



Architectural Committee Meeting Minutes – November 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
Trevor McSpadden
Stacy Ossorio
Sharon Douglas (phone)
Gary Walton
Grant Hilton
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance, Project Attending For

David Logelin, Cascade Block 3 Lot 182A
Jeff Green, Cascade Block 3 Lot 182A
David Seabury, Cascade Block 4 Lot 281A
Joe Schwem, Cascade Block 2 Lot A13
William Feher, Cascade Block 2 Lot A13
Becky Pape, Membership Forum
Gary McRae, Meadow Village 25 Lot Add. Lot 50
Doug Kremer, Cascade Block 4 Lot 281A
John Loomis, BSOA Board Member
Eric Ossorio, BSOA Board Member

1. Membership Forum – Beck Pape was present to share thoughts with the committee regarding the property at Meadow Village Subdivision Block 4 Lot 43A. Becky Pape expressed concern over the trees that were removed from the property. Becky Pape reviewed a short history of the lot, which she owned at one point in time, and the abundance of wildlife that used the property for shelter. The concern was specifically targeted toward the old growth trees that were removed during excavation for new construction. She stated that the Meadow Village property owners lost an important wildlife habitat. The BSAC requested that staff visit the property to determine if the trees removed were consistent with the site and landscape plan that were reviewed and approved. The BSAC also requested that Beck Pape receive a notice if the project will be placed on a future agenda for enforcement action.

2. Call to Order – Brian Wheeler called the meeting to order at 8:18 am.

3. Meeting Minutes – Stacy Ossorio made a motion to approve the meeting minutes from the October 20, 2016 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

4. Final Plan Review -

BSOA #06281A Cascade LLC
Legal: Cascade Subdivision Block 4 Lot 281A
Street: TBD Rising Bull Road

Staff presented the final plan application for the Cascade LLC residence on Rising Bull Road. A brief history of the lot aggregations and sketch review were provided for the BSAC. Staff noted that site work had commenced in accordance with the sketch plan approval granted on August 18th. No major changes were noted to the design of the home or site since the sketch approval. The following considerations were presented by staff for BSAC discussion: light fixture information and surface mounted address identification required. The site plan, floor plans, elevations, hardscape plan, landscape plan, rendering, lighting plan, and material information were reviewed by the BSAC. Committee discussion started with addressing the exterior lighting plan. There was some question and discussion if the sconce fixture was dark sky compliant. David Seabury, project representative, thought the fixture was dark sky compliant, however he would look into finding supporting information or present a new fixture that was certified. David Seabury added that recessed can lights would be placed in the soffit of gable areas to add depth and dimension to the home. The main concern addressed by the BSAC was the total number of fixtures and a fear that they would begin to emit light out from the site and not down. Brian Wheeler mentioned that further information will be required before the lighting is approved. Trevor McSpadden mentioned that the area of influence along with fixture type and location would be important to consider with a revised plan. David Seabury showed samples of the main materials to be used to accompany the list provided for the committee. Looking at the site and landscape plan, Grant Hilton noted that the numerous retaining walls were expected for the site. The BSAC was ok with the walls greater than 24' in

length due to the material being a boulder wall and necessity of holding back the steep grade. Doug Kremer, project representative, addressed the landscape plan going over drainage mitigation, snow storage, boulder retaining details, patio details, planting, and water features. Doug Kremer added that any landscape lighting would come back in front of the committee, none was proposed at time of final plan review. Grant Hilton made a motion to approve the final plan as submitted noting that a revised lighting plan would be required with additional information on fixture type and location. Gary Walton seconded the motion. Motion passed unanimously.

BSOA #20206 Lilly & Lopker LLC
Legal: Cascade Subdivision Block 2 Lot A13
Street: Upper cascade Ridge Road Unit #206

The Lilly & Lopker LLC final plan application for unit #206 in the Cascade Ridge development was presented for BSAC review by staff. Staff noted no changes from sketch plan review. The final plan application included the overall site plan for the development, floor plans, elevations, original landscape plan for the development, lighting plan, and a rendering. Project representatives Joe Schwem and William Feher presented a materials board. The materials for this unit were presented as materials used on other units with minor variations in placement to create diversity. Brian Wheeler mentioned that the small light boxes work very well as a dark sky complaint fixture. Trever McSpadden made a motion to approve the final plan for Cascade Ridge Unit #206 as submitted. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #06182A Logelin
Legal: Cascade Subdivision Block 3 Lot 182A
Street: TBD Speaking Eagle

Staff presented the Logelin final plan application for BSAC review. A brief history of the project review was provided to the BSAC noting that site work on the project has commenced in accordance with the sketch plan approval. No site section was provided with the final set, address monument shown in road ROW and the fire department review/approval of the driveway design were considerations noted by staff for BSAC discussion. The final plan application reviewed by the BSAC consisted of a site plan, floor plans, exterior lighting plan, and elevations. Jeff Green, project representative, went through the material samples for the BSAC. Brian Wheeler started BSAC discussion by noting that the landscape plan was light and could use some additional detail. David Logelin emphasized that he wanted the lot to remain as natural as possible and all of the existing trees would be maintained that are not where the home or driveway would sit. David Logelin confirmed that the native seed mix would be broadcast over the lot and established so that noxious weeds do not grow. Stacy Ossorio commented that the materials proposed for the home are a much better fit than originally proposed. Trever McSpadden made a motion to approve the final plan noting the applicant completes the Madison County Pre Construction Safety Review and the address monument is located on the property. Sharon Douglas seconded the motion. Motion passed unanimously.

5. Alteration to Previously Approved Plan Review

BSOA #04350 Gustafson/McRae
Legal: Meadow Village Subdivision 25 Lot Add. Lot 50
Street: 1483 Lone Walker Road

Staff presented to the BSAC an alteration to the lighting plan that was previously approved for the Gustafson new construction project. Staff noted that the revised lighting had already been installed. The plan presented showed 24 recessed can lights around the perimeter of the home and two wall sconces at the front. The BSAC questioned what the original plan showed. Staff noted that the only exterior lighting approved was 10 wall sconces. Gary Walton pointed out that due to the topography around the home, the lights are highly visible to adjacent properties situated at a lower grade. The BSAC discussed that a reduction in the overall amount of light would need to be considered, somewhere in the area of a 50% reduction was discussed. Trever McSpadden noted that the fixtures could remain if the overall light could be cut down with a shroud and support from adjacent properties. Gary McRae confirmed that

he understood the direction the BSAC was heading with the discussion. Gary Walton made a motion to table the request to approve the lighting noting that a revised application based on the discussion would be resubmitted and the adjacent properties would be notified by staff. Trever McSpadden seconded the motion. Motion passed unanimously.

BSOA #08600 Boyne Properties
Legal: Cascade Subdivision Block 1 Lot 3A
Street: TBD Turkey Leg Road

Staff presented a proposed light fixture and new trim color for the Mountain Lodge North employee housing remodel currently under construction. Staff noted that no location information was provided to show where the fixtures would be located. The BSAC reviewed the fixture information and the sample of the trim color. The BSAC questioned what the trim color was previously approved as. Brian Wheeler, project representative, stated that there was no color proposed for the trim previously, it was going to match the siding. Trever McSpadden made a motion to approve the new trim color as proposed. Grant Hilton seconded the motion. Motion passed unanimously. Brian Wheeler abstained from voting. The BSAC continued discussion on the lighting noting that location information for the fixtures was a necessary element of the application. Gary Walton suggested also looking into lowering the light color from 5000K to 3000K. Trever McSpadden made a motion to table the request for approval of the exterior lighting pending a revised plan with location information for the fixtures. Gary Walton seconded the motion. The BSAC discussed that the fixture looks appropriate, it is the location information holding up the approval. Motion passed unanimously. Brian Wheeler abstained from voting.

6. Staff Report/Discussion

- a. **BSAC Membership Memo** – A memo submitted by BSOA Board member Eric Ossorio was provided for BSAC review. A brief background on the memo regarding Board appointments to the BSAC was provided by Eric Ossorio and BSOA Board chair John Loomis. The memo requested that the BSAC review and recommend one of two options for Board consideration regarding the BSAC appointments. Trever McSpadden made a motion to recommend to the BSOA Board that the BSAC take no position on the memo. Stacy Ossorio seconded the motion. Motion passed unanimously.
- b. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- c. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review.
- d. **Project Completion Tracking** –
- e. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 11:00 am.



Brian Wheeler, Committee Chair

