



**Architectural Committee Meeting Minutes – April 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  
Grant Hilton  
Kenny Holtz (phone)  
Trevor McSpadden  
Sharon Douglas (phone)  
Suzan Scott  
Casey Drayton  
Janet Storey

**Guests in Attendance**

Joe Schwem, Lyric Architecture  
William Feher, Cascade Ridge  
Nate Peckinpaugh, Talus Architects  
Jamie Daugaard, Centre Sky Architecture  
Casey Bennett, Centre Sky Architecture  
Ed & Jan Barr, Cascade Lot 120A  
John & Mary Richardson, MV Lot 24

**1. Membership Forum – None.**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:04 am.

**3. Meeting minutes –** Trevor McSpadden made a motion to approve the minutes from March 19, 2015. Kenny Holtz seconded the motion. Motion passed unanimously

**4. Sketch Plan Review**

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

Staff presented the application for single family new construction with the information submit. Staff presented the following considerations for the BSAC: moving the building envelope, patio and hot tub shown outside of proposed envelope, concrete material shown around garage. Jamie Daugaard, project representative, presented the idea of moving the envelope approximately 15' further east to a natural clearing in the trees. Brian Wheeler questioned the smooth concrete finish shown on elevations. Jamie Daugaard stated that a smooth finish would allow for a warmer color with tan tones. Brian Wheeler responded saying the home is far enough from road and adjacent property that minor details will not be visible. Janet Storey addressed the design regulations, an exception will be necessary for the concrete material. Trevor McSpadden made comments about tailoring the envelope change request for the lot and home, showing all built structures within. The project representatives and owners withdrew the request for sketch plan approval until a new building site and proposed envelope could be settled on.

BSOA #06004 Lauer – New Construction  
Legal: Lot 4 Block 1 Cascade Subdivision  
Street: 11 Sioux Rd.

Staff presented the application for single family new construction with the information submit. Staff presented the following considerations for the BSAC: garage shown in the front setback, parking areas shown in front setback, extensive grading required, and retaining wall details. Nate Peckinpaugh, project representative, stated the project will be requesting a variance to the front setback at a future meeting and that the grading is extensive but necessary to build on the lot. Brian Wheeler made note of the challenges associated with the lot; steep topography, wetland at the bottom, property line set back off of roadway. Nate Peckinpaugh mentioned that boulder retaining walls are planned for a natural look and ability to move slightly without cracking like a poured wall, a small footprint of the home is proposed to fit the lot. Sharon Douglas

questioned if the lot was buildable. Trever McSpadden stated it is buildable and the challenges have been addressed. Brian Wheeler questioned the flat roof proposed and visibility from the road and neighboring homes. Grant Hilton suggested an aggregate rock in a natural tone, no black or white. Trever McSpadden noted that lighting will need to be shown for final. Trever McSpadden made a motion to approve the sketch plan as submit with the considerations discussed. Grant Hilton seconded the motion. Motion passed unanimously.

#### **Sharon Douglas left the meeting at 9:08 am**

BSOA #20102 Lilly & Lopker LLC – New Construction  
Legal: Cascade Area 13 Block 2 Cascade Subdivision  
Street: TBD Plenty Coups Rd. Unit 102

Staff presented the application for single family condominium new construction with the information submit. The application is for unit 102 of the Cascade Ridge development, the model of condo presented was The Boulder. Staff presented the following considerations for the BSAC: materials shown on elevations do not match material descriptions, clarification on box shown on rear of garage, windows shown on floor plans and not elevations, hot tub location. Joe Schwem, project representative, noted the materials would be settled on for final, and a hot tub location would be shown on the lower deck. Trever McSpadden made a motion to approve the sketch plan as submit noting all considerations presented. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #20208 Lilly & Lopker LLC – New Construction  
Legal: Cascade Area 13 Block 2 Cascade Subdivision  
Street: TBD Plenty Coups Rd. Unit 208

Staff presented the application for single family condominium new construction with the information submit. The application is for unit 208 of the Cascade Ridge development, the model of condo presented was The Jefferson. Staff presented the following considerations for the BSAC: materials shown on elevations do not match material descriptions, clarification on box shown on rear of garage, windows shown on floor plans and not elevations, hot tub location, different types of railings shown on elevations. Joe Schwem, project representative, noted the materials would be settled on for final, a hot tub is not proposed for this unit, and railings would be settled on and match for final. Trever McSpadden made a motion to approve the sketch plan as submit noting all considerations presented. Grant Hilton seconded the motion. Motion passed unanimously.

#### **5. Minor Plan Review**

BSOA #04224 Richardson – Minor Alteration  
Legal: Lot 24 Block 2 Meadow Village  
Street Address: 2695 Curley Bear

Staff presented the application for a minor alteration as submit. The application consisted of two separate projects. The first project presented was for the addition of a stone veneer around existing deck posts on the back of the home. The stone veneer was proposed to be no more than 3' in height and in a similar color to stone on the front of the home. The Richardson's presented a sample of Eldorado Stone in Polermo Country Rubble color. BSAC discussed how this addition would help with overall appearance and give the deck posts a finished look. Grant Hilton made a motion to approve the plan as submit. Trever McSpadden seconded the motion. Motion passed unanimously.

Staff presented the second project proposed, a two rail rough cut raw cedar fence to run along the east and south property lines. The Richardson's presented the BSAC with the history of attempting to delineate the property line from adjacent property with landscaping features in the past. BSAC discussed that a property

dispute is attempting to be resolved with an architectural feature. Grant Hilton proposed the idea of a landscape fence to be placed only in the specific area identified in photos of neighbor trespass, the fence would be sloped to the ground to provide a finished look. Trever McSpadden stated that the project is proposing to mitigate a property dispute with a discouraged solution as stated in the design regulations. Grant Hilton stated that other options have already been attempted and failed. Grant Hilton made a motion to approve a fence along the south property line not to exceed more than 5' in length from the landscape planter currently in place, and along the east property line not to exceed 10' in length. The fence is to dive to the ground at ends. Kenny Holtz seconded the motion. Motion passed 3 – 1.

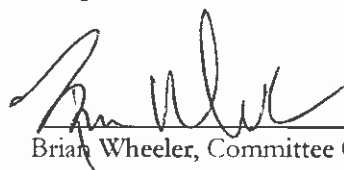
## 6. Enforcement Resolution Review

Suzan Scott presented the revised and restated enforcement procedures to the BSAC for review and consideration. Brian Wheeler questioned when action such as fines could start. Trever McSpadden agreed and mentioned a statement is needed to clarify when action can start. Suzan Scott will send back to the BSOA Board of Directors with recommendations from the BSAC.

## 8. Staff Report

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.

9. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:47 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



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Brian Wheeler, Committee Chair