



Architectural Committee Meeting Minutes – March 19, 2015

8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Brian Wheeler
Gary Walton
Kenny Holtz
Trevor McSpadden
Suzan Scott
Casey Drayton
Janet Storey

Guests in Attendance

Joe Schwem, Lyric Architecture
Alex Duff, Big Sky Resort
Elizabeth Tapen (phone)

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:03 am.

3. Meeting minutes – Kenny Holtz made a motion to approve the minutes from February 5, 2015, Trevor McSpadden seconded the motion. Motion passed unanimously

4. BSAC Updates – None presented.

5. Final Plan Review

BSOA #02726 Palmer – New Construction
Legal: Lot 26 Block C Aspen Groves
Street Address: 3070 Pine Cone Terrace

Staff presented the application for single family new construction noting the consideration discussed at sketch plan and requirements for final review. All elements required for final review from sketch review were addressed and presented in the site/landscape plan. The retaining wall details, address monument location and design, and landscaping were presented. Joe Schwem presented a complete materials board: khaki brown horizontal hardie board, cedar board and batten with riverwood stain, country ledgerstone shale cultured stone, timberline barkwood asphalt shingles, coco bean color clad windows with timber bark hardie trim, hammered aspen bronze great outdoors lighting, and timber details with riverwood stain. Brian Wheeler questioned lighting location and dark sky compliant fixtures, Joe Schwem presented 9 dark sky compliant lights in standard locations with 2 can lights proposed under entrance overhang. Janet Storey addressed questions from Sharon Douglas who was not present about trees to be removed and areas to be replanted. Brian Wheeler noted that the landscape plan is sparse but acceptable, showing what will be planted after construction. Joe Schwem stated that the lot is heavily wooded and they will clear trees around the home as recommended for fire safety. Janet Storey also addressed a question from Sharon Douglas about notifying the Aspen Groves HOA. Suzan Scott responded stating that we do not notify subdivision home owners associations. Janet Storey stated we did notify adjacent properties. Kenny Holtz made a motion to approve the final plans as submitted, Trevor McSpadden seconded the motion. Motion passed unanimously.

6. Minor Plan Review

BSOA #07132 Tapen – Minor Alteration – hot tub
Legal: Morning Sun Condo Tract 9 Meadow Village
Street Address: 2091F Little Coyote Rd.

Staff presented an application for a minor alteration to Morning Sun Condo unit 2091F. The application submit was for the addition of a small two person hot tub to the concrete patio on the main floor of the Morning Sun Condo. The hot tub proposed would be screened with two 4' -5' arborvitae trees. Brian Wheeler stated he would not be voting due to conflict of interest. Kenny Holtz asked the developer, Brian Wheeler, how he felt about the proposed hot tub. Brian Wheeler mentioned how he is encouraging natural screening as proposed that will be supported by the existing drip system already in place. Trever McSpadden stated that the natural screening will be good landscaping for the entire development. Brian Wheeler questioned if future hot tubs need to go through BSAC review. Kenny Holtz stated that hot tubs need to go to staff review and not BSAC, unless a problem arises. Trever McSpadden agreed that staff can approve. Brian Wheeler asked the committee present to table the vote until quorum is present. Suzan Scott brought up an email vote for committee members not present. Kenny Holtz made a motion to approve the plans noting 2 arborvitae trees at 4' – 5' in height used as screening, additionally noting staff can approve hot tubs that meet design regulations and fit the landscape and home in future cases, and contingent upon one additional committee member submitting a vote by email to reach quorum. Trever McSpadden seconded the motion.

Cascade Ridge Development
Legal: Cascade Subdivision Area 13 Block 2
Street Address: Plenty Coups Rd. (Cascade Ridge)

Staff presented the application for 3 new directional signs reading “CASCADE RIDGE” to be placed at Lone Mountain Trail and Beehive Basin Rd, Beehive Basin Rd and Little Thunder, and Little Thunder and Plenty Coups Rd. Staff presented similar signs that exist within the BSOA jurisdiction. Brian Wheeler stated that for traffic safety purposes the BSAC needs to carefully review how many signs are installed. Kenny Holtz commented that locations need to be reviewed to determine how far out signs should start from the development. It was discussed that the most confusing intersection of the three proposed for signs is at Beehive Basin Rd and Little Thunder Rd. Trever McSpadden made a motion to approve the sign design as submit for placement at Beehive Basin Rd and Little Thunder Rd. Gary Walton seconded. Motion passed unanimously.

7. Enforcement Review - Wolfram

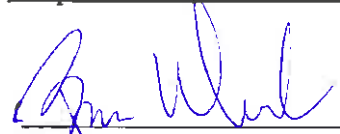
BSOA #05418 Epstein – Patio Enclosure
Legal: Lot 18 Block 4 Meadow Village
Street Address: 125 Chief Joseph Rd.

Staff gave a brief review of the project history and discussed the new letter and survey submitted by the member. The BSAC reviewed the survey showing that the patio enclosure does not encroach into the 10' rear setback.

8. Staff Report

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet, no discussion was had.

9. **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