



**Architectural Committee Meeting Minutes – October 9, 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  
Stacy Ossorio  
Trevor McSpadden  
Gary Walton  
Grant Hilton  
Sharon Douglas (phone)  
Kenny Holtz  
Suzan Scott  
Dawn Smith

**Guests in Attendance**

Andy Dreisbach, Rep. Fairways  
Marilyn Hill, Member  
David Seabury, Rep. Clemson  
Alan Roos, Rep. Clemson  
Kyle Barner, Rep. Ryan  
Jamie Daugaard, Rep. Bell  
Rich Haag Owner Fairways (phone)  
Bucko Slabaugh, Rep. Bell

1. **Membership Forum** – Marilyn Hill stated that she was in attendance to get informed about the construction on the lot adjacent to her in Sweetgrass Hills
2. **Call to Order** – Brian Wheeler called the meeting to order at 8:07 am.

**3. Minor Project Review**

BSOA #00086 Hougen – Deck Expansion  
Legal: Fairways Condominiums  
Street Address: 2160 Little Coyote Rd.

Staff presented the application for deck expansion for 3 units within the existing Fairways Condominiums. The Fairways COA has submitted a letter and plans outlining the design, materials, dimensions and stain color for the deck, so as to uniformity. Staff explained that there were concerns as to the proximity of the decks to the rear yard setback. The lot is not deep and is on an arc mirroring Little Coyote Rd, thus creating the potential for bisection points between the decks and the rear setback. Without a survey being completed that takes into consideration each deck dimension, the project was scaled on the master site plan. From that the BSAC discussed deck size and the establishment of a size that would not pose a risk with setback encroachment. Rich Haag, applicant and Board member for Fairways discussed the desire for the deck expansion for usability by owners and the desire to have uniform decks and railing consistent in the project. The proposed railings will match the balcony on the front side of the building. Kenny Holtz made a motion to approve the deck expansion with the railings as shown for units 2148 and 2156, motion was seconded by Trevor McSpadden. Motion passed unanimously.

BSAC then began discussion on unit 2160. Stacy Ossorio asked if a variance was needed for this deck. Staff stated that as long as the deck was outside of the setback no variance would be required. Grant Hilton asked if the original deck was placed outside of the setback. Staff confirmed that during final review the decks were represented as not encroaching in the setback. BSAC further discussed the issue of having an application that confidently shows no issues with setback. Sharon Douglas made a motion to approve the application for deck expansion based on the fact that the deck does not encroach into the rear setback, motion was seconded by Gary Walton. Trevor McSpadden made a recommendation for the motion to be amended to include that the onus is on the applicant to not encroach into the setback at 10ft x 19.5 ft. Sharon Douglas made the amendment which was seconded by Gary Walton. Amended motion passed unanimously.

#### 4. Sketch Plan Review

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

Staff presented the application for new construction on Beehive Basin Rd. noting that the applicant is asking for approval to begin construction of the driveway prior to winter season. Staff reviewed the application noting the following in considerations:

Driveway slope – probability of driveway being accessible in winter, should a parking place be constructed at the top of the property. Needs an exception for 12% grade

Driveway Length – over 300ft needs approval from BSFD and an exception

Visual impact of driveway cut – Slope cut of 12% with 202ft of retaining will impact neighbors and view from lift and Little Thunder.

Retaining walls – Approximately 3 areas need exceptions for retaining wall length. The most dramatic are 202ft along driveway.

Outstanding approval for new building envelope – Needs to be received prior to final review

Dave Seabury, architect for applicant, stated that they tried to move the house further up on the hill and to make the driveway with less slope which would then require two switchbacks resulting in a larger impact on the site. And tried to work a driveway to come in from the other side. Brian Wheeler disclosed that he worked with the applicant to determine if an easement across adjacent land would be beneficial. Staff also stated that adding a parking pad at the top of the driveway in the event that a vehicle could not get down the driveway. The applicant representative Alan Roos discussed the retaining walls and they would be Basalt Stone similar to the ones behind Black Eagle, it is a rock that works well for stability.

BSAC discussed the level of visibility to neighbors, which would not occur from vehicles on Beehive Basin or neighbors above the property, the driveway could be visible to properties on Little Thunder. BSAC discussed that the exception were necessary in order to have the most logical access to the home. Trever McSpadden made a motion to approve the driveway with the exceptions noted by staff, and that Big Sky Fire Department has been given approval for the length and slope and that construction of the driveway could begin before final plan approval, motion was seconded by Kenny Holtz. Motion passed unanimously.

Staff reviewed the application in regards to the structure noting items that were still required for final which are standard to most sketch/final plans. At this time staff noted that no exceptions were needed in direct regard to the architecture of the structure. And that the following items are necessary for final approval:

All material specifications; manufacturer, color, style etc. (siding, roof, doors, windows, deck, patio etc.)

Light fixtures

Complete landscape plan

Retaining wall dimension and materials

Colored rendering or elevations

Final Plans to scale

Kenny Holtz mad a motion to approve the sketch plan as submitted noting the final plan requirements in the staff report with an additional note the approval from Madison County for plat amendment was still needed, motion was seconded by Trever McSpadden. Motion passed unanimously.

#### 5. Major Renovation Plan Review

BSOA #07600 Ryan – Major Addition  
Legal: COS 1504A  
Street Address: 5255 Lone Mountain Trail

Staff presented the application for major addition noting that the applicant was asking for final approval in one meeting due to the consistency in the proposed addition in regard to materials, colors and design. BSAC discussed that the proposed additions would blend well with the existing home. Kenny Holtz asked if there

would be any issues surrounding a combined approval for the project, none were known. Stacy Ossorio made a motion for final of the application for major addition as submitted, Trever McSpadden seconded the motion. Motion passed unanimously.

## 5. Final Plan Review

BSOA #05411 Bell – New Construction  
Legal: Lot 11 Block 4  
Street Address: 2860 Chief Joseph

Staff presented the application for final approval noting the changes and requirements from the sketch plan review:

- All material specifications; manufacturer, color, style etc. (siding, roof, doors, windows, deck, patio etc.)
- Light fixtures
- Complete landscape plan
- Survey
- Retaining wall dimension and materials
- Colored rendering or elevations
- Landscape review fee \$100
- Final Plans to scale

Exceptions needed for:

- Parking within front yard setback – BSAC approval
- Roof eave length of 56’ on east elevation - Altered
- Wall length of 56’ on east elevation – Altered

Brian Wheeler disclosed that he is an adjacent property owner. Staff discussed the options for siding colors and materials that were submitted by the applicant. The BSAC discussed that the colors proposed in relation to the visibility of the structure. It was agreed that the colors presented were too unnatural in orange and white. Stacy Ossorio asked for clarification as to whether the timber accent was the only non-synthetic material on the structure, this was confirmed by the applicant. Jamie Daugaard, architect for the applicant, discussed the option of bringing in a larger sample board after consulting with the client and prior to construction. The BSAC agreed with this idea and stated that the preference was toward a color combination that was more natural and harmonious with the area of Sweetgrass Hills and would minimize rather than accentuate to the visual impact of the parcel. Jamie Daugaard stated that he was still exploring color options between the mahogany (orange) and the dark brown color presented at the meeting.

Staff discussed that the project will be going to Gallatin County to get a variance for the steep slope, Jamie Daugaard stated that the approval for the variance was anticipated for mid-November. Kenny Holtz made a motion to approve the application as submitted with the following conditions; the siding is not approved and a larger sample shall be submitted for review by BSAC; the orange construction fencing is to be removed and replaced with either a black or dark green fencing; exact size of siding shingle is to be presented for review by BSAC, motion was seconded by Gary Walton. Motion passed unanimously.

## 6. Staff Report

- a. **Meeting Minutes for September 4, 2014 BSAC Meeting** – Trever McSpadden made a motion to approve the September 18, 2014 meeting minutes, motion was seconded by Kenny Holtz. Motion passed unanimously.
- b. **BSAC Update** – New members Gary Walton and Grant Hilton were welcomed. As Stacy Ossorio is in a new term cycle her position as vice-chair needs to be renewed. Trever McSpadden made a

motion to nominate Stacy Ossorio as Vice-Chair, motion was seconded by Kenny Holtz. Motion passed unanimously. Staff reminded BSAC of the upcoming retreat and to submit any topics for consideration.

c. **Covenant Compliance -**

Staff reviewed the outstanding enforcement of the Butera project. No response has been received. The BSAC discussed the enforcement policy and the next steps which could include fines and a lien, specifically for not submitting an extension request and fine could continue until all information is received. Grant Hilton made a motion to give Butera 30 days to come into compliance after which date fines in the amount of \$100 per day will result. There was no second, motion died. BSAC continued discussion on how to proceed with enforcement. Grant Hilton made a motion to send a letter stating that the application is out of compliance and that fines of \$100 per day could result if the project was not brought back into compliance by the next BSAC meeting, October 30, 2014. Other remedies may include a lien being placed on the property and/or forfeiture of the performance deposit, motion was seconded by Gary Walton. Motion passed unanimously.

Staff reviewed the Wolfram compliance issue. The owner has installed a wood cover and wood fencing around an existing deck. Staff received a neighbor comment concerning the design and whether there may be an encroachment issue with the side yard setback. It was discussed by the BSAC that a letter be sent to the owner requesting an application with plans to be presented at the next BSAC meeting on October 30, 2014.

- d. **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.
- e. **Discussion** – BSAC discussed the relationship between BSAC/BSOA and the Town Center Owners Association. It was decided to add this to the list of topics for the board retreat. BSAC discussed the minutes as approved and Grant Hilton and Suzan Scott requested that the minutes be amended at the next meeting for language regarding how a communication with Town Center Owners Association would proceed.
- f. The next meeting is October 30<sup>th</sup>. A date of December 9<sup>th</sup> was chosen for the BSAC retreat.

**7. Adjourn** – Gary Walton made a motion to adjourn the meeting of the BSAC at 11:15 a.m., Grant Hilton seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair