniewski SFR Final Plan as submitted. Gary Walton seconded the Motion. The Motion passed with four in favor and one opposed.

The approval is subject to the following condition:

1. A signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Aspen Groves Covenants.

BSOA #06348 Amsden SFR (Olive Street LLC)

Legal: Cascade Subdivision Block 6, Lot 348

Street: TBD Low Dog Rd.

Staff presented the drawings, photos and narrative for the Amsden Single Family Residence Final Plan application. Staff noted that the information required to be added to the plans at the Sketch Plan approval had been added to the Final Plan drawings including information on the landscape screening.

The Owner, John Amsden, and the architect and designated project representative, Bob Mechels, attended the meeting.

The landscape plan and light fixtures were reviewed. The proposed landscape screens were reviewed. Three of the screens are longer than allowed by the Design Regulations. It was noted that the screens appear to be a complimentary design element that will enhance the general aesthetic of the immediate area and thereby meet the intent of the Design Regulations.

Mr. Mechels presented the material board to the BSAC and noted that the proposed metal siding had been replaced with wood lap siding. The use of wood siding instead of metal siding reduced the number of Exceptions required for the project from two to one.

Staff recommended that the BSAC approve the application as submitted based on the finding that the home complies with the Cascade Subdivision Covenants and, with one exception, the BSAC Design Regulations. The home is compatible with contemporary homes in the subdivision

Gary Walton made the Motion to approve the Amsden Single Family Residence Final Plan with the Exception and Condition as noted below. Kate Scott seconded the Motion. The Motion passed unanimously.

The Approval included the following Exception:

1. Based on the findings that the garden screening is a complimentary design element that will enhance the general aesthetic of the immediate area an Exception to the Design Regulations was granted to allow for the screens longer than 16 feet.

The Approval is subject to the following Condition:

1. Due to the length of the driveway, a letter from the fire chief accepting the driveway as shown on the plans is required to be submitted prior to the commencement of construction.

9. Variance Application

BSOA # 06012 Savage & Clayton

Legal: Cascade Subdivision, Block 1, Lot 12

Street: 6 Sioux Rd

Staff presented the drawings, photos and narrative for the Savage & Clayton Apartment Variance Application. Staff explained to the BSAC that the Cascade Subdivision Covenants allow an apartment to be built over a garage but, a variance is required. The BSAC reviewed the letter prepared by the Designated Project Representative and project engineer, Philip Kedrowski. Mr. Kedrowski's letter addressed each of the criteria required for a variance to be approved. Philip Kedrowski and the home owner, Joshua Savage attended the meeting.

Staff recommended that the BSAC approve the proposed Apartment Variance based on finding that the location of such additional structure and the size of the lot are such that there is sufficient room for the same and the structures do not unreasonably interfere with the view, building sites, landscaping, elevations and general aesthetic considerations and factors of nearby lots.

Dan Hoadley made the Motion to approve the Savage & Clayton Apartment Variance Application as submitted. Maggie Good seconded the Motion. The Motion passed with four in favor and one opposed.

10. Discussion Items:

a. BSAC Approval Extension Request:

b. BSOA #05313 Lake Plateau Properties LLC (Walton)

Legal: Sweetgrass Hills Subdivision, Block 3, Lot 13A

Street: TBD Bob Tail Horse Rd.

Staff presented the photos and narrative for the BSAC Approval Extension Request for Lake Plateau Properties LLC. BSAC member, Gary Walton, is the property owner and recused himself from the vote and discussion. Staff explained that it took longer than expected for the architect, BSOA staff member Janet Storey, to prepare the plans. As a result, construction on the home was not able to start in 2017 as anticipated. Due to the current shortage of available building contractors a 2 year extension was requested. It was noted that the procedure to request and receive an extension was not mentioned in the Procedure Resolution so the procedure for a Construction Completion Extension was followed.

Staff recommended that the BSAC approve the application as submitted based on the finding that the delay in the timely completion of the construction drawings prevented the owner from proceeding with construction within the one-year time deadline.

Kate Scott made the Motion to approve the Lake Plateau Properties LLC (Walton) BSAC Approval Extension Request as submitted. Maggie Good seconded the Motion. The Motion passed unanimously. Owner, Gary Walton, recused himself.

c. Construction Completion Date Extension Request:

BSOA #04328 Estes SFR

Legal: Meadow Village No. 1, 2nd filing, Block 3, Lot 28

Street Address: 2995 Two Moons Rd

(Reviewed following the Estes Alterations to Approved Plan review.)

Staff presented the photos and narrative for the Estes Construction Extension Request. Mr. Estes requested an additional 2 months to complete the exterior work on his home due to delays caused by the long, cold winter. The BSAC noted that the work was progressing nicely and acknowledged the effort that Mr. Estes has put into the work as he is building the home by himself.

Staff recommended that the BSAC approve the Construction Completion Date as requested based on the finding that construction has been diligently prosecuted as required by the Meadow Village Subdivision Covenants.

Gary Walton made the Motion to approve the Estes Construction Completion Date Extension as submitted. The Motion was amended to extend the Completion Date to September 30, 2018. Dan Hoadley seconded the Motion. The Motion passed unanimously.

Maggie Good disconnected from the GoToMeeting conference call and Brian Wheeler left the meeting prior to Bridget leFeber's arrival. Brian Wheeler rejoined the meeting using the GoToMeeting conference call during the Emergence Group discussion.

BSOA #06245 The Emergence Group (Krejci)

Legal: Cascade Subdivision Block 3 Lot 245

Street: TBD Swift Bear

Staff presented the photos and narrative for the Emergence Group (Krejci) Construction Completion Date Extension. The letter prepared by the attorney for the Owner, Bridget leFeber, was reviewed by the BSAC. Ms. leFeber attended the meeting.

Ms. leFeber updated the BSAC on the status of the lawsuit involving the Owner, contractor and architect and noted that a settlement has not been reached. The estimated bill to reclaim the site is \$400,000. Ms. leFeber stated that she anticipates that the case will go to trial and would like to preserve the site so that jurors would be able to see it in person. Ms. leFeber stated that the intact site will have greater impact on the jury. Staff noted that the adjacent neighbors are becoming impatient with the situation as the abandoned jobsite has existed for over 2 years. It was also noted that a tremendous amount of the dirt excavated prior to the installation of the foundation had been placed on the property to the west. The BSAC discussed the ability of the BSOA to access fines with Ms. leFeber.

Gary Walton made the Motion to approve the Construction Completion Date Extension to September 15, 2018 on the condition that the foundation be removed and the site returned to normal conditions as stated in Ms. leFeber's letter noting that failure to meet that deadline may result in fines being levied in an amount up to \$100 a day beginning on September 15, 2018. Kate Scott seconded the Motion. The Motion passed unanimously.

(The Discussion Items listed below were reviewed prior to the Emergence Group Construction Completion date Extension Request.)

d. Covenant Compliance Tracking Update

Staff updated the BSAC on the changes on the Emergence Group and the Doc's Real Estate Projects.

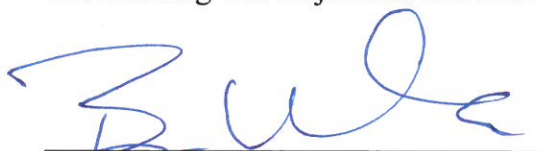
e. Performance Deposit Tracking Update

Staff updated the BSAC on the Performance Deposit Tracking Spreadsheet noting that the spreadsheet had not been updated since the May 17, 2018 BSAC meeting.

f. Certificates of Deposit Update

Staff updated the BSAC on the changes to the Performance Deposit Tracking Spreadsheet noting that the Rainham American Properties, LLC CD had been converted to a Cash Performance Deposit and that the Alpenglow project has a potential buyer.

The Meeting was Adjourned at 11:45.


Brian Wheeler, BSAC Chairman