

**Architectural Committee Meeting Minutes – October 15, 2015**

**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  
Gary Walton  
Trevor McSpadden  
Sharon Douglas  
Casey Drayton  
Suzan Scott

**Guests in Attendance**

Daryl Nourse, Cascade Block 3 Lot 229A  
Joe Schwem, Cascade Block 3 Lot 245  
Philippe Stouvenot, Cascade Block 3 Lot 229A  
Eric Ossorio, Cascade Block 2 Lot 71A  
Joyce Greathouse(phone) Cascade Blk3 Lot239

**1. Call to Order** – Brian Wheeler called the meeting to order at 8:00 am.

**2. Enforcement Review**

BSOA #06239  
Legal: Cascade Subdivision Block 3 Lot 239  
Street: 5 Swift Bear

Staff presented an update on the timeline for completion of all exterior and landscaping elements that was reviewed at the October 1<sup>st</sup> BSAC meeting. Joyce Greathouse provided photos and descriptions of the progress since the last meeting. The BSAC discussed that progress has been shown and removing the construction trailer is a large step in changing the appearance from an active construction site to a finished home. The BSAC then discussed the lighting that has been installed. Staff confirmed that only several wall fixtures had been shown on the approved plan. Trevor McSpadden discussed that a formal application for any additional fixtures needs to be brought before the committee to bring the lighting into compliance. Trevor McSpadden made a motion to require the owner to submit a formal request for an extension and an amended lighting plan to show all fixtures to be reviewed at the November 5<sup>th</sup> 2015 BSAC meeting. Gary Walton seconded the motion. Motion passed unanimously.

Trevor McSpadden made a motion to adjourn the meeting at 8:15 am. Gary Walton seconded the motion. Motion passed unanimously.

**3. Membership Forum** – Eric Ossorio, Cascade Block 2 Lot 71A, was present to speak to the BSAC during membership forum. Eric Ossorio reminded the committee that he tried to bring attention to misinformation presented by the applicant for units 207 & 208 of the Cascade Ridge development in June and July of 2015. Eric Ossorio pointed out that they are applying for a variance to the Cascade Subdivision covenants for encroachment into a 10' setback and 15' easement where there should be a 20' setback for all improvements on the lot. Eric Ossorio passed out a copy of the covenants and amendments to all committee members and staff present with highlighted information to support his findings that a 20' setback applies to the development. Eric Ossorio mentioned that he has not seen any information from the BSOA legal committee to oppose his findings.

Brian Wheeler called the meeting to order at 9:00 am.

**4. Meeting Minutes** – Gary Walton made a motion to approve the meeting minutes from the October 1<sup>st</sup> BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

## 5. Sketch Plan Review

BSOA #06245 The Emergence Group, Krejci  
Legal: Cascade Subdivision Block 3 Lot 2245  
Street: TBD Swift Bear Rd.

Staff presented the sketch plan application for Lot 245 in Block 3 of the Cascade Subdivision. Staff presented the following considerations for BSAC discussion: hot tub screening, retaining wall details required, and the driveway will require fire department approval. Joe Schwem, project representative, mentioned that the hot tub is screened with a railing on the lower deck and the other considerations will be addressed for final plan review. Joe Schwem also mentioned that the home may move approximately 7' closer to the front lot line for final plan review and will still remain in compliance with setbacks. Joe Schwem also presented a preliminary materials sample for the log siding for committee feedback. The overall BSAC consensus was that the product was too orange. A full materials board will be presented at time of final plan review. Trever McSpadden made a motion to approve the sketch plan as submitted. Sharon Douglas seconded the motion. Motion passed unanimously.

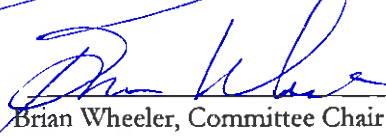
## 6. Final Plan Review

BSOA #06229A Stouvenot  
Legal: Cascade Subdivision Block 3 Lot 229A  
Street: TBD Middle Rider Rd

Staff presented the final plan application for lot 229A in block 3 of the Cascade Subdivision. The home received sketch plan approval on October 1<sup>st</sup> 2015. Several changes were noted in the design from sketch plan and a landscape and lighting plan were added. Staff presented the following considerations for BSAC discussion: Survey letter required, exposed gray concrete as a main material, metal as a main material. The BSAC discussed the materials shown and the modern design of the home. Staff noted that the final set presented did reduce the amount of exposed metal and concrete. The reclaimed gray wood product was increased across the home where metal was originally proposed. Daryl Nourse, project representative, presented the materials board of products and colors that would be used as reflected on elevations and rendering submitted. The BSAC also reviewed the landscape plan and lighting plan with Dark Sky compliant fixtures to be used. Trever McSpadden made a motion to approve the final plan as submitted noting all standard application requirements received prior to construction. Stacy Ossorio seconded the motion. Motion passed unanimously.

## 7. 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.
- c. **Adjourn** – Trever McSpadden made a motion to adjourn the meeting at 9:35 am. Gary Walton seconded the motion. Motion passed unanimously.



\_\_\_\_\_  
Brian Wheeler, Committee Chair