

**Architectural Committee Meeting Minutes – January 5, 2017**  
**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  
Gail Young  
Gary Walton  
Grant Hilton  
Casey Drayton  
Suzan Scott  
Janet Storey

**Guests in Attendance, Project Attending For**

Doug Bing, Morning Sun Condominiums  
Joe Schwem, Cascade Block 3 Lots 232 & 253

**1. Membership Forum – None**

**2. Call to Order –** Brian Wheeler called the meeting to order at 8:06 am.

**3. Meeting Minutes –**Gary Walton made a motion to approve the meeting minutes from the December 1, 2016 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

**4. Alteration to Previously Approved Plan Review**

Morning Sun Condominiums  
Legal: Meadow Village Tract 9  
Street: TBD Sheffield Lane

Staff presented several alterations to the previously approved plans for the Morning Sun Condominiums phase 2 development. Staff reminded the BSAC that phase 2 consisted of 2 6-plex buildings and a 4-plex building located on a new road that has been created off of 2-Gun White Calf Road. The first alteration that was reviewed was a revised landscape plan for the area around phase 2. Staff noted that several plantings near the intersection of 2-Gun White Calf Road could potentially block the vision triangle if they were too close to the road. Doug Bing, project representative, stated that there would be a spruce tree on each side of the drive to enhance the appearance. Trevor McSpadden noted that from the drawing presented, the vision triangle and sight lines looked as if they would be free of obstruction. Grant Hilton questioned the west end of the development and the lack of landscaping shown on that end. Staff noted that the adjacent property to the west of phase 2 was BSOA open space. Staff also reminded the BSAC that the home to the west and south added additional screening on their property to break up the view of phase 2. Staff presented new colors for the 4-plex and east 6-plex for BSAC review. Samples of Mountain Sage for the siding and Woodstock Brown were shown for the 4-plex and Autumn Tan for the siding and Timber Bark for the accent of the east 6-plex. Also presented for BSAC review was a new door and changes to window sizes on the 4-plex and new windows added to the west end of the west 6-plex and the east end of the east 6-plex. Trevor McSpadden made a motion to approve the revised landscape plan, colors and window/door alterations. Gary Walton seconded the motion. Motion passed unanimously.

**5. Sketch Plan Review**

BSOA #06253A Lepper  
Legal: Cascade Subdivision Block 3 Lot 253A  
Street: TBD Swift Bear Road

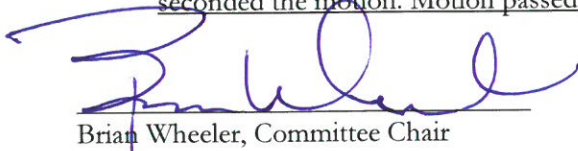
Staff presented the sketch plan application for a new construction at the end of Swift Bear Road. Staff noted that the application had been reviewed in October for sketch plan review and the BSAC tabled the discussion. Considerations for BSAC discussion as noted by staff were: driveway slope and access easement, wall length greater than 40', retaining and grading information, extent of cut/fill, and hot tub screening. Joe Schwem, project representative noted that the access easement was being pursued, however it would not be finalized until the BSAC approved the driveway design and sketch plan. Joe Schwem discussed that the grade of the site was difficult to work with and the home would need to be supported on fill to get the driveway into compliance with the grade requirements. The BSAC discussed the driveway design and initially noted that the curve radius was very tight for the steep grade. Brian Wheeler questioned the boulder retaining feature and grading that appeared to be in the easement area. Joe Schwem confirmed that the driveway was not in the easement, the boulders are as shown. Brian Wheeler discussed the importance of maintaining an easement area free of obstructions to allow for ski grooming equipment. The BSAC discussed possible alternatives with Joe Schwem to reduce the driveway grade, curve radius, and fill required. Ideas presented were altering the building envelope, lowering the grade around the home, and a detached garage. Brian Wheeler mentioned that looking at the lot with a clean slate could help open up discussion on alternative designs. Trever McSpadden noted that the design of the home looks great, and that there appears to be support for a variance or envelope modification if required. Gary Walton made a motion to reject the sketch plan application for the reasons discussed by the committee. Trever McSpadden seconded the motion. The BSAC discussed that tools to pursue other design options had been mentioned and the representative is aware of them. Motion passed unanimously.

BSOA #06232A Lepper  
Legal: Cascade Subdivision Block 3 Lot 232A  
Street: TBD Middle Rider Road

Staff presented the sketch plan application for a new construction on Middle Rider Road. Considerations noted by staff for BSAC discussion were: use for the area above the garage, deck needs to be shown on site plan within the building envelope, retaining and grading information clarified, and hot tub screening shown. Joe Schwem, project representative, noted that a flat area was being created at the lower level walkout and a retaining wall would be necessary. Joe Schwem mentioned that the considerations could be addressed with the final plan application. Grant Hilton made a motion to approve the sketch plan application noting that the considerations listed by staff would be addressed with a final plan application. Gary Walton seconded the motion. Motion passed unanimously.

##### 5. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- c. **Project Completion Tracking** –
- d. **Adjourn** – Grant Hilton made a motion to adjourn the meeting of the BSAC at 10:02 am. Trever McSpadden seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair