



Architectural Committee Meeting Minutes – March 16, 2017
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

BSAC and Staff in Attendance

Brian Wheeler
Gary Walton
Stacy Ossorio
Gail Young
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending For

Brock Short #04427 Short
Jamie Daugaard, Centre Sky #04301 Kurth
Peter Bing # 06353 Maronick

1. Membership Forum - None

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

3. Meeting Minutes –The meeting minutes from the March 2, 2017 BSAC meeting were approved.

4. Major Alteration Review

BSOA #04427 Short Residence Modifications

Legal: Meadow Village Subdivision, Block 4, Lot 27

Street: 2590 Little Coyote Rd.

Staff presented the proposed modifications to the Short Residence. The application is for the addition of a shed roof to cover an existing enclosed but, uncovered storage area and to help mitigate ice damming problems. A previous application, date unknown, allowed the enclosure of a recessed area on the east side of the home with a wall and a swinging gate. The swinging gate and wall would be removed and replaced with a new wall with wood siding and roll up garage door.

The Committee discussed if the existing wall should be replaced with a wall in line with the existing wall or recessed in or bumped out as the existing wall exceeds the 40’ maximum allowed by the Design Regulations. The Applicant preferred bumping it out but, acknowledged that a survey would be required to be able to do this as the existing home is very close to the side yard setbacks. The Committee requested that staff notify the adjacent condo owners.

The project was tabled to allow the Applicant time to have the site surveyed and to finalize the application.

Later in the meeting, after the Applicant left, the Committee continued the discussion on this project and expressed concern that the garage door essentially turned this storage area into an additional bay on the garage with a side entrance and that the intended use of this space was not for storage but, for parking a street legal golf cart. The impact on the adjacent condo owners was discussed since the condos look right at the wall that would have the garage door. Staff was directed to contact the Applicant and ask that he participate in the next meeting to review the project over the phone with the Committee.

BSOA #06353 Maronick Garage Addition
Legal: Cascade Subdivision, Block 6, Lot 353
36 Low Dog Rd.

Staff presented the plans and information on the Maronick Garage Addition. The application is for the addition of a 2 car garage and a ski locker room to the west side of an existing single family home. The Committee reviewed that a new retaining wall may encroach into the ski trail easement.

Gary Walton made a motion to approve the garage addition with the conditions that additional site information including driveway materials, width and slope, retaining wall information and all final submittal requirements be included with the final review application. Gail Young seconded the motion. Motion passed unanimously. Stacy Ossorio stated she has a possible conflict of interest on the application.

5. Sketch Plan Review

BSOA #04301 Kurth Single Family Residence
Legal: Meadow Village Subdivision Block 3 Lot 1
Street: TBD Two Moons Rd.

Staff presented the sketch plan submittal for the Kurth Residence. The Committee discussed the locations on the house where there is a roof and two wall lengths longer than the 40' maximum allowed by the Design Regulations. It was determined that the lengths were acceptable due to being visually broken up by the adjacent roof lines or beams and columns depending on the location. In addition, the Committee felt that the lengths were consistent with and complimentary to the design of the home. The Committee also discussed whether the Design Regulations should be revised to allow longer lengths or not. Staff and Kurth Residence project architect, Jamie Dugaard, both agreed that the length restriction is a good safeguard to have in place. The Committee also discussed the lack of windows on the south side of the garage and requested the architect provide window placement options for the wall.

Stacy Ossorio made a motion to approve the Sketch Plan for the Kurth Residence. The Home was granted 2 exceptions: the first for 2 walls with lengths over 40' and the second for a roof length over 40' for reasons stated above. The Architect was asked to provide options for windows on the south side of the wall and to verify that the roof overhangs do not extend more than 2' into the setbacks. Gail Young seconded the motion. Motion passed unanimously.

6. Staff Report/Discussion

a. Parking Resolution – Suzan presented an update on the Parking.

b. Covenant Compliance Staff – Staff updated the BSAC on the Compliance Tracking Sheet.

1. The Emergence Group (Krejci)

Staff reviewed with the Committee a conversation with the Attorney, Bridget leFeber with Berg Lilly & Tollefsen, for the Emergence Group (Krejci) regarding progress on the abandoned construction site on Swift Bear Rd. The parties have not reconciled their differences and a lawsuit has been filed with the defendants being served. The BSAC gave the project a 6 month extension on the project which ends on June 1, 2017. At that time, an additional 6 month

extension will be considered by the BSAC provided the Emergence Group submits a detail schedule to outline the remediation work and construction timeline with their request and the schedule is acceptable to the BSAC. Staff was requested to send a letter to the Attorney prior to May 1, 2017 as a reminder of this requirement.

2. Doc's Real Estate:

Discussion of the banner on the fence. A letter will be sent by staff requesting removal.

- c. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC.
- d. **Adjourn** – The BSAC meeting adjourned at 10:15 am.

Brian Wheeler, Committee Chair