



Architectural Committee Meeting Minutes – September 1, 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
Kenny Holtz
Sharon Douglas
Grant Hilton
Stacy Ossorio
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

Rex Kleinsasser, 17 Spotted Elk
Dave Logelin, Cascade Block 3 Lot 182A
Jeff Green, Cascade Block 3 Lot 182A
Will Henslee, Aspen Groves Block C Lot 26
Josh Green, Aspen Groves Block C Lot 26
Jamie Daugaard, 300 Chief Joseph Trail
Stuart Goldberg, 300 Chief Joseph Trail
Anthony Overbeeke, 2165 Spotted Elk
Jeff Wexall, 12 Beehive Basin Road

1. Membership Forum – None.

2. Call to Order – Brian Wheeler called the meeting to order at 8:04 am.

3. Meeting Minutes – Trevor McSpadden made a motion to approve the meeting minutes from the August 18, 2016 BSAC meeting. Kenny Holtz seconded the motion. Motion passed unanimously.

4. Final Plan Review -

BSOA #04608 Boneham – Renovation/Addition
Legal: Meadow Village Subdivision Block 6 Lot 8 & 9
Street: 2165 Spotted Elk Road

Staff presented the Boneham final plan application for BSAC review. Staff noted that no major changes had been made from sketch plan review. The considerations noted for BSAC discussion were: lot aggregation, lighting not certified Dark Sky compliant, roof length over 40', product info for deck railing. Centre Sky Architecture representative Anthony Overbeeke presented a materials board for the project. The materials presented were consistent with the application. Anthony Overbeeke clarified that the deck would be a wood railing. Grant Hilton questioned if the project was utilizing any existing materials. Anthony Overbeeke stated they would be all new materials. The BSAC discussed the roof length over 40'. Staff reminded the BSAC that the roof was discussed at sketch plan review and the BSAC was comfortable with the length given the design of the home. The side setbacks were reviewed by the BSAC. Staff discussed that with a lot aggregation, the side setbacks are 30'. The BSAC discussed that the existing home is within the new setback and proposed improvements will not encroach any additional. The light fixture information was reviewed by the BSAC. The BSAC looked at the locations and asked for the architect to submit additional information on the fixtures. Kenny Holtz made a motion to approve the final plan for the addition and renovation as submitted noting that the approval is contingent on county approval of the lot aggregation, the lighting plan is not approved and additional information is required, an exception to the Design Regulations has been granted to allow the roof length over 40 noting the character of the home and placement as a lower porch roof is appropriate, and also noting the discussion of the setbacks with the aggregation finding that the addition area is consistent with the location of the pre-existing home. Trevor McSpadden seconded the motion. Motion passed unanimously.

5. Sketch Plan Review

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

Staff presented the Logelin sketch plan application for BSAC review. The site plan, floor plans, and elevations were reviewed by the committee. Staff noted the following considerations for BSAC review: site plan details, driveway details, surface parking outside envelope, no site section, height calculations clarified, garage doors as focal point of front elevation. Dave Logelin mentioned he was working with C&H engineering on revising the site plan to include additional details. The BSAC questioned the siding as primarily stucco and the fit within the Cascade Subdivision. Dave Logelin commented that additional wood details would be added to bring the design closer to a mountain style. Brian Wheeler noted that the character of the home is not consistent with others in the subdivision. The idea of considering the application as a pre-sketch plan review was discussed due to the numerous considerations for discussion. Grant Hilton noted that the materials could make a big difference in making the design concept work. Dave Logelin discussed altering the grading to allow for a walkout as opposed to the daylight lower level shown. The BSAC made no motion confirming the review was a pre-sketch plan review and urged the applicant to finalize the changes discussed on a sketch submittal set.

6. Landscape Plan Review

BSOA #04531 Kleinsasser
Legal: Meadow Village Subdivision Block 5 Lot 31
Street: TBD Spotted Elk Road

The Kleinsasser landscape plan was presented for BSAC review. Staff reminded the BSAC that final plan approval was given with the requirement to submit a revised landscape plan with additional elements to screen the north elevation. Considerations noted by staff for discussion by the BSAC were: permanent features in setback, landscape berm and utility screening in ROW, and wood burning fire pit. Rex Kleinsasser addressed the permanent chairlift fixture shown on the plan and noted that it would no longer be permanent allowing him to move it. Kenny Holtz questioned the design of the wood burning fire pit. Staff noted that the design regulations do not touch on specific designs for fire pits, the fire department does have basic regulations for them. Stacy Ossorio questioned if the gas fireplace on the north side of the home would be permanent. Rex Kleinsasser confirmed for the committee that it would not have a concrete foundation. Brian Wheeler mentioned it may be best to pull the gas fireplace out of the setback. Kenny Holtz made a motion to approve the landscape plan as submitted noting that the applicant has confirmed there are no permanent features in the setback areas and caution needs to be taken to ensure that doesn't happen and the wood burning fire pit must meet the fire department regulations. Sharon Douglas seconded the motion. The BSAC discussed the water feature in the setback questioning if concrete would be used. Rex Kleinsasser noted it would be made of rocks with a liner. Kenny Holtz noted that the design of the landscaping is enhancing the property value and the applicant has confirmed there is nothing permanent in the setback. Motion passed unanimously.

7. Alteration to Approved Plan Review

BSOA #02726 Palmer
Legal: Aspen Groves Subdivision Block C Lot 26
Street: 168 W Pine Cone Terrace

The BSAC reviewed the revised landscape plan for the Palmer residence. Staff noted that the landscape plantings and features were drawn in on the previously approved plan. Staff shared an email from the adjacent property owner expressing several areas of concern with the proposed plan. Will Henslee, 46 North Landscape, started by addressing

the slope along the east property line. He noted that the grade would be brought up and an erosion mat put down to hold the soil until grass could grow. Will Henslee also noted that 3 21' tall trees would be planted to screen the neighbor's home along the property line and a timber retaining feature would be built in under the back deck. The BSAC discussed the proposed driveway extension around the back of the home. Stacy Ossorio noted that this extension will have a negative impact on the adjacent property. Grant Hilton started addressing the driveway by noting that significant screening would need to be added for the driveway and hot tub. Trever McSpadden noted that the hot tub location would be acceptable with adequate screening added to break up the view from the adjacent property. The BSAC mentioned 3 or 4 6' spruce trees would be appropriate in this case. The contractor, Josh Greene and Will Henslee discussed the exposed concrete and confirmed they could come up with a solution to cover it. Kenny Holtz addressed the committee and representatives stating that due to the complicated grading on the site and the neighbor's concerns, a plan needs to be submitted that is accurate and clearly depicts what is being proposed. Kenny Holtz made a motion to approve the plan as submitted noting the discussion about the driveway being inappropriate for the location, inadequate screening around the hot tub, no grading plan, and little detail on screening for the neighbor's shown on the plan submitted. Trever McSpadden seconded the motion. Motion did not pass, all opposed. Trever McSpadden made a motion to continue the discussion and review pending a new plan submitted. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #06203 Stowe

Legal: Cascade Subdivision Block 3 Lot 203

Street: 12 Beehive Basin Road

Staff presented the changes submitted for the Stowe new construction. The major changes noted by staff were the reduction of stone around the base of the home, new design for the fireplace on the deck and a minor change to the size of a window due to interior layout changes on the upper level. Jeff Wexall, project representative, also noted that the window at the lower level on the west elevation would be removed to accommodate utilities in a shed style covering. Kenny Holtz made a motion to approve the modifications to the previously approved plan as submitted noting the window that would be replaced with the utility connection covered in a shed that matches the siding. Trever McSpadden seconded the motion. Motion passed unanimously.

BSOA #05407 Goldberg

Legal: Sweetgrass Hills Subdivision Block 4 Lot 7

Street: 300 Chief Joseph Trail

Staff presented changes to the Goldberg site and landscape plan. The alterations were already completed and brought to the attention of staff during construction by an adjacent property owner. The main change to the previously approved plan was the location of the play structure. A revised site plan and photos of the play structure and landscaping from all angles were shown to help guide the BSAC discussion. Stuart Goldberg, property owner, was present and discussed sight lines and existing site conditions. He noted that the location was altered to prevent removal of any pre-existing trees and grading to fill in a drainage ditch. Stuart Goldberg noted that he was communicating with the neighbor and wants to work toward a resolution. The adjacent property owner was not present to comment on how the play structure would be received if it was moved to the location originally shown on the site plan. The BSAC decided that hearing from the neighbor would be helpful. Stuart Goldberg requested that the BSAC hold off on the review and continue the discussion at the next meeting to allow him to talk with the neighbor to try and work out a solution. Trever McSpadden made a motion to continue the discussion at the next BSAC meeting on September 15th. Grant Hilton seconded the motion. Motion passed unanimously.

8. Addition Plan Review

BSOA #05101 Routh

Legal: Sweetgrass Hills Subdivision Block 1 Lot 1

Street: 2310 Two Gun White Calf Road

The deck addition and renovation plans for the Routh home were presented for BSAC review. A complete site plan, and floor plans and elevations of the deck area were submitted. The plans called for replacing the existing deck and adding new deck area with a fireplace. A small patio and stone veneer were proposed for the lower level with landscape stone stairs to access from the upper level deck. Staff noted that the BSAC approval should be conditional based on county approval of the 5' front setback waiver granted previously. Janet Storey, project representative, updated the committee that the county has approved the waiver and will allow the deck addition to be built up to the 5' front setback. Kenny Holtz made a motion to approve the plan as submitted noting that verification of the county setback approval is required. Trever McSpadden seconded the motion. Motion passed unanimously.

8. 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 the request for a partial release for completion of construction on the Miller and Summers projects. Grant Hilton made a motion to release \$5,000 on both projects. Trever McSpadden seconded the motion. Motion passed unanimously.
- d. **Adjourn** – Kenny Holtz made a motion to adjourn the meeting of the BSAC at 11:05 am.



Brian Wheeler, Committee Chair