



Architectural Committee Meeting Minutes – June 4, 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
Kenny Holtz
Grant Hilton
Sharon Douglas (phone)
Suzan Scott
Casey Drayton
Janet Storey

Guests in Attendance

Anne Marie Mistretta
James & Sue Lindley
Bill & Phyllis Breeden
Joe Schwem, Cascade Ridge
Nate Peckinpaugh, Cascade Lot 4
Casey Bennett, Cascade Lot 120A
Tom Totic, Cascade Lot 190A
Scott Maybee, Meadow Village Center
Will Henslee, Meadow Village Lot 6
William Feher, Cascade Ridge
Jamie Daugaard, Cascade Lot 190A
Brian Scott, Cascade Lot 48A

1. Membership Forum –

James & Sue Lindley – Letter submit to BSAC about current trailer policy. Spoke during forum about the current trailer parking policy in place. They would like to see the BSAC establish a policy that is reasonable, fair, and consistent. They also pointed out that the BSOA website has two different versions of trailer policy.

Anne Marie Mistretta – Letter submit to BSAC about current trailer policy. Presented the idea that wording should be changed in the policy from prior approval to notification.

Bill & Phyllis Breeden – Letter submit to BSAC about current trailer policy. Would like the BOSA only to enforce trailer parking covenants and policy if a complaint is made. Would like to see more time allowed to park a trailer to account for their personal needs of taking many short trips per month.

2. Call to Order – Brian Wheeler called the meeting to order at 8:23 am.

3. Meeting minutes – Gary Walton made a motion to approve the minutes from May 21, 2015. Kenny Holtz seconded the motion. Motion passed unanimously

4. Final Plan Review

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

Staff presented the Lauer application as submit for final plan review noting no major changes to the plans had been made from sketch plan. Staff reminded the BSAC that a variance had been approved to build the garage within 12’ of the front lot line. Considerations presented for BSAC discussion were: survey letter still needs to be submit, clarification on materials, address identification needed, landscape plan has little detail on plant schedule. The survey letter was submit during the review. Nate Peckinpaugh, project representative, submit a materials board and materials statement showing the following materials and finishes: Trex decking in Island Mist, flat black powder coated iron handrails and spindles, Frontier natural stone color masonry, vertical ship-lap ranch wood siding in Driftwood, metal flashing and trim in Gun Metal, metal panels - Weaver Fab 12” x 24” in Gun Metal, Sierra pacific aluminum clad wood windows and doors in Dark Bronze, break metal trim around great room window in Dark Bronze, GAF Timberline asphalt shingles in Saddlewood Ranch, standing seam metal roof in Gun Metal Grey, flat roof with washed river rock, light grey roof flashing to match standing seam metal, Kichler lighting #49061 in Olde Bronze finish. Nate Peckinpaugh mentioned

that the address would be mounted to the right side of the garage. Trever McSpadden made a motion to approve the final plan for the Lauer residence as submit. Grant Hilton seconded the motion. Motion passed unanimously.

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

Staff presented the final plan application for single family new condominium construction as submit. From sketch plan review the unit style was changed from a Boulder design to a Jefferson design. Staff presented the following considerations for the BSAC to discuss: unit style changed from Boulder to Jefferson, No hot tub shown on elevations, no address identification shown. Will Feher, project representative presented a materials board and materials statement showing the following materials and finishes: vertical aged wood siding, trim in Banya Brown, Haristone Shore Cliff stone, horizontal Sierra log with buff chinking, Jeldwen Redwood windows, Timberline Copper Canyon asphalt shingles. Will Feher discussed that repetitive materials are proposed throughout the Cascade Ridge development to remain consistent and allow for some variation in unit aesthetics. Joe Schwem, project representative, mentioned that the address identification would be fixed to the garage. The BSAC reviewed the plan and discussed the considerations. Trever McSpadden made a motion to approve the final plan for Cascade Ridge Unit 102 as submit noting that it is a Jefferson design. Sharon Douglas seconded the motion. Motion passed unanimously.

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

Staff presented the final plan application for single family new condominium construction as submit. Staff presented the following considerations for the BSAC to discuss: no hot tub shown on elevations, no address identification shown. Will Feher, project representative presented a materials board and materials statement showing the following materials and finishes: wavy cedar lap siding in Banya Brown, Jeldwen Hartford trim in Mushroom, log accent and board and batten in Banya Brown, cedar shake aged with clear coat, Timberline Sandstone asphalt shingles, Haristone Chief Joseph Brown stone. The BSAC discussed the slight change in building site from sketch plan to accommodate a rear patio and hot tub. Stacy Ossorio questioned any landscaping and site development that would take place in the easement. The BSAC addressed the concern that Cascade Ridge has planted grass on adjacent property. Stacy Ossorio, adjacent property owner, recused herself from any vote and requested the property owners contact her about landscape encroachment completed previously. Kenny Holtz questioned two trees planted in the easement shown on the landscape plan. Kenny Holtz made a motion to approve the final plan for Cascade Ridge Unit 208 as submit noting the two trees shown in the easement be relocated outside of the easement. Gary Walton seconded the motion. Motion passed unanimously.

5. Sketch Plan Review

BSOA #20207 Lilly & Lopker LLC, Cascade Ridge Unit 207 – New Construction
Legal: Cascade Block 2 Area 13
Street Address: TBD Plenty Coups Rd

Staff presented the sketch plan application for a new single family condominium construction as submit. The unit style proposed is the Jefferson. The building footprint and layout will be the same as the other Jefferson Units approved. Several materials will be different from the other units which will be presented at final. Staff presented the consideration that no address identification is shown. The BSAC reviewed the plan and found it to be consistent with the other Jefferson units reviewed. Trever McSpadden made a motion to approve the sketch plan for Cascade Ridge unit 207 as submit. Kenny Holtz seconded the motion. Motion passed unanimously.

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

Staff presented the new site plan that was submit as an addition to the previously approved sketch plan. The new site plan showed the building envelope shape and location changed from the existing plat. The new envelope was presented outside of all easements. The BSAC discussed that construction will disturb landscape in the easement, however, all finished built structures will be outside of the easement. Kenny Holtz made a motion to approve the adjusted building envelope and site plan as presented. Sharon Douglas seconded. Motion passed unanimously.

6. Minor Alteration Plan Review

BSOA #06203 Stowe – Minor Alteration Landscape
Legal: Cascade Subdivision Block 3 Lot 203
Street Address: 12 Beehive Basin Rd

Staff presented the application for several additions to the landscaping as submit. The application called for the addition of a stone patio and fireplace, an extension to the existing retaining wall, addition of Spruce trees, Aspen trees, Cherry trees, and Mugo pines around the home. Tom Totic, project representative, mentioned the trees are to fill voids on the lot and the fireplace will have a concrete foundation and spark arrestor. Kenny Holtz made a motion to approve the minor alteration plan noting the fireplace will have a spark arrestor around the top. Sharon Douglas seconded the motion. Motion passed unanimously. BSAC agreed that the performance deposit for the previously approved deck would cover the new patio, fireplace, and landscape elements as well.

BSOA #06190A Totic – Minor Alteration Landscape
Legal: Cascade Subdivision Block 3 Lot 190A
Street Address: Little Plume

Staff presented the application for several additions to the landscaping as submit. The application called for the addition of Spruce trees, Aspen trees and Mugo pines around the home. Tom Totic was present to discuss the project. The BSAC pointed out that the trees shown on the site plan in the easement may be removed if utility work needs to occur. Trever McSpadden made a motion to approve the minor alteration plan as submit. Gary Walton seconded the motion. Motion passed unanimously.

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

Staff presented the application for a minor alteration as submit. The application called for the replacement of the back wood deck with a paver patio, a new landscaped area along the front of the home, 3 Spruce trees to screen the current hot tub, residing and painting the home in SW 3040 Cottonwood and painting trim in SW 3024 River Birch. Will Henslee, project representative was present to answer any questions. Trever McSpadden made a motion to approve the minor alteration plan as submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

BSOA #08027 Maybee – CUP Support
Legal: Meadow Village Center Condo Unit 1C
Street: 145 Center Lane

Staff presented the request by Scott Maybee to get a support letter from the BSOA to assist in obtaining a conditional use permit from Gallatin County to move the Big Sky Discovery School to

Unit 1C. Scott Maybee presented that he now knows he will first need a Zone Text Amendment to move the process forward. He also mentioned that any state regulations pertaining to liquor licenses do not apply to private schools. The BSAC discussed the request and provided feedback and ideas to move the project forward at the county level. The BSAC requested that if a support letter from BSOA is still desired they would like to first see the Zone Text Amendment application.

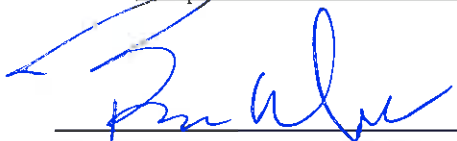
Sharon Douglas left the meeting at 9:45 am

BSOA #06048A Normandy Partners – Minor Alteration Envelope Adjustment
Legal: Cascade Subdivision Block 2 Lot 48A
Street Address: TBD Little Thunder

Staff presented the application for a minor alteration building envelope change as submit. Staff noted that no feedback had been received from adjacent property owners opposing the envelope change. Submit for review were two proposed plats, the first showed the envelope in the easement, the second showed a new shape and smaller envelope size outside of the easement. Trever McSpadden made a motion to approve the new envelope location shown outside of the easement. Grant Hilton seconded the motion. Motion passed unanimously.

7. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues. BSAC requested that the trailer policy be added to the next meeting for discussion/motion.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- c. **Building Envelope Amendment Process Update** – staff presented the materials that will be required to review envelope changes as a minor alteration. The BSAC felt that a longer notification period is needed and should be the same as a variance. All materials for an envelope change must be submit 28 days prior to BSAC review. Adjacent property owners must be notified via certified mail at the expense of the applicant. Brian Wheeler made a motion to approve the application requirements for reviewing an envelope change as a minor alteration. Trever McSpadden seconded the motion. Motion passed unanimously.
- d. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:37 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair