



Architectural Committee Meeting Minutes – June 21, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Kate Scott
Dan Hoadley
Gary Walton
Maggie Good
Janet Storey
Suzan Scott

Using "Go to Meeting"
Trevor McSpadden

Guests in Attendance, Project Attending For:

Joe Schwem	# 020103 Cascade Ridge # 103
Kathy & Mike Moran	# 04402 Moran
Rene Kraus	# 05201 Summers & Kraus
William Farhat	# 06507A BSFD Station #2
Dennis Raffensperger	# 06507A BSFD Station #2
Philip Kedrowski	# 06012 Savage & Clayton
Jess Benlacqua	Blue Ribbon Builders
Brian Scott	# 312184 & 88 Fairways

1. Membership Forum - None

2. Call to Order – Brian Wheeler Called the meeting to order at 8:02 am.

3. Meeting Minutes –

A Motion to approve the June 7, 2018 BSAC Meeting Minutes was made by Maggie Good. Gary Walton seconded the Motion. The Motion passed unanimously.

The BSAC discussed whether it was permissible to change a vote on meeting minutes after they had been approved. The BSAC decided that "Roberts Rules" should be consulted.

4. Minor Alterations

BSOA #02501 Summers & Kraus Minor Alterations

Legal: Aspen Groves, Block A, Lot 1
Street: 1255 Andesite Rd.

Staff presented the photos, paint color sample and narrative for the Summers & Kraus Minor Alterations. The homeowners are proposing to paint the home Sherwin Williams color # SW 3042 "Woodland" exterior solid body stain. The existing dark brown trim color would remain unchanged. One of the homeowners, Rene Kraus, attended the meeting and discussed the application with the committee.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home, comply with Covenants and Design Regulations and are consistent with the subdivision.

Gary Walton made the Motion to approve the Kraus & Summers Minor Alteration application as submitted. Maggie Good seconded the Motion. The Motion passed unanimously.

BSOA #04402 Moran Minor Alterations

Legal: Meadow Village No. 1 2nd Filing, Block 4, Lot 2

Street: 2435 Little Coyote Rd.

Staff presented the photos, roof material sample and narrative for the Moran Minor Alterations. The homeowners are proposing to replace the existing cedar shingle roof with Bridger Steel "Tru-Snap" Panel profile metal roof in "Rustic Copper". Staff noted that the Morans had also recently replaced failing windows with new windows that matched existing and had repainted the home with the same color paint. As allowed by the Procedure Resolution, staff has approved those minor alterations. The homeowners, Mike and Kath Moran, attended the meeting and responded to questions from the committee.

Staff recommended that the BSAC approve the application as submitted based on the finding that the modifications are an improvement to the existing home, comply with Covenants and Design Regulations and are consistent with the subdivision.

Gary Walton made the Motion to approve the Moran Minor Alteration application as submitted. Dan Hoadley seconded the Motion. The Motion passed unanimously.

(Please note that the Cascade Ridge SFC #103 Final Plan Review was reviewed out of the order shown on the Agenda and in these Meeting Minutes. The review occurred after Gallatin Rural Fire District and before Savage & Clayton Major Alteration reviews.)

5. Single Family Condominium Final Plan Review

BSOA # 020209 Cascade Ridge #103 SFC Final Plan

Legal: Cascade Subdivision Block 2, Area 13

Street: TBD Lower Cascade Ridge Rd.

Staff did not present the Cascade Ridge Unit #103 Single Family Condominium Final Plan Application to the BSAC. The BSAC instead discussed the language in the Cascade Covenants Article II C, "Special Provision For Residential Lots, Tracts And Areas of the Cascade Subdivision" regarding the allowable heights for building on Area 13 which is the site of the Cascade Ridge Condominium Development. Joe Schwem, the project architect and Designated Project Representative, attended the meeting.

Article II C of the Cascade Covenants list only 2 uses for the Lots, Tracts or Areas:

1. *"a lot used as a single family residential lot"* with a 28' maximum allowable height.
2. *"a lot used for mulitfamily residential condominium units"* with a 40' maximum allowable height.

Two members of the BSAC stated a concern that the Cascade Covenants do not include a "lot used as a single family residential condominium unit lot" use. Because of this they feel that the Covenants are unclear which maximum height should apply to the project. Staff noted that when the Cascade Ridge Condominium development was approved in its entirety in 2004 all of the condominium units included in the approval exceeded 28' which suggests that the 40' height was used for the maximum allowable height in the original approval. The height of Unit #103, the Redrock, is 31'-9".

Following the Motion during the Discussion period, the BSAC reviewed the height concern at length and asked Mr. Schwem several questions. Staff explained to the BSAC that Mr. Schwem was not the

original architect for the project and may not know the answers to the questions. Staff, due to extensive research performed the previous week, was able to answer the questions the BSAC asked.

Several BSAC members stated that they were uncomfortable delaying the review and approval of the Unit #103 application which, in turn, might delay the start of construction. The BSAC came to the conclusion that the BSOA attorney would be required to provide an interpretation of the Covenants. A BSAC member and the BSAC Chairman were directed to prepare a memo to send to the BSOA Legal Committee and, after review by the Legal Committee, the Memo would be submitted to BSOA attorney for his opinion.

Gary Walton made the Motion to table the Cascade Ridge Single Family Condominium Unit #103 Final Plan Application. Maggie Good seconded the Motion. The Motion passed 4 in favor and 1 opposed.

Following the conclusion of the meeting BSAC Chairman, Brian Wheeler, asked to have his opposition to the tabling of the Cascade Ridge SFC Unit #104 project included in the Meeting Minutes. Mr. Wheeler did not vote on the Motion at the meeting.

6. Major Alteration Sketch Plan Review:

BSOA #06507A Gallatin Rural Fire District

Legal: Cascade Subdivision, Block 1, Tract 7-1B Plat 4/309

Street Address: 462 Lone Mountain Trail

Staff presented the drawings, photos and narrative for the Gallatin Rural Fire District Major Alteration Sketch Plan Review Application for an addition to Fire Station #2. The application is for a 1,378 square foot addition to the existing Fire Station #2 in Cascade Subdivision. The addition includes 5 sleeping rooms, a mechanical room and a workout room. Fire Chief, William Farhat, has requested that the Review Fee for this project be waived for this application as it meets the criteria stated in the Procedure Resolution for a "governmental entity and its proposed project will benefit the Membership". Big Sky Fire Department Chief, William Farhat, and architect and "Designated Project Representative, Dennis Raffensperger attended the meeting.

The BSAC discussed the schedule for the addition and was asked about the staffing of the Fire Station. Chief Farhat stated that the addition was planned to be built this summer but the station would not be staffed immediately.

Staff recommended that the BSAC approve the proposed Sketch Plan application for the Gallatin Canyon Rural Fire District Station #2 Addition based on finding that the proposed addition complies with the Cascade Subdivision Covenants, the Design Regulations and is consistent with the neighborhood. Staff recommended that the Fee Waiver be granted.

Gary Walton made the Motion to approve the Gallatin Rural Fire District Major Alteration Sketch Plan Review Application for Fire Station #2 as submitted including the Review Fee waiver and the Conditions as noted below. Trever McSpadden seconded the Motion. The Motion passed unanimously.

The Approval includes the following Conditions:

1. All Final Submittal information to be provided including:
 - a. All Sketch Plan Requirements in Final Form.
 - b. Landscape Plan (Disturbed land restoration)
 - c. Light Fixture Cut sheets.
 - d. Light fixture locations shown on Floor Plans and Elevations

BSOA # 06012 Savage & Clayton

Legal: Cascade Subdivision, Block 1, Lot 12

Street: 6 Sioux Rd

Staff presented the drawings, photos and narrative for the Savage & Clayton Major Alteration Sketch Plan Review Application. Joshua Savage and Jenifer Clayton are proposing to build an addition that includes a garage with an apartment on the second floor to their existing home. A Variance to allow the apartment as required by the Cascade Subdivision Covenants was approved on June 7, 2018.

The BSAC discussed the roof length on the north sides and the south sides of the proposed addition. The length of the roof exceeds the 40' maximum length allowed by the Design Regulation by 6". An Exception was proposed based on the weather protection provided by the overhang however, the BSAC felt that the Exception should not be allowed. The BSAC also discussed the windows. Staff noted that windows were not shown on the East Elevation of the existing garage after the remodel and very few were shown on the West wall of the Addition.

Staff recommended that the BSAC approve the proposed Sketch Plan application for the Savage & Clayton Garage Addition based on finding that the proposed addition complies with the Cascade Subdivision Covenants and, with 1 Exception, complies with the Design Regulations and is consistent with the neighborhood.

Maggie Good made the Motion to approve the Savage & Clayton Major Alteration Sketch Plan Application as submitted with the conditions listed below. Kate Scott seconded the Motion. An Exception for the proposed over length roof was not included. The Motion passed with four in favor and one opposed.

The Approval included the following Conditions:

1. Additional windows be added to the west elevation on the remodeled garage.
2. Portable toilet location be included on the Final Site Plan.
3. All Final Submittal information to be provided including:
 - e. All Sketch Plan Requirements in Final Form.
 - f. Landscape Plan
 - g. Materials Board including all materials. Samples of materials that match existing are not required. Information on existing roof material is required.
 - h. Light Fixture Cut sheets.
 - i. Light fixture locations shown on Floor Plans and Elevations

** Please see Project Checklist for complete list of requirements.

7. Discussion Items:

a. Construction Completion Date Extension Request:

BSOA ## 312184 & 312188 Fairways New Multi-Family Condominiums

Legal: Meadow Village #1, 2nd Filing Tract E, Plat I-12

Street: 2184 – 2188 Little Coyote Rd.

Staff presented the plans, photos and narrative for the Fairways Multi-Family Condominium Development Construction Extension Request. Project owners, Kate and Brian Scott, attended the

meeting. Due to her position on the BSAC, Kate Scott recused herself from the discussion unless asked a question and also from the vote.

It had been anticipated that the sale of the development would close on June 11, 2018 but it has not closed. The length of the Extension to be granted was discussed. The Scotts currently think that the sale will close by the end of the summer. The BSAC felt that an Extension until the second BSAC meeting in September would be appropriate.

The BSAC reviewed the plan prepared by Bechtle Architects that shows the location of the construction staging area, jobsite trailer location, construction worker/subcontractor trailer parking, portable toilet location, dumpster location, ingress and egress for trailers and the construction office trailer. The BSAC felt that additional information did not need to be included on the plan. Brian Scott stated that they would begin work on the plan immediately.

Staff recommended that the BSAC approve the Construction Completion Extension application to allow time for the sale of the development to close.

Gary Walton made the Motion to approve the Fairways Construction Completion Date Extension until September 20, 2018 with the conditions listed below. Dan Hoadley seconded the Motion. The Motion passed unanimously. As noted, Kate Scott abstained from the vote.

The Approval included the following Conditions:

1. No overnight parking of vehicles or trailers will be allowed on the street.
2. Redistribute the pile of topsoil to create a berm to define the construction staging and parking area as shown in the Staff prepared "Remediation Site plan"
3. Move the snow fencing to the outside of the new berm.
4. Spread some of the topsoil over the area outside of the bermed/construction staging area, reseed and temporarily irrigate the reclaimed area and the berm. Provide weed control as needed.
5. Staff to verify signs for compliance with the Design Regulations and to verify that the Site in 100% compliance with all Design Regulations after Remediation work has been completed.
6. Work on additional Condominium Buildings shall not be started until Units # 2184 and 2185 are completed including the landscaping.
7. Following the completion of Condominium Buildings #2184 and #2188 and prior to commencement of construction of any other Condominium Buildings a new site plan shall be submitted and approved by the BSAC.

b. Fire Pit Standards Review

Staff presented the fourth Draft of the BSOA Fire Pit Standards. Staff explained that the first Draft of the Standards were prepared at a meeting with the Big Sky Fire Department Chief, William Farhat. The Standards were reviewed and revised by the BSAC 3 times last summer. The third draft of the Standards were reviewed by Chief Farhat and his additions were incorporated into the document.

Gary Walton made the Motion to approve the fourth draft of the "Residential Wood Burning Fire Pit Standards". Maggie Good seconded the Motion. The Motion passed unanimously. The Standards will be submitted to the BSOA Board of Directors for their review, comment and approval.

c. Covenant Compliance Tracking Update

Staff updated the BSAC on the changes on the Emergence Group, the Doc's Real Estate Projects and the parking on Curly Bear Road.

As part of the Covenant Compliance discussion Staff reviewed the use of modular components in home construction with the BSAC. Staff explained that in the last year several inquiries regarding the use of modular components for home construction in Meadow Village Subdivision had been received. The person typically making the inquiry has been a real estate agent. As the Cascade or Meadow Village Covenants do not specifically mention modular construction the person making the inquiry has been told that it is unknown if it is allowed or not. Staff has suggested that the best way to receive an answer to this question is to request a determination from the BSAC. To date, only one request for a determination has been received.

The BSAC had a lengthy discussion regarding the use of modular components in home construction. The discussion focused on the definition of mobile homes and whether modular components are mobile homes or not. The use of mobile homes as a residence or a place for habitation or sleeping, temporarily or permanently is not allowed by the Cascade and the Meadow Village Covenants. The BSAC considered asking the BSOA Legal Committee for an opinion. A decision was not reached by the BSAC.

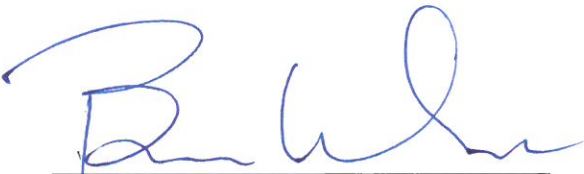
d. Performance Deposit Tracking Update

Staff updated the BSAC on the Performance Deposit Tracking Spreadsheet noting that the spreadsheet had several new deposits of Performance Deposit checks and that there has been one request for an aesthetic review. Several other projects are complete and Staff will perform aesthetic reviews in the near future so that Deposits can be released.

e. Certificates of Deposit Update

Staff updated the BSAC on changes to the Performance Deposit Tracking Spreadsheet noting that the sale of the Alpenglow project mentioned at the previous BSAC meeting will not happen. Staff to contact the current owner to discuss converting the CD to a cash deposit at the maturity the CD.

The Meeting was Adjourned at 10:38.



Brian Wheeler, BSAC Chairman