

## Architectural Committee Meeting Minutes – May 4, 2017

8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716

### BSAC and Staff in Attendance

Brian Wheeler (phone)  
Trever McSpadden (phone)  
Grant Hilton  
Stacy Ossorio  
Gail Young  
Suzan Scott  
Janet Storey

### Guests in Attendance, Project Attending For

Don Richards #06186A Richards & Munro  
Anthony Overbeeke #06172 Morrison  
Jamie Daugard #06172 Morrison  
Katie & Erik Morrison #06172 Morrison  
Ciara Wolf #07206 BSCO Park Sign  
Keith Anderson #07515 Gallatin Properties,  
LLC (Johnson)

### 1. Membership Forum - None

2. **Call to Order** – Stacy Ossorio called the meeting to order at 8:03 am.

3. **Meeting Minutes** – The meeting minutes from the April 20, 2017 BSAC meeting were approved.

### 4. Minor Alteration Review:

BSOA # 07206 BSCO Park, New Sign

Legal: Sweet Grass Hill Lot 2A-1

Street: 373 Little Coyote Rd.

Staff presented the new entrance sign for the BSCO Community Park. The proposed solar lights, location of the new landscaping including boulders and the blue color of the sign that matches the BSCO logo color were topics discussed by the Committee. Ciara explained that the solar lights will be embedded in concrete to prevent theft and that the blue color will be more similar to a slate blue and will not be as bright as shown on the presentation. The blue is consistent with the other BSCO signs in the community. The new sign will be the same size as the existing sign and mounted on 2 new poles similar to the existing sign.

Grant Hilton made the motion to approve that plan as submitted with a condition that the sign and the boulders not be located in the road right of way. Stacy Ossorio seconded the motion. Trever McSpadden disclosed that he is on the BSCO board of directors. The motion passed unanimously.

### 5. Final Plan Review:

BSOA #06172 Morrison SFR

Legal: Cascade Block 3 Lot 172A

Street: TBD Speaking Eagle Rd.

Staff presented the final plans for the Morrison single family residence proposed to be built this summer on Speaking Eagle Rd in Cascade subdivision. Staff noted that the second floor shown on the Sketch Plan had been removed and the size of the home slightly reduced. Window sizes and locations, new trees shown in the ski trail easement, roof and wall lengths and a corner of the concrete slab outside of the building envelope were topics discussed by the committee. A wall length over 40' was given an exception at Sketch Plan review but, a roof with a length over 40' is shown on the Final Plans. The

south wall of the garage that does not have any windows and the finish materials were also discussed. The Committee determined that the east roof length over 40' should be granted an exception as the roof length is visually broken up by a projecting room with a separate roof below and that the length is consistent with the contemporary design of the home. The Committee also decided that the south wall of the garage shall have windows or another design feature added and that staff can approve the design change. Lastly, the small triangular portion of concrete on the north west side of the home that is outside of the building envelope was allowed to remain as Gallatin County does not consider concrete slabs to be "structures" and the area is small.

Gail Young made the motion to approve the plan granting an exception for the roof length over 40' for reasons stated above, condition that the trees not be planted in the ski trail easement, the address monument be located on the property, a window or other feature be added to the south wall of the garage and the concrete slab outside of the building envelope be allowed. Grant Hilton seconded the motion. The motion passed unanimously.

BSOA #06186A Richards and Munro SFR

Legal: Cascade Block 3, Lot 186A

Street: TBD Speaking Eagle Rd

Staff presented the plans for the single family residence proposed to be built this summer on Speaking Eagle Rd in Cascade subdivision. It was noted by staff that the portion of the turnaround (hammerhead) area located in the setback/ski trail easement was changed to a roadmix surface instead of asphalt. The materials, especially the metal panels and handrails were discussed. The Committee decided that the maximum size for the metal wall panels be 12" high by 36" wide.

Stacy Ossorio made the motion to approve that plan as submitted with the condition that a letter from the Fire Chief accepting the driveway and that the metal panels used for siding be no larger than 12" high and 36" wide. Trever McSpadden seconded the motion. The motion passed unanimously.

BSOA #07515 Gallatin Properties, LLC (Johnson) SFR

Legal: Minor Subdivision 214 Lot 2 & 3

Street: TBD Plank Road

Staff presented the revised plans and materials for the Johnson single family residence to be built this summer on Plank Rd. Staff noted that a pdf of the finalized plat and the letter from the Fire Chief had been received and that the retaining wall and terrace on the south side had been moved back towards the house. The Committee reviewed the materials and light fixtures.

Gail Young moved to approve the plans as submitted with the following conditions:

1. Letter from the Fire chief stating that the fire pit is acceptable after new Fire Pit Standards are developed.
2. An address sign be added at the end of the driveway.
3. A second letter from the surveyor stating that he had staked the house as shown on the revised plan when the site is staked for footing installation.

Trever McSpadden seconded the motion. Motion passed unanimously.

## 9. Staff Report/Discussion

- a. **Speeding on Little Coyote Rd.** – Suzan presented an update. The BSOA Board of Directors listened the residents’ concerns at the last meeting. The residents proposed that 4 stop signs be installed to slow down vehicles. The Board authorized a study to analyze the problem and propose solutions.
- b. **Covenant Compliance Staff** – Staff updated the BSAC on the Compliance Tracking Sheet.

### 1. The Emergence Group (Krejci)

Staff to update the committee when new information is received from the attorney representing the Emergence Group.

### 2. Doc’s Real Estate:

The Committee decided to continue with enforcement procedures because the sign has not been removed. Staff will prepare and send a third letter to Mr. Olsen via certified, return receipt to outline the fines associated with continued non-compliance. The Committee decided that if the sign is not removed within 30 days from the date the letter is received a fine of \$25 a day will be imposed retroactively to the date of the letter’s receipt. This will lead to a lien being filed on the property. The letter should also state that the other small signs, while not over size, need to be reviewed and approved by the BSAC if they are to remain on the site.

### 3. Butera Light Fixtures:

Staff visited the site and verified that the current light fixture are in locations allowed by the Committee or no additional light fixtures have been added. Staff is to send a letter to Mr. Butera asking him to change the direction of the light fixtures to that they are not directed towards the neighbor’s home.

- a. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC.
- b. **Adjourn** – The BSAC meeting adjourned at 10:45 am.

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Brian Wheeler, Committee Chair