

Architectural Committee Meeting Minutes – October 20, 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
Gary Walton (phone)
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

William Farhat, Cascade Block 1 Tract 7A
Roger Schwer, 7 Sitting Bull Road
Patrick Miller, Summit View
Joe Schwem, 2000 North Fork Road
Clay Lorinski, 2000 North Fork Road
Tim Cyr, Cheyenne Road

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:02 am.

3. Meeting Minutes –Trevor McSpadden made a motion to approve the meeting minutes from the October 6, 2016 BSAC meeting. Sharon Douglas seconded the motion. Motion passed unanimously.

4. Addition Plan Review -

BSOA #06507A Gallatin Canyon Consolidated Rural Fire Department
Legal: Cascade Subdivision Block 1 Tract 7A
Street: 9091 Lone Mountain Trail

Staff presented the proposed plan for a new fire department training facility at station #2 near the mountain village. Renderings of the structure to be constructed out of 5 shipping containers were reviewed along with site photos. Big Sky Fire Department Chief William Farhat represented the project and discussed that the area in the parking lot has historically been used for training purposes. The items currently on site that are stored under the tarps in the photos are used for training and would be removed with construction of the new training facility. Chief Farhat noted that the structure would be painted to match the existing building and it would be approximately 24' in height. Stacy Ossorio asked if the training would occur on the inside or outside of the structure. Chief Farhat discussed that the firefighters would break in from the front and use the exterior shed roof, all other training would be on the inside. The only area that would burn would be a small interior portion of the structure near the back. This training as described by Chief Farhat would occur approximately 1 to 2 times a week during the summer. Tim Cyr, a representative for property owners at the end of Cheyenne Road questioned how long the structure would be on site. Chief Farhat noted that it would most likely move at some point in the future if additional land was available, however, the structure should be expected on site for 5 years. Chief Farhat also discussed that an expansion of the fire station is in the preliminary phase to create living quarters to staff firefighters at the station. Brian Wheeler discussed taking some additional time and on site meetings to come up with the best possible solution to protect area aesthetics, future development, and adjacent property views. The idea of placing the training facility behind the existing building was discussed by the BSAC. Chief Farhat added that the future addition to the station for living quarters would most likely go there. Tim Cyr noted that the owners on Cheyenne Road would like to see the training facility in the location as proposed on the east side of the existing station. Chief Farhat stated that he would take additional time to work on a revised site plan that addressed all of the proposed development of the tract and adjacent property views. Screening would be considered for adjacent property views based on the location of the training facility. No motions were made.

5. Alteration to Previously Approved Plan Review

BSOA #07706 Bermont
Legal: COS 1739B Tract 7B
Street: 2000 North Fork Road

Staff presented the alterations to the previously approved Bermont plans for an accessory structure. Staff noted that the revised plans altered the orientation of the garage, the interior layout and design. Considerations for BSAC discussion were the location of the structure within 100' of the main residence, North Fork Site Review Board approval, siding material, and roof length. Clay Lorinski, owner, noted that both neighbors approved of the project if the siding materials were changed to reduce the amount of cedar shakes. Trever McSpadden discussed the new orientation noting that it helped to reduce the amount of grading that would be required. Joe Schwem, project representative, stated that the 100' measurement shown on the plan was from a boulder retaining wall at the side of the home. The BSAC discussed the distance and questioned if the North Fork Site Review Board had any comments about the distance. Clay Lorinski noted that the North Fork Site Review Board had sent an email approving of the plans if the siding material was changed to only use cedar shake shingles as an accent material. Joe Schwem also noted that the roof length as shown on the plan is 40'. Trever McSpadden made a motion to approve the alterations to the previously approved final plan with the condition that an updated approval letter from the North Fork Site Review Board is received acknowledging changing the wood shingles and acceptance of the location of the structure relative to the main residence. Sharon Douglas seconded the motion. Motion passed unanimously.

6. Setback Determination

BSOA #04358 Haas
Legal: Meadow Village Subdivision 25 Lot Addition Lot 58
Street: TBD Lone Walker Road

Staff presented a request from John Haas to have the BSAC review and confirm the setbacks for the property at the corner of Lone Walker Road and Looking Glass Road. Staff presented a diagram that reflected the setbacks as the covenants state. A site plan was then presented for a home on the site with setbacks requested by John Haas. The BSAC reviewed and found that the entire property length along Lone Walker Road would be one side of the property regardless of the pin located along the lot line. The BSAC discussed that the front property line could be along either road, however it would be the entire length of that frontage. The setback for the front would be 25'. The BSAC discussed that based on the front property line, the property line that runs the length of the adjacent road would have a 30' setback. The side opposite the 25' setback would have a 10' setback and the side opposite the 30' setback would have a 15' setback. No motions were made, the applicant acknowledged understanding and would develop a plan around the setbacks applicable to the property.

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 for BSAC review.
- c. **Project Completion Tracking** – Staff presented a request from Stuart Goldberg for a 6 month extension to complete the landscaping on his project at 300 Chief Joseph. Trever McSpadden made a motion to extend the Goldberg landscape completion deadline by 6 months. Sharon Douglas seconded the motion. Motion passed unanimously.
- d. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 9:45 am.


Brian Wheeler, Committee Chair