



Architectural Committee Meeting Minutes – October 6, 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)
Kenny Holtz
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

Jackson Trout, Cascade Block 3 Lot 160A
Jeff Green, Cascade Block 3 Lot 182A
William Feher, Cascade Block 2 Lot A13
Joe Schwem, Cascade Block 3 Lot 253
Kristen Ramirez, Stillwater Condominiums
George Gil, Stillwater Condominiums

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:06 am.

3. Meeting Minutes –Stacy Ossorio made a motion to approve the meeting minutes from the September 15, 2016 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.

4. Minor Alteration Plan Review -

BSOA #04442 Chadwick Investments
Legal: Meadow Village Subdivision Block 4 Lot 42
Street: 2770 Two Moons Road

Staff presented the minor alteration application consisting of new siding material and color for BSAC review. The BSAC reviewed the sample of the LP Smartside product in the Teton color. Paint samples of the trim proposed in *SW Repose Gray* and the windows painted with a darker shade *SW Gauntlet Gray* were reviewed. Ron Freedman property owner was available to answer any questions from the committee. Kenny Holtz made a motion to approve the new siding product and colors for the home as submitted. Trevor McSpadden seconded the motion. Motion passed unanimously.

5. Sketch Plan Review

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

The Logelin sketch plan application was presented for BSAC review by staff. Staff reminded the BSAC that the application was looked at during the September 1st meeting for pre-sketch review. The revised sketch plan application addressed the major considerations discussed at pre-sketch relating to the siding materials and home design. Considerations for sketch plan discussion as noted by staff were retaining wall information, no site section provided, and master bedroom deck shown on elevations and not floor or site plans. The committee reviewed the major change in materials from stucco to wood and metal accent finding that the design was a much better fit for the Cascade Subdivision. Jeff Green, project representative, showed materials for the wood siding, metal accent and stone veneer. Jeff Green also reviewed the site plan and noted that the goal was to keep the lot disturbance and grading to a minimum. Staff questioned if the deck off of the master bedroom would be added, Jeff Green confirmed it would be added. Kenny Holtz made a motion to approve the sketch plan application noting that the final submittal will require clarification on the retaining wall details, a site section, information on the master bedroom deck, exterior lighting

plan, a sample of the roof material, and all other standard final plan application requirements. Trever McSpadden seconded the motion. Motion passed unanimously.

Staff presented the request from the property owner for BSAC approval to commence site work. The project representative, Jeff Green, noted that due to time constraints with the weather he would like to get moving on excavation as soon as possible. Kenny Holtz made a motion to approve the request to allow site work to commence with the posting of the full performance deposit noting that the applicant has 1 month to return to the BSAC for review of the final plan. Trever McSpadden seconded the motion. Motion passed unanimously.

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

The Lilly & Lopker LLC sketch plan application for Cascade Ridge single family condominium unit #206 was presented for BSAC review. Staff noted that the unit design was called The Yellowstone, a design that is similar to the other units with a slightly different footprint to fit in a tight location. Considerations presented for BSAC discussion were details on any retaining features that would be necessary and information on the location for a hot tub. Joe Schwem, project representative, mentioned that a hot tub would most likely be added to the lower deck. Joe Schwem also confirmed that the materials proposed have been used on the other units. Stacy Ossorio made a motion to approve the sketch plan application for unit #206 as submitted. Sharon Douglas seconded the motion. Motion passed unanimously.

BSOA #06253A Lepper
Legal: Cascade Subdivision Block 3 Lot 253
Street: TBD Swift Bear Road

Staff presented the Lepper sketch plan application for BSAC review. Considerations noted by staff for BSAC discussion were driveway slope over 10%, wall length greater than 40', retaining and grading information, extent of cut/fill, and hot tub location. Joe Schwem, project representative, started the discussion by noting that the owner is pursuing a shared access agreement with the owner of lot 252 to allow easier access to the building envelope. The BSAC questioned the amount of fill required to place the home as shown on the site plan and inquired if moving the building envelope was considered. Joe Schwem mentioned he had considered moving the envelope and a height variance, however if the shared access easement is finalized it would allow the design to work better and alleviate the amount of fill required. Brian Wheeler mentioned that a hardship based on topography could be considered with a variance request. The BSAC urged the applicant to continue talks with the neighbor to come up with a revised design. The BSAC all agreed that the application would be considered a pre-sketch plan review and no motion was necessary.

BSOA #06160A The Black Moon Trust
Legal: Cascade Subdivision Block 3 Lot 160A
Street: TBD Black Moon Road

The sketch plan application for the Black Moon Trust was presented for BSAC review. Considerations noted by staff for BSAC discussion were a revised building envelope was shown, several roof lengths over 40', and exposed concrete. The BSAC reviewed the plans and Trever McSpadden questioned if the concrete was incorporated for geotechnical purposes or aesthetics. Jackson Trout, project representative, noted that it was aesthetic in nature. The concrete would be tiles placed over a wood frame. Kenny Holtz mentioned that it will be very helpful to envision the design with a sample of the tiles to look at. Staff went over the platted building envelope and the proposed envelope that was reviewed by the BSAC in 2010 noting that the BSAC approved the revised envelope location however it was never approved by Madison County and the plat was not amended. The BSAC discussed that the envelope approval from 2010 would carry forward. Looking at the design of the home, the BSAC was in favor of the modern concept. The roof lengths over 40' were reviewed and the BSAC discussed that the home meets the intent of the design

regulations. Sharon Douglas made a motion to approve the sketch plan noting the discussion items to be addressed with a final plan application. Kenny Holtz seconded the motion. Motion passed unanimously.

6. Addition Plan Review

Stillwater Condominiums
Street: Turkey Leg Road

The Stillwater Condominiums addition plan for a new garbage enclosure and covered walkways was presented by staff for BSAC review. Detailed drawings of the canopies for the covered walkways proposed for buildings A, B and C were presented along with photos of building D that currently has the canopies. The site plan and elevations for the new trash compactor and storage area structure were reviewed by the committee. Kenny Holtz questioned how much additional parking would be created. Kristen Ramirez, project representative noted there would be approximately 12 new designated parking spaces in the new lot. Staff also added that all of the other dumpster areas that are currently half fenced would be removed. Kenny Holtz made a motion to approve the plans as submitted. Sharon Douglas seconded the motion. Motion passed unanimously.

BSOA #04527A-1 Krieg
Legal: Meadow Village Subdivision Block 5 Lot 27A
Street: 30 Buffalo Calf Road

Staff presented a pre-sketch plan application for a proposed addition to the Krieg residence. The plans called for the addition of a master suite above the existing garage. Staff noted for BSAC consideration that the proposed addition would add an additional 6' 9" to the highest ridge of the home. With the addition, the overall height of the home would be well above the 25' maximum allowed in the Meadow Village Covenants. After review of the proposed plan, the BSAC questioned if any other alternative areas on the property were suitable for an addition. Janet Storey, project representative, noted that the addition above the garage worked best for interior function and avoiding excavation on the steep hillside for additional foundation. Janet Storey questioned if a variance would be considered to allow for the additional height. Staff reviewed the Meadow Village Covenants and updated the committee that there is no procedure for review of a variance in the subdivision. The BSAC requested that staff work with the BSOA legal committee to research if a variance is something that should or should not be considered by the committee in the Meadow Village subdivision. The discussion would be continued after the legal committee reviewed, no motions were made.

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**
- d. **Adjourn** – Brian Wheeler adjourned the meeting of the BSAC at 10:13 am.


Brian Wheeler, Committee Chair