



Architectural Committee Meeting Minutes – March 17, 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
Trevor McSpadden
Gary Walton (phone)
Casey Drayton
Janet Storey

Guests in Attendance

Mikel Kallestad, Cascade Block 2 Lot 91A
Anne Marie Mistretta, 2350 Two Gun White Calf

1. Membership Forum – None.

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

3. Meeting Minutes – Stacy Ossorio made a motion to amend the draft version of the March 3, 2016 BSAC meeting minutes to address the written statement that the BSAC is requiring Greg Hall to submit regarding completion of the landscape plan by the new owner at 3207 Two Moons. Trevor McSpadden seconded the motion. The BSAC discussed that the changes submitted after the fact to the home need to be presented prior to construction. Motion passed unanimously.

4. Building Envelope Alteration Review -

BSOA #06091A Conrad
Legal: Cascade Subdivision Block 2 Lot 91A
Street: TBD Beehive Basin Road

Staff presented the site plan that was submitted showing a new location and shape for the building envelope on Lot 91A in the Cascade Subdivision. Staff also presented the current plat map of the area and site photos. Considerations presented for BSAC discussion were: topography of the lot will require extensive cut/fill for the home and driveway, proposed envelope shape mirrors the home footprint leaving little room for design changes, site development such as parking and retaining features will be outside of the envelope. Mikel Kallestad, project representative, discussed that the new envelope location allows for a shorter driveway and the shape allows the garage to act as a retaining feature for the main area of the proposed residence. Staff addressed that several neighbors had called to discuss the new envelope but no negative comments were received. Trevor McSpadden noted that the location is not an issue, more concern should be given to the shape which leaves little room for design changes. The BSAC discussed with the project representative that all permanent features would need to be contained within the proposed envelope. Mikel Kallestad mentioned at this point he is comfortable with the design but still needs to address it with Madison County. Trevor McSpadden made a motion to approve the site plan as submitted showing the adjusted location and shape of the building envelope. Gary Walton seconded the motion. Trevor McSpadden discussed that the BSAC is approving this site plan noting that all neighbors have been notified and that both owner and architect are aware that all development needs to be contained within the envelope. Motion passed unanimously.

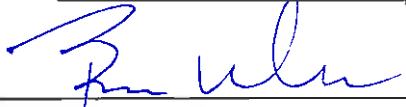
5. Addition Plan Review -

BSOA #02501 Summers/Kraus
Legal: Aspen Groves Block A Lot 1
Street: 1255 Andesite Road

Staff presented the application for an addition to the existing detached garage and a new balcony at the upper level of the main residence. Considerations for BSAC discussion were barn door materials and secondary driveway access. Janet Storey, project representative, noted that all materials are to match existing and that a recent survey has verified the existing locations as shown on the site plan. Trever McSpadden questioned if an encroachment permit would be required by Gallatin County. Janet Storey mentioned that the count planning department staff told her it was not required. The BSAC discussed that the existing garage could use some elements to break up the square shape and these improvements will do that, as well as help with overall aesthetics associated with the property. Trever McSpadden made a motion to approve the addition plans as submitted. Stacy Ossorio seconded the motion. Motion passed unanimously.

7. Staff Report/Discussion

- a. **Construction Standards** – The BSAC reviewed draft #3 of the construction standards document which had several revisions from the BSAC discussion at the March 3rd meeting. The committee made several additional revisions to be included in draft #4 which will be reviewed at the April 7th meeting.
- b. **Performance Deposit Revision – Addition/Major Renovation** – The BSAC reviewed the updated performance deposit schedule which changed the deposit for Additions/Renovations from \$10,000 to \$5,000. Language was also added to note that larger projects may be classified under the Single Family Dwelling category. Trever McSpadden made a motion to recommend the changes to the performance deposit and fee schedule to the BSOA Board of Directors. Grant Hilton seconded the motion. Motion passed unanimously.
- c. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- d. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- e. **Adjourn** – Trever McSpadden made a motion to adjourn the meeting at 9:30 am. Grant Hilton seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair