



Architectural Committee Meeting Minutes – June 18, 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)
Suzan Scott
Casey Drayton
Janet Storey

Guests in Attendance

Dale Palmer, MV Blk 6 Lot 30
James & Sue Lindley
Marilyn Hill, SGH Blk 4 Lot 15
Joe Schwem, Cascade Blk 6 Lot 343
Bob Biggerstaff, Cascade Blk 3 Lot 192A
John Seelye, North Fork 2G/8G
Ron Edwards, Big Sky Water & Sewer

1. Membership Forum –

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

3. Meeting minutes – Kenny Holtz made a motion to approve the minutes from June 4, 2015. Stacy Ossorio seconded the motion. Motion passed unanimously

4. Final Plan Alteration Review

BSOA #06192A Martin PPOS – New Construction
Legal: Cascade Subdivision Block 3 Lot 192A
Street Address: 8 Little Plume

Staff presented the changes proposed to the previously approved final plan for the Martin residence. Staff presented the original site plan for review. As previously approved the driveway would have one entrance from Little Plume Rd. leading to the garage and front of home, there was also an approved gravel access drive to the lower level boat storage garage. Staff then presented the proposed changes to create a half-moon driveway with two access points to Little Plume Rd. Bob Biggerstaff, project representative, noted that the lower garage would still be used for boat storage. BSAC discussed paving the entire drive vs. leaving gravel to access the lower garage. Brian Wheeler mentioned that paving the lower garage access will create too much pavement around the home. Bob Biggerstaff asked about the potential to create a separate driveway access that would not be connected to main driveway. Brian Wheeler discussed that it would then look like two homes. Janet Storey mentioned that the half-moon shape is a good compromise and will make the trailer parking easier. Kenny Holtz made a motion to approve the proposed half-moon asphalt driveway with a gravel extension to access the lower level drift boat garage. Stacy Ossorio seconded the motion. Motion passed unanimously.

5. Single Family Dwelling Landscape

BSOA #07707/07712 Gerrard/Noel – Access Driveway
Legal: North Fork COS 1739B Tract 8G/2G
Street: TBD North Fork Rd

Staff presented the application for single family dwelling landscape alterations. The application called for the creation of a shared access road to run through an access easement between Tracts 2G and 8G in the North Fork. The shared access would then split and create an individual driveway on each tract of land. Associated

elements of adding the access were tree removal, grading, and possibly placing boulder retaining walls if engineering felt it necessary to establish the access. John Seelye, project representative, confirmed that there would not be any poured concrete retaining walls, silt fencing would be used to help with erosion and the fire department still needed to review the plan. Kenny Holtz made a motion to approve the plan contingent on approval from the Big Sky Fire Department and certifying that the project is in compliance with the North Fork Covenants. Sharon Douglas seconded the motion. Motion passed unanimously.

6. Major Renovation/Addition Plan Review

Big Sky County Water & Sewer District #363 - Addition
Legal: Meadow Village Tract B (Easement)
Street: Easement at end of Spotted Elk

Staff presented the application for an addition to the Big Sky County Water and Sewer District pump house at the end of Spotted Elk. The proposed addition would add an additional 536 sf of space to the existing pump house. The new addition is designed to hold new UV water treatment equipment. Janet Storey asked about any noise that would be emit from the equipment. Ron Edwards, project representative, confirmed that there would be no noise associated with the equipment operation. BSAC questioned if any landscaping would be added and if the structure color would be changed. Ron Edwards was open to adding landscaping and updated color scheme. Stacy Ossorio mentioned that the trim color is good but a beige or natural body color would enhance appearance. Stacy Ossorio made a motion to approve the plan as submit with a new paint color and landscaping elements to be reviewed by staff. Additionally the review fee would be waived for the utility entity project that would benefit the community. Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #06343 Feigenbaum – Major Addition
Legal: Cascade Subdivision Block 6 Lot 343
Street Address: 343 Low Dog Rd.

Staff presented the application for an addition to the Feigenbaum residence as submit. The application called for a covered porch and 120 sf of living space to be added to the North West corner of the home. The covered porch will have a hot tub, wood burning fireplace, and sauna. The new living space would contain an entryway vestibule and ¾ bath. All material is proposed to match existing other than a metal roof over the new porch. The lighting proposed is dark sky compliant. Joe Schwem, project representative, pointed out that the porch will have little visibility from the road. Kenny Holtz made a motion to approve the addition plans as submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

8. Minor Plan Review

BSOA #04630 Palmer – Minor Alteration
Legal: Meadow Village Subdivision Block 6 Lot 30
Street: 2350 Spotted Elk Rd

Staff presented the application for a minor alteration to the Palmer residence as submit. The application called for the removal of the existing Trex deck and replacing with concrete in the same footprint. The concrete would be tinted a grey color. Dale Palmer mentioned that the concrete color would be as close to the existing Trex color as possible and that he will be working with adjacent property owner, Boyne, to obtain permission to use their land as an access for the project. Kenny Holtz made a motion to approve the minor alteration plan as submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

BSOA #05415 Hill– Minor Alteration
Legal: Sweetgrass Hills Block 4 Lot 15
Street: 2925 Little Coyote

Staff presented the application for a minor alteration to the Hill residence. The application called for a new paint color scheme. Proposed colors as shown on a sample board provided by Marilyn Hill were: doors & railing in Sherwin Williams Black Fox, fascia & trim in Sherwin Williams Fiery Brown, and body in Valspar Snakeskin. BSAC reviewed the colors existing on the home and the new proposed colors. Stacy Ossorio made a motion to approve the minor alteration plan as submit. Kenny Holtz seconded the motion. Motion passed unanimously.

7. Staff Report/Discussion

- a. **Policy for Storage of Boats, Trailers, and Recreational Vehicles** – The BSAC reviewed the existing policy and discussed the homeowners concerns shared during membership forum at the June 4, 2015 BSAC meeting. The BSAC discussed and determined that temporary parking should be allowed at 10 total days per month, and no more than 5 consecutive days without removal for a period of 2 days. The policy was also altered to change wording to “advance notification” as opposed to “approved in advance”. Sharon Douglas made a motion to approve the new Policy for Storage of Boats, Trailers, and Recreation Vehicles. Kenny Holtz seconded the motion. Motion passed unanimously.
- b. **Minor Landscape Review Process** – BSAC discussed that small landscape improvements should be handled by staff approvals to avoid non-compliance. No motion or further action was discussed.
- c. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- d. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- e. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 9:45 a.m.. Stacy Ossorio seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair