



**Architectural Committee Meeting Minutes – October 1, 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  
Gary Walton  
Trever McSpadden  
Suzan Scott  
Casey Drayton  
Janet Storey

**Guests in Attendance**

Reid Smith, Cascade Block 3 Lot 229A  
Joe Schwem, Cascade Block 6 Lot 343  
Marc Perdue, Cascade Block 1 lot 3A  
Dave Rogers, Cascade Block 3 Lot 231

**1. Membership Forum –**

**2. Call to Order** – Brian Wheeler called the meeting to order at 8:00 am.

**3. Meeting minutes** – Trever McSpadden made a motion to approve the BSAC meeting minutes from September 17, 2015. Grant Hilton seconded the motion. Motion passed unanimously.

**4. Sketch Plan Review**

BSOA #06229A Stouvenot  
Legal: Cascade Subdivision Block 3 Lot 229A  
Street: TBD Middle Rider Rd

Staff presented the sketch plan application for Lot 229A in Block 3 of the Cascade Subdivision. Staff presented the following considerations for BSAC discussion: driveway location in the easement, hot tub screening, window placement on north elevation, and concrete material not called out. Reid Smith, project representative, discussed that he would like to add depth with a texture or color for the concrete. Reid Smith also discussed that the owner is an architect so the design has been evolving since sketch plan submittal, two different renderings were presented changing the exterior elements slightly. Brian Wheeler addressed that the driveway is shown in close proximity to the property line and within the ski trail easement. Reid Smith confirmed that it could be moved 20' to the east to allow room for the ski trail. The BSAC discussed the north elevation with few elements to break up the wall. Reid Smith mentioned that the new design has architectural features to add depth to the wall. Grant Hilton made a motion to approve the sketch plan with either of the two exterior design concepts reviewed subject to addressing the 4 considerations staff presented. Gary Walton seconded the motion. Motion passed unanimously.

**5. Minor Alteration**

BSOA #08600 Baltic Associates, Black Bear  
Legal: Cascade Subdivision Block 1 Lot 3A  
Street: 3 Turkey Leg

Staff presented the minor alteration application for the Black Bear Bar & Grill in the Cascade Subdivision. The minor alteration application called for a new and relocated dumpster enclosure. Staff presented that the current enclosure is out of compliance for several reasons. Marc Perdue, project representative, noted that the structure materials would match the existing main building. The BSAC expressed overwhelming support for the new location near Turkey Leg and off of the main entrance corridor, Sitting Bull Rd. Trever McSpadden made a motion to approve minor alteration plan for Baltic Associates. Gary Walton seconded the motion.

Discussion from Grant Hilton made note to amend the motion to included materials to match. Motion was amended to included materials to match existing. Motion passed unanimously.

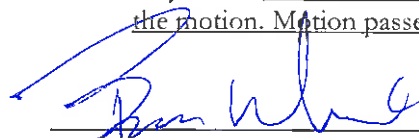
## 6. Alteration to Approved Plan

BSOA #06343 Feigenbaum  
Legal: Cascade Subdivision Block 6 Lot 343  
Street: 37 Low Dog Rd.

Staff presented several changes to the previously approved addition for the Feigenbaum residence. The addition was originally approved for a deck extension and vestibule/bathroom area. Staff pointed out the following changes to the plan: deck to extend an additional 2' toward the rear property line, fireplace removed from deck, knee braces added for support. Joe Schwem, project representative, mentioned the reasoning for expanding the deck and removing the fireplace is to allow for a larger hot tub and more room on the deck. Trever McSpadden made a motion to approve the alteration to the previously approved addition plan for the Feigenbaum residence. Grant Hilton seconded the motion. Motion passed unanimously.

## 11. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- b. **BSAC Chair Nominations** – Grant Hilton made a motion to nominate Brian Wheeler as BSAC Chair. Trever McSpadden seconded the motion. Motion passed unanimously. Trever McSpadden made a motion to nominate Stacy Ossorio as BSAC vice Chair. Gary Walton seconded the motion. Motion passed unanimously.
- c. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet.
- d. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting at 9:40 am. Gary Walton seconded the motion. Motion passed unanimously.



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Brian Wheeler, Committee Chair