



Architectural Committee Meeting Minutes – May 5, 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
Kenny Holtz
Gary Walton
Trevor McSpadden
Janet Storey
Casey Drayton
Suzan Scott

Guests in Attendance

Craig Bergstedt, 12 Beehive Basin Rd
Jamie Daugaard, Cascade Block 3 Lot 172A
Anthony Overbeeke, Cascade Block 3 Lot 172A
Joe Schwem, Cascade Block 3 Lot 234
Terry & Gretchen Cox, 22 Two Gun White Calf
Greg Hall, 3207 Two Moons
Katie & Erik Morrison, Cascade Block 3 Lot 172A
Jeff Wexall, 12 Beehive Basin Rd

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:05 am.

3. Meeting Minutes – Stacy Ossorio requested one change to the Lodges at Elkhorn Creek variance review minutes. The change was written in to note the 2006 variance was for 4 residential buildings. Stacy Ossorio made a motion to approve the meeting minutes from the April 21, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

4. Final Plan Review -

BSOA #06203 Stowe
Legal: Cascade Subdivision Block 3 Lot 203
Street: 12 Beehive Basin Road

Staff presented the Stowe final plan application for BSAC review. The few changes from sketch plan review that were noted by staff were corrugated metal roofs changed to standing seam, cold roof ventilation added at ridges, and exposed rafters added near entryway. The only consideration presented for BSAC discussion was the requirement for a survey given the home would be constructed on an existing foundation. Craig Bergstedt and Jeff Wexall, project representatives, were present to answer any questions. The materials board presented at sketch plan review was not available. Craig Bergstedt mentioned the colored renderings were accurate to the proposed colors. The BSAC discussed that a survey would be good to confirm the location of the existing foundation. Jeff Wexall mentioned a survey was performed in the summer of 2015 to verify the building envelope location. Kenny Holtz made a motion to approve the final plan as submitted noting that the surveyor re-submit written verification of the foundation location within the envelope as shown on the site plan. Stacy Ossorio seconded the motion. Motion passed unanimously.

5. Sketch Plan Review –

BSOA #06234A Liston
Legal: Cascade Subdivision Block 3 Lot 234
Street: TBD Middle Rider Road

Staff presented the sketch plan application for the Liston project in the Cascade Subdivision. Considerations noted by staff for BSAC discussion were: driveway specifications not shown, retaining wall information not shown, additional site plan details, wall length at east elevation greater than 40', window near entry shown on floor plans and not elevations. Joe Schwem, project representative, noted that there would not be a retaining

feature at the back of the garage and the driveway grade was just under 10%, those items would be shown on the final site plan. Joe Schwem also mentioned the gables at the entryway would change slightly for final plan review. The driveway location was discussed regarding the lot coverage and length. The option of entering off of Beehive Basin Road was discussed, the BSAC noted that it looked as if it would not be possible to meet grade requirements coming in from Beehive Basin Road. Stacy Ossorio mentioned that the driveway layout works if the small trees on the lot can be preserved. Kenny Holtz addressed the wall length greater than 40' pointing out the covered deck and gable above the window broke the face up. Trever McSpadden made a motion to approve the sketch plan application as submitted. Gary Walton seconded the motion. Motion passed unanimously.

BSOA #06127A Morrison
Legal: Cascade Subdivision Block 3 Lot 172A
Street: TBD Speaking Eagle

The sketch plan application for the Morrison new construction in the Cascade Subdivision was presented by staff. Several considerations for BSAC review were noted by staff. The considerations presented were the post for covered storage is located outside of the building envelope, roof lengths are greater than 40', wall lengths greater than 40', additional details will be required for the metal flue at time of final plan review. Project representatives, Anthony Overbeeke and Jamie Daugaard, noted that the home is designed in the mountain modern style which created the longer single sloped roof lines. The BSAC questioned the use of the storage area. Katie Morrison, owner, noted it would be used primarily for wood storage. The representative was open to changing the roof slightly to create an angle to break up the continuous length. Trever McSpadden stated that the lengths as shown work with the overall modern design. The BSAC also discussed the post for covered storage shown outside of the building envelope and requested that it be relocated within the envelope for final plan review. Brian Wheeler discussed the roof overhang and fascia requirements in the design regulations. It was determined by the BSAC that the north wall would need an exception for zero overhang. Kenny Holtz made a motion to approve the sketch plan noting exceptions to the design regulations are being granted for roof and wall lengths greater than 40' due to the modern design and tight footprint. An exception is also being granted to allow a zero overhang of the metal roof and wall at the north elevation as it complements the modern design. The final plan application will clarify the metal flue details and the relocated post within the building envelope. Trever McSpadden seconded the motion. Janet Storey discussed that screening of the storage area will also be required with a landscape plan at final plan review. Motion passed unanimously.

6. Setback Determination

BSOA #04512 Cox
Legal: Meadow Village Block 5 Lot 12
Street: 22 Two Gun White Calf

Staff presented a request by Terry and Gretchen Cox to confirm the setback requirements for their lot and consider a preliminary plan for an additional garage bay. Staff presented that a variance was granted previously under the old Meadow Village Covenants to allow a 20' front yard setback. Trever McSpadden discussed the 30' corner lot requirement and the creation of a view triangle. The BSAC did discuss the property line is set off of the road a fair distance as shown on the plans. Terry Cox stated the property line was about 15' from the pavement of Little Coyote Road. Brian Wheeler did note that trailer storage is encouraged to keep the property in compliance with parking requirements, however, this would create the appearance of almost 50% of the front of the home as garage. Trever McSpadden noted that the perspective from Little Coyote would need additional elements to create a front appearance. The BSAC discussed that they would be open to the structure extending to the 20' variance previously granted along Two Gun White Calf Road and over the area where the deck exists in the side setback along Little Coyote Road. Kenny Holtz made a motion to table the discussion until a complete application is submitted and proper neighbor notification occurs. Trever McSpadden seconded the motion. Motion passed unanimously. The BSAC did

discuss after the fact that building into the 30' side setback would take a determination on the BSAC ability to switch the side setback to a front setback.

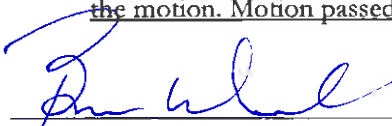
7. Enforcement Review

BSOA #04339 Williams (Previously Hall)
Legal: Meadow Village Block 3 lot 39
Street: 3207 Two Moons Road

Staff presented that a designated project representative form and letter proposing to remove the metal flue and stove from the home had been received. Greg Hall, the project representative for Carson Williams was present to discuss the plan and answer any questions. Staff did inform the BSAC that Carson Williams requested a timeframe to be placed on the proposed work. Greg Hall mentioned it would take about 2 weeks to get the metal for the roof and 1 month should be adequate to finish the work. Gary Walton also brought up the white door at the west elevation and questioned the possibility of painting it to match the gray cladding. Kenny Holtz made a motion to approve the revised plan to remove the metal flue completely from the home, additionally noting that the white door at the west side of the home is to be painted gray to match the cladding. All work is to be done within 1 month, by Friday June 3rd, 2016. Gary Walton seconded the motion. Motion passed unanimously.

8. 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. **Adjourn** – Kenny Holtz made a motion to adjourn the meeting at 9:40 am. Gary Walton seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair