



Architectural Committee Meeting Minutes – May 7, 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
Stacy Ossorio
Trevor McSpadden
Sharon Douglas (phone)
Suzan Scott
Casey Drayton
Janet Storey

Guests in Attendance

Nathan Peckinpaugh, Talus Architects
Jenifer Clayton, 6 Sioux Rd
John Seelye, Big Sky Build
Jim & Rhonda Berger(phone)

1. Membership Forum – None.

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

3. Meeting minutes – Grant Hilton made a motion to approve the minutes from April 16, 2015. Trevor McSpadden seconded the motion. Motion passed unanimously

4. Variance 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 a variance to the existing Cascade Subdivision Covenants, filing 064137, book 414, pages 401-402, front setback requirements. The applicant was looking to reduce the front setback from the existing 25’ to 12’. Nathan Peckinpaugh, project representative, discussed the steep topography and wetlands as reasoning for the variance request. He noted that the proposed building site will minimize the grading required. BSAC discussed the challenges associated with the lot. Trevor McSpadden made a motion to approve the variance request as submit based on the undue hardship associated with the topography and wetlands on the lot. Stacy Ossorio seconded the motion. Motion passed unanimously.

5. Sketch Plan Review

BSOA #06052A Lee – New Construction SF
Legal: Cascade Subdivision Block 2 Lot 52A
Street Address: 22 Little Thunder

Staff presented the application for single family new construction with the information submit. Staff presented the following considerations for the BSAC: wall length on west elevation over 40’ uninterrupted, driveway over 75’ in length, parking area shown outside building envelope, retaining wall on northwest corner of home over 24’ in length. Janet Storey, project representative, noted that if the home was moved downhill, to accommodate parking within the envelope, the driveway grade and length would be unreasonable. Trevor McSpadden noted that the site plan meets the intent of building within the envelope. The BSAC discussed the wall shown over 40’ in uninterrupted length, Grant Hilton pointed out that the sloped roof line meets the intent of breaking up the wall. Janet Storey discussed that the boulder retaining wall over 24’ is necessary to support the stairs and landing zone coming off of the deck on a steep lot. Trevor McSpadden made a motion to approve the sketch plan as submit, noting the following considerations: Parking area outside of envelope.

wall length greater than 40' uninterrupted, and a retaining wall longer than 24'. Sharon Douglas seconded the motion. Motion passed unanimously.

6. Minor Plan Review

BSOA #06012 Savage – Minor Alteration

Legal: Cascade Subdivision Block 1 Lot 12

Street Address: 6 Sioux Rd

Staff presented the application for a minor alteration as submit. The application called for a new color for the exterior siding and trim, and the addition of Corral Board to select faces of the home. The body of the home was presented as Sherwin Williams Rock Garden (SW 6195) and trim as Sherwin Williams Tricorn Black (SW 6258). Staff presented the consideration to the BSAC to ensure all Corral Board to be added is consistent with the sample provided. Jenifer Clayton stated she has several sample boards that are all consistent with the sample provided. She noted that the black trim will help to give the wood windows a metal clad appearance. BSAC questioned the logs near the entryway, Jenifer Clayton mentioned they would be replaced with a square post and knee brace to be painted brown to match the deck and the stained front door will remain as is. Trever McSpadden made a motion to approve the minor alteration plan as submit. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #06203 Noel – Minor Alteration

Legal: North Fork C.O.S. 1739A Tract 5A

Street: 1806 North Fork Rd

Staff presented the application for a minor alteration as submit. The application called for an addition to the covered porch on the main level of the home. The application was first reviewed and approved by the North Fork Site Review Board. Materials are to match existing. Sharon Douglas questioned if any trees were to be removed. John Seelye, big sky build, noted that no trees were being removed and landscaping to remain as is. Trever McSpadden made a motion to approve the minor alteration as submit. Stacy Ossorio seconded the motion. Motion passed unanimously.

BSOA #04128 Berger – Minor Alteration

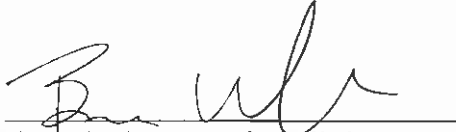
Legal: Meadow Village Subdivision Block 1 Lot 28

Street Address: 2255 Yellowtail

Staff presented the application for a minor alteration as submit. Staff presented the approved siding and stone veneer, approved on 4/16/15. The BSAC asked the owner to submit additional elevations showing changes to the front of house to create addition living space where the current 2 car garage is. Staff presented the requested elevations showing existing and proposed. The owners submit 3 options for BSAC review: removing one garage door and replacing with horizontal siding, leaving both garage doors and creating one false door, and removing one garage door and replacing with a window and horizontal siding around. Janet Storey questioned if the stone veneer was going to be added along the front of the garage, Jim Berger mentioned it would be added. BSAC discussed that the false garage door is not a good option, the vertical trim piece shown next to garage is not necessary, a window will help to break up the wall considering concrete drive will be left and no landscape elements are proposed. Rhonda Berger mentioned that a window will make the interior space difficult to work with. Trever McSpadden noted that a window will be better than breaking up concrete and adding landscaping. Trever McSpadden made a motion to approve the plan as submit showing a window replacing the garage door to be removed, removing the vertical trim board shown next to the garage door, and adding the stone veneer along the bottom of the entire front of home. Sharon Douglas seconded the motion. Motion passed unanimously.

7. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues.
- b. **Performance Deposit Tracking Sheets** – Staff updated performance deposit tracking sheet.
- c. **Building Envelope Amendment Process Update** – Staff presented the request from Madison County to review building envelope changes prior to amending the plat. BSAC discussed establishing a consistent method to review and recommend.
- d. **LEED & Sustainability Awareness** – The strategic plan laid out by the BSOA Board of Directors called for encouragement of LEED, energy efficient, and sustainable design. The BSAC discussed that a section on the website would be best to communicate these practices to owners.
- e. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:35 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair