



Architectural Committee Meeting Minutes – June 2, 2016
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
Grant Hilton
Gary Walton
Trevor McSpadden
Kenny Holtz
Sharon Douglas (phone)
Janet Storey
Casey Drayton
Suzan Scott

Guests in Attendance

Linda Meade & Jack Luechtefeld, 2690 Bobtail Horse
David Seabury, Cascade Block 4 Lot 281A
Peter Fischer, Cascade Block 4 Lot 277
Will Henslee, 123 Nordic lane
Anne Marie Mistretta, 2350 Two Gun White Calf
Dodd Geiger, 2745 Rain in Face
Becky Stirling, 2670 Bobtail Horse
Ross Pfohl, 2115 little Coyote

1. Membership Forum – None.

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

3. Meeting Minutes –Grant Hilton made a motion to approve the meeting minutes from the May 19, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

4. Landscape Plan Review -

BSOA #02710 Fischer
Legal: Aspen Groves Block C Lot 10
Street: 123 Nordic Lane

Staff presented the Fisher Landscape plan for BSAC review. The plan, photos of the area and material to be used for the retaining features were shown. Will Henslee, project representative, was present and noted that the boulder retaining wall will start at 4’ in height near the home and decrease in height as it wraps around the parking area. The BSAC commented that the boulders will stack well and look nice around the driveway. Stacy Ossorio made a motion to approve the Landscape Plan as submitted. Kenny Holtz seconded the motion. Motion passed unanimously.

5. Sketch Plan Review –

BSOA #05306 Los Altos Property LP
Legal: Sweetgrass Hills Block 3 Lot 6
Street: TBD Bobtail Horse Road

Staff presented the Los Altos Property LP sketch plan for BSAC review. The following considerations were noted by staff for BSAC discussion: exposed metal flues, accessory apartment approval, roof length greater than 40’, hot tub location, driveway information (grade, culvert, and minimum 14’ wide), option ‘B’ shown on elevations - clarification required, heights calculated to highest ridge need to be shown. Becky Stirling, property owner, mentioned that she was looking to go toward a modern style with a rustic blend of materials. Stacy Ossorio commented that the material samples will be helpful in visualizing the project design. Kenny Holtz addressed the north elevation requesting that the landscape plan show several elements to break up the view of the wall from the home to the north. The BSAC reviewed the accessory apartment/caretakers unit above the garage and found that the size and location would not interrupt any views of adjacent property

owners. Kenny Holtz made a motion to approve the sketch plan noting additional detail in materials proposed for the metal flues would be required for final plan review, the accessory apartment is appropriate given the design of the apartment and the size of the lot, an exception to the Design Regulations has been granted to allow the east roof length to be greater than 40' due to the architectural design elements breaking it up, the landscape plan for final review will need to show a hot tub location if proposed and elements to break up the north wall, revisions in the height calculations will need to be shown on the final plan submittal, and a detailed materials board with a large sample of the Barnwood will be required for final review. Grant Hilton seconded the motion. Janet Storey discussed the location of the home on the north half of the lot. Kenny Holtz noted that although it is closer to the home to the north it helps the views for the home across the street. Gary Walton noted the view to Lone Peak is best from the north location. Trever McSpadden requested the motion be amended to clarify driveway details and a width of 14' is required for final. Kenny Holtz amended the motion to include the requested driveway information. Motion passed unanimously.

BSOA #06281A Cascade LLC
Legal: Cascade Subdivision Block 4 Lot 281A
Street: TBD Rising Bull Road

Staff presented the Cascade LLC submittal noting that due to setback adjustments required and design changes, this would be considered a pre-sketch plan review. Staff requested the BSAC provide the architect initial comments and feedback due to the unique nature of the overall size of the home. The architect, Dave Seabury, was present and went over the site plan, floor plans, and elevations. Dave Seabury noted that the 40' side setbacks did not come up during the aggregation of lots, which is why the drawings showed 20' setbacks at the sides. The drainage plan was addressed and it was noted that the gym would most likely be cut off to allow the home to fit within the correct setbacks. The BSAC pointed out that concerns at sketch plan will be parking, rental use, and drainage/site design.

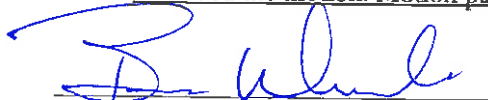
6. Final Plan Review

Morning Sun Condominiums – Upper Road Units
Legal: Meadow Village Tract 9
Street: TBD Two Gun White Calf

Staff presented the Final Plan for the buildout of the upper road units of the Morning Sun condominium development on Tract 9 in the Meadow Village. The plan called for 16 units located off of Two Gun White Calf Road broken down to 2 six-plex buildings and a four-plex building. Staff presented that the four-plex building was reviewed and approved in August of 2015 and the 2 six-plex buildings would be the same as what was constructed off of Little Coyote Road for the first phase. The BSAC reviewed the final site plan, floor plans, elevations, and materials. Brian Wheeler, project representative, noted that the design of the site had changed to allow the parking area to be located between the first and second phase. The site design proposed allows for 3 parking spaces per unit. Brian Wheeler reviewed the landscape plan and mentioned that the berm along Little Coyote would be duplicated along Two Gun White Calf. Adjacent property owner Ross Pfohl expressed concern that the new site design would create increased noise near his home and headlights would shine in his windows. Kenny Holtz addressed that several trees could be added around that corner of the parking area to minimize light and noise. Grant Hilton made a motion to approve the Morning Sun Condominium upper road final plan noting that the landscape berm along Little Coyote is to be duplicated along Two Gun White Calf and trees will be added to the west side of the parking area to alleviate light and noise to the neighbor. Kenny Holtz seconded the motion. Janet Storey discussed switching the parking to the south side of the asphalt surface. Anne Marie Mistretta, adjacent property owner, questioned area for families and kids to play. Brian Wheeler pointed out the large open space tracts surrounding. Trever McSpadden noted that this multi-family tract is being developed in a character that is appropriate for multi-family. Kenny Holtz requested a final Landscape Plan to be submitted for the file showing all landscape features. Motion passed unanimously. Brian Wheeler abstained from voting.

7. 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** – Staff presented the request to extend the Palmer construction deadline to June 15, 2016. Trever McSpadden made a motion to extend the Palmer construction deadline to June 15, 2016. Gary Walton seconded the motion. Motion passed unanimously.
- d. **Adjourn** – Trever McSpadden made a motion to adjourn the meeting at 10:30 am. Gary Walton seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair