



**Architectural Committee Meeting Minutes – December 1, 2016**  
**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance**

Brian Wheeler  
Trevor McSpadden  
Stacy Ossorio  
Sharon Douglas  
Gary Walton (phone)  
Grant Hilton  
Casey Drayton  
Suzan Scott  
Janet Storey

**Guests in Attendance, Project Attending For**

Jackson Trout (phone), Cascade Block 3 Lot 160A  
Scott Lewis (phone), Cascade Block 3 Lot 160A

**1. Membership Forum – None**

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

**3. Meeting Minutes** – Sharon Douglas made a motion to approve the meeting minutes from the November 17, 2016 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

**4. Building Envelope Alteration Review**

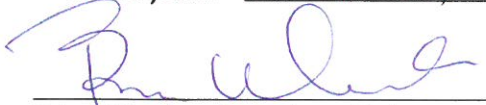
BSOA #06160A The Black Moon Trust  
Legal: Cascade Subdivision Block 3 Lot 160A  
Street: TBD Black Moon Road

Staff presented an application for BSAC review proposing to adjust the platted building envelope on Cascade Subdivision Lot 160A. The application presented had a site plan which showed the existing envelope and a proposed envelope with a new shape shifted to the north on the property. Staff reminded the BSAC that a sketch plan application for the property had been reviewed and approved on October 6<sup>th</sup> 2016. The BSAC questioned if the design of the home would be changing or just the location. Jackson Trout, project representative, stated that the design for final plan review would be consistent with what was reviewed for sketch plan. Staff noted that no comments had been received from adjacent property owners. Trevor McSpadden made a motion to approve the revised site plan showing an adjusted building envelope as submitted. Sharon Douglas seconded the motion. Grant Hilton discussed that tailoring the envelope too close to the footprint of the home could lead to difficulties during construction. Jackson Trout noted that there would be approximately 5’ of buffer space between the footprint of the home and the building envelope. Trevor McSpadden cautioned that the building envelope will be firm and any modifications to the home design will need to be contained within the envelope. Motion passed unanimously.

**5. Staff Report/Discussion**

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet. The BSAC discussed a letter received from a representative of the property owner at Cascade Block 3 Lot 245. The BSAC reviewed the status of the project and request for an extension contained in the letter. Grant Hilton made a motion to approve a 6 month extension of the construction timeframe with the condition that an update be provided for review in 3 months and at the end of 6 months an additional extension request will need to be made with a schedule detailing remediation of the property and future construction timelines. Trevor McSpadden seconded the motion. Motion passed unanimously.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.

- c. **Project Completion Tracking** – Staff presented the Flaherty performance deposit partial release and extension request for BSAC review. Photos of the current state of the home were provided for BSAC review. Grant Hilton made a motion to refund a partial release of the deposit in the amount of \$5,000 and extend the completion date for the landscaping and deck until the end of August 2017. Trever McSpadden seconded the motion. Motion passed unanimously.
- d. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 9:35 am.



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Brian Wheeler, Committee Chair