



Architectural Committee Meeting Minutes – October 30, 2014

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

BSAC and Staff in Attendance

Brian Wheeler, Chair
Kenny Holtz
Trevor McSpadden
Gary Walton (phone)
Grant Hilton
Suzan Scott
Dawn Smith
Janet Story

Guests in Attendance

Nate Peckinpaugh, Rep. Lauer
Linda Meade, Owner
David Seabury, Rep. Clemson
Jack Luechtefeld, Owner

1. Membership Forum – None

2. Call to Order – Brian Wheeler called the meeting to order at 8:09 am.

3. Final Plan Update

BSOA #05308 Luechtefeld– Siding change
Legal: Tract 8 Block 3 Sweetgrass Hills
Street Address: 2690 Bobtail Horse Rd

Staff presented the request for a change in siding colors, showing both the existing approved siding along with the proposed color. Jack Luechtefeld, Owner presented the samples for the new colors and explained that after installing the stone they felt the grey color worked better with the stone than the approved brown color.

Kenny Holtz made a motion to approve the revised siding colors as presented, Trevor McSpadden seconded the motion. Motion passes unanimously.

4. Sketch Plan Review

BSOA #06004 Lauer – New Construction
Legal: Lot 4 Block 1 Cascade
Street Address: 11 Sioux Rd.

Staff presented the application for single-family new construction. The structure will consist on new construction on the ground level and a pre-existing log structure will be placed on top of the ground level supporting structure. The design of the structure meets the covenants and design regulations. The area of most concern with project is the necessity to have numerous improvements located within the frontyard setback and a total of 7 exceptions, 5 of which pertain directly to improvements within the frontyard setback.

- Parking spaces located in front setback
- Deck and patio located in setback
- Walkway located in setback
- Two parking spaces provided
- No enclosed parking

- Retaining wall height over 4ft
- Retaining wall length over 24ft

Nate Peckinpaugh, Rep. addressed the following items; retaining walls could be broke up, the parking area would have a 23ft drop into the lower lot and that landscape could be added to provide screening in the setback; decks could be pulled back out of the setback but walkway would need to remain in setback, snow storage would occur down the grade both in and out of the setback.

Other discussion by the BSAC included the issue of parking in the setback alone was not too much of a concern but when taken with all other items becomes a larger consideration. It was acknowledged that there are not many options on this lot due to the slope, and that landscaping could be used for screening of the parking area. Brian Wheeler relayed comments from Stacy Ossorio that it is not typical for no garage to be approved by the BSAC; concern about the pre-built structure being the force behind the presented design versus a design based on the site and existing topography and that perhaps the lot is being constrained due to the existing structure. The BSAC further discussed the purpose of the garage for both parking and safe storage of items such as trash containers and keeps items out of view and off the road and property. Kenny Holtz commented on using an alternative material on the lower level such as stone, as a ‘foundation’ for the structure and opposed to metal. Grant Hilton asked about the cost of log siding as an option on the lower level. Nate Peckinpaugh explained that the single story unit as metal is monolithic style and that the large stone columns would be on the public side of the building. He further stated that the lot is challenging to build on and a small footprint works best, and that a garage would be a future item that is added.

The BSAC then discussed the option of a variance for garage construction in the setback and how to best design on this site. The variance would not add time to the application if building would occur next season. A one stall garage design with the two existing parking spaces would work well and meet the design regulations. Staff further reviewed the design regulations and considerations. Kenny Holtz made a motion to approve the sketch plan as submitted and that the BSAC believe the design regulations require a single car garage and would support a variance for said garage in the setback, the two- uncovered spaces are required to remain, final plan will need to show snow storage, retaining walls will be modified to comply with design regulations, the BSAC supports the materials with the exception of siding beneath the log structure and it should differ from the single structure i.e. log or stone, Trever McSpadden seconded the motion. Motion passed unanimously.

5. Final Plan Review

BSOA #06086A Clemson – New Construction
 Legal: Lot 86A Block 2 Cascade
 Street Address: 70 Beehive Basin

Staff presented the final plan for single family new construction, noting there were no changes in design or materials since sketch plan and that the conditions for driveway approval, and amended building envelop have been received. David Seabury presented the siding materials. The BSAC discussed the landscape plan and exterior materials. Trever McSpadden made a motion to approve the final plan as submitted pending receipt of the survey letter, Grant Hilton seconded the motion. Motion passed unanimously.

5. Enforcement

BSOA #06239 Butera – New Construction
 Legal: Lot 239 Block 3 Cascade
 Street Address: 5 Swift Bear

Staff presented the email response received from MR. Butera outlining the request for construction extension. The BSAC discussed the submission noting that items 3 and 4 were essential for proper

construction. Kenny Holtz made a motion to approve the extension as requested noting that the performance deposit is contingent on full construction being complete on the finish date of August 30, 2015 includes landscaping and all other construction requirements, Trever McSpadden seconded the motion. BSAC discussed the motion; Gary Walton asked about the process and if it's a new application or an extension. Brian Wheeler stated that the main purpose is to bring the application into compliance and receive updated information from the applicant regarding the construction process. The BSAC has a response, a commitment and a timeframe to evaluate future performance. The BSAC is able to establish parameters for determining the necessity of a project extension. Kenny Holtz made an amendment to the original motion to include that all written dates will be met and that the first date of November 30, 2014 will require an update at the next scheduled BSAC meeting after said date. Trever McSpadden seconded the amendment. The amended motion passed unanimously.

BSOA #05418 Epstein – Patio Enclosure
Legal: Lot 18 Block 4 Meadow Village
Street Address: 125 Chief Joseph Rd.

Staff presented the photos submitted by the applicant along with the two site plans in the existing file. Noted were the differences in placement of the structure creating an uncertainty in the improvements being outside the sideyard setback. BSAC discussed that the exact location of the improvements need to be verified by the applicant by the next meeting; land use permit, survey of locating pins and running a line on the property. The BSAC agreed that a letter will be sent stating the requirement for verification of the improvement location be submitted for the November 20, 2014 meeting and failure to do so may result in fines per the enforcement policy.

7. Performance Deposit Partial-Refund Requests

BSOA #08600 Baltic Assoc. – Landscape Deposit

Staff presented the request for the remainder of the \$5,000 landscape deposit and showed photos of the current landscape. Cheryl Creed, applicant stated that the shrubs around the entrance were eliminated due to snow storage issues. BSAC asked about the original trees that were planted, they were damaged by snowplowing. The BSAC asked about bark mulch be installed along with the addition of perennials which can withstand have snow piled on them through the winter. Grant Hilton made a motion to refund \$4,000 of the deposit and to hold the remainder until landscape fabrics and bark mulch is installed and there are a minimum of 20 additional perennials installed in the landscaping corner area, Trever McSpadden seconded the motion. Motion passed unanimously

BSOA #07113 Tract 9 LLC – Landscape Deposit

Staff presented the request for \$10,000 release in landscape deposit for the area surrounding the completed six-plex structures, photos of existing landscape were presented. Grant Hilton made a motion to release the \$10,000 deposit, Kenny Holtz seconded the motion. Motion passed unanimously.

BSOA #04506 Lovely (Smith Trust) – Landscape Deposit

Staff presented the request for release of \$2750 landscape deposit that was transferred to the new owner when the property was sold. Photos were shown. The BSAC discussed the purpose of the landscape deposit. Kenny Holtz made a motion to deny the request until the grass is established next spring, Trever McSpadden seconded the motion. The BSAC then discussed the motion and how the property should be improved to comply with the release of the performance deposit. Kenny Holtz made an amendment to the motion that the goal of the deposit is for performance and that the applicant will submit a landscape plan, have the plan reviewed and approved by the BSAC and once the plan is completed and established the

deposit will be released. Trever McSpadden seconded the amendment. The amended motion passed unanimously.

Grant Hilton left meeting.

6. Staff Report

- a. **Meeting Minutes for September 18, 2014** – Kenny Holtz made a motion to approve the meeting with the deletion of sentence regarding writing a letter to the TCOA, Trever McSpadden seconded the motion, motion passed unanimously.
- b. **Meeting Minutes for October 9, 2014** – Trever McSpadden made a motion to approve the meeting minutes as presented, Kenny Holtz seconded the motion. Motion passed unanimously.
- c. **BSAC Update** – Staff gave updates on projects
- d. **Covenant Compliance** -
- e. **Performance Deposit Tracking Sheets** – Staff noted recent changes and stated that in the next months, efforts will be made to release deposits that have been on the books for an extended period.
- f. The next meeting is November 6, 2014
- g.

7. **Adjourn** – Kenny Holtz made a motion to adjourn the meeting of the BSAC at 10:37 a.m., Trever McSpadden seconded the motion. Motion carried unanimously.

Brian Wheeler, Committee Chair