



**Architectural Committee Meeting Minutes – September 3, 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  
Gary Walton  
Trevor McSpadden (joined at 9:45 am)  
Sharon Douglas  
Suzan Scott  
Casey Drayton  
Janet Storey

**Guests in Attendance**

Lyndsey Stewart, MV Block 5 Lot 3  
Tom Totic, Cascade Block 3 Lot 190A  
David Seabury, Cascade Block 4 Lot 283  
Jeff Sandholm, Cascade Block 3 Lot 146A

**1. Membership Forum –**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:05 am.

**3. Meeting minutes –** Gary Walton made a motion to approve the BSAC meeting minutes from August 20, 2015. Sharon Douglas seconded the motion. Motion passed unanimously.

**4. Alteration to Previously Approved Plan**

BSOA #04503 Flaherty  
Legal: Meadow Village Block 5 Lot 3  
Street: TBD Little Coyote

Staff presented a material change for BSAC review for the Flaherty residence. The proposed change would be replacing the aggregate concrete originally approved for the exposed foundation and wall shown on the east side of the garage with a Dryvit stucco in antique grey. Lindsey Stewart, project representative, was present with material samples to show the BSAC. Kenny Holtz made a motion to approve the material change. Stacy Ossorio seconded the motion. Motion passed unanimously.

**4. Final Plan Review**

BSOA #06146A Rothacher, RMR  
Legal: Cascade Subdivision Block 3 Lot 146A  
Street: TBD Black Moon Rd

Staff presented the final plan application for single family new construction in the Cascade Subdivision. The proposed home will be on Black Moon Road. There were no major changes noted from sketch plan review. Staff presented the following considerations for BSAC discussion: concrete patio and hot tub shown outside the building envelope, hot tub screening, survey letter is required, fire department approval of driveway required. Jeff Sandholm, project representative, showed a materials board with the siding, trim, roofing, and lighting products. Jeff Sandholm mentioned that the concrete patio could be replaced with a stone paver. BSAC mentioned that this is similar to a driveway or parking shown outside of an envelope. BSAC also questioned if Madison County accepts a patio outside the envelope. Kenny Holtz made a motion to approve the final plan subject to Madison County confirming that the concrete patio can be located outside the building envelope, hot tub is screened to Black Moon Road, letter from a surveyor is submit, fire department review and approval of the driveway, window cladding will match metal roofs. Sharon Douglas seconded the

motion. Discussion was had as to lighting meeting dark sky compliant standards. Staff confirmed that lighting is called out on elevations as dark sky compliant and Jeff Sandholm showed a picture of the fixture proposed. Motion passed unanimously.

## 7. Landscape Plan

BSOA #06283 Cascade, LLC  
Legal: Cascade Subdivision Block 4 Lot 283  
Street: TBD Rising Bull

Staff presented the landscape application for the recently aggregated Cascade Subdivision lots 283, 282, and 281. The landscape alterations were proposed to allow the sewer line to be relocated to the edge of the aggregated lot. The sewer line would be within a 30' easement created for the line on the east side of the property. Staff presented the following consideration for BSAC discussion: shared access easement and neighbor's driveway. David Seabury, project representative, mentioned that they would remain clear of the neighbor's driveway. Staff confirmed for the committee that Big Sky Water & Sewer District has already approved the project. Kenny Holtz made a motion to approve the project noting that the neighbor's driveway will not be disrupted, and the applicant will submit a site plan designating the disturbed area. Gary Walton seconded the motion. Motion passed unanimously.

## 5. Major Renovation/Addition

BSOA #00403 Miller  
Legal: Pinewood Hills Lot 3  
Street: 3500 Sprucewood Drive

Staff presented the application for an addition and renovation to the Miller home in Pinewood Hills. The application called for two additions to the home. One on the west wall and one on the north wall. The additions will allow for an extra garage bay and new living area. Staff presented the following consideration for BSAC discussion: Pinewood Hills setback requirement of 50' from lot lines unless approved by the BSAC. Janet Storey, project representative, mentioned that the new additions would be just over 10' from the lot line, as required by Gallatin Canyon Big Sky Zoning Regulation. Stacy Ossorio made a motion to approve the addition subject to an approval letter from the neighbor to the west regarding proximity of the addition to the lot line. Sharon Douglas seconded the motion. Motion passed unanimously.

## 10. Alteration to Previously Approved Plan

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

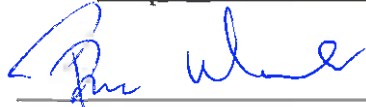
Staff reported that the project representative, Bob Biggerstaff, and neighbor Tom Totic had met on site and come up with a resolution for the appropriate driveway flare at Little Plume Road. The driveway flare would be cut back to 16' from the fire hydrant and be a total of 26' in width. Both parties confirmed for staff that they were in agreement on the numbers. Gary Walton made a motion to approve the driveway dimensions. Kenny Holtz seconded the motion. Motion passed unanimously.

## 11. Staff Report/Discussion

- a. **BSAC Review Policy for members not in good standing** – Staff presented the BSAC with the revised Board of Directors Resolution: BSAC Procedures which included a section that would deny architectural review to members out of compliance or not in good standing with the BSOA. Sharon Douglas made a motion to approve the revised resolution. Kenny Holtz seconded the motion.

Motion passed unanimously. The resolution will be passed on to the BSOA Board of Directors for final review and approval.

- b. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- c. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet.
- d. **Adjourn** – Brian Wheeler made a motion to adjourn the meeting of the BSAC at 10:20 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.



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Brian Wheeler, Committee Chair