



Architectural Committee Meeting Minutes – March 3, 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
Kenny Holtz
Gary Walton
Sharon Douglas (phone)
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

Nate Peckinpaugh, 11 Sioux Road
John Leeper, 2110 Little Coyote
Anne Marie Mistretta, 2350 Two Gun White Calf
James Wolfram, 125 Chief Joseph Trail
Marilyn Hill, 2925 Little Coyote
Nancy Mikeson, 2425 Little Coyote
Greg Hall, 3207 Two Moons Road
Rob Laughner, 2990 Two Moons Road

1. Membership Forum – Anne Marie Mistretta spoke to thank the BSOA Board and BSAC for any and all efforts put forth to support L & L Site Services application to the PSC to offer trash collection service in Gallatin County.

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 February 18, 2016 BSAC meeting. Kenny Holtz seconded the motion. Staff opened discussion and questioned the committee if they would like emails/correspondence surrounding the construction standards to be included with the minutes, they are generally referenced in the February 18 minutes. The BSAC requested that the standard minutes be posted and the website and email correspondence made available to anyone who requests it. Motion passed unanimously.

4. Variance and Alteration to Approved Plan Review

BSOA #06004 Lauer
Legal: Cascade Subdivision Block 1 Lot 4
Street: 11 Sioux Road

Staff presented the project history and new application for a variance to allow for a detached garage and the updated site plan, floor plans and elevations. Staff noted that the application will require a review of the variance and alterations to the plans. Staff presented that the elevations, floor plans, and site plan had changed substantially. The following considerations were presented for BSAC discussion: variance to allow detached garage, exception to allow parking in setback, parking shown off property, exception to allow retaining walls greater than 24' in length, address identification, no updated landscape plan, new letter from a surveyor will be required, no driveway specifications provided, sparse window coverage at lower level, balcony for master bed not reflected on site plan. The BSAC reviewed the drawings and request to allow a detached garage. Nate Peckinpaugh, project representative, stated the house had to be moved downhill due to geotechnical reasons. The proposed home would have less visual impact to houses above by relocating downhill. The BSAC questioned the parking area in the front setback. Kenny Holtz mentioned the turn around and parking area was necessary to keep vehicles off street. The BSAC did note that the lot line is set approximately 30' off of Sioux Road which presents challenges for the driveway and building site. Grant Hilton questioned the parking area shown extending off of the property. Nate Peckinpaugh mentioned the flare could be adjusted so that asphalt will be contained to the property. Staff presented that the adjacent property owner to the east requested the trees along the lot line be maintained if possible. Trevor McSpadden addressed the lot grading and the difficulty with keeping trees along the line. The BSAC discussed that the trees would need to be addressed with a landscape plan. Kenny Holtz made a motion to approve the variance

request to allow a detached garage. Gary Walton seconded the motion. The BSAC discussed that the site presents challenges and hardship associated with property distance from the road and topography. The committee requested the parking area alongside the detached garage not extend off property. Motion passed unanimously.

The BSAC determined that the changes to the home were substantial and the review would be considered sketch plan, requiring an additional final plan review. Nate Peckinpaugh went over the changes to the elevations and floor plans noting that the materials would remain the same as previously approved. The BSAC discussed that the garage should have additional windows on the road side to break up the wall. Janet Storey noted there are very few windows proposed at the lower level. Brian Wheeler added that the home has a lot of dimension and materials to break up the faces without windows. Grant Hilton made a motion to approve the sketch plan noting the addition of windows in the garage at the north side. Trever McSpadden seconded the motion. The BSAC discussed the trees along the east property line and requested the preservation of trees addressed with the landscape plan. Motion passed unanimously.

5. Alteration to Approved Plans

BSOA #04339 Hall
Legal: Meadow Village Block 3 Lot 39
Street: 3207 Two Moons

Staff presented the original elevations approved for the Hall new construction and updated photos of the home as built. Staff noted several changes to rooflines and materials around the exterior. Greg Hall noted that the changes to the roofline took place for structural reasons and increased living space. The material changes simplified the home according to Greg Hall. The BSAC mentioned that substantial changes to structure and design should have come forward prior to construction. Kenny Holtz noted that the east wall along the driveway has lost a lot of interest by not including the dormers over the window and reducing the materials used. Greg Hall stated that the dormers did not function well due to the close proximity of the driveway, a large truck or trailer may take them out. Grant Hilton made a motion to accept the revisions to the original design as shown. Kenny Holtz seconded the motion. The BSAC made note that this is an after the fact approval of the changes. The BSAC also addressed that a written statement is required from the current and new owner of the property acknowledging that the approved landscape plan needs to be completed prior to release of the landscape performance deposit. The construction deposit will not be released until the statement is on file. Motion passed unanimously.

7. Staff Report/Discussion

- a. **Construction Standards** – Brian Wheeler opened discussion of the ongoing effort to revise the BSOA construction standards document by providing a brief update of where the BSAC was at in the process for those homeowners in attendance. The BSAC provided each of the members in attendance time to share their thoughts on the construction standards topic. The BSOA members in attendance for the discussion were: John Leeper, Anne Marie Mistretta, Marilyn Hill, Nancy Mikeson, and Jim Wolfram. After taking in member feedback and discussion with the members, the BSAC reviewed Draft #2 of the construction standards and made several revisions throughout. Draft #3 will be presented at the March 17th BSAC meeting.
- b. **Performance Deposit Revision – Addition/Major Renovation** – Tabled due to time constraints.
- 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** – Kenny Holtz made a motion to adjourn the meeting at 10:40 am. Trever McSpadden seconded the motion. Motion passed unanimously.

Brian Wheeler, Committee Chair

A handwritten signature in blue ink, appearing to read "Brian Wheeler". The signature is written in a cursive style with a prominent initial "B" and a long, sweeping tail.