**Architectural Committee Meeting Minutes – August 7, 2014**

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

**BSAC and Staff in Attendance Guests in Attendance**

Brian Wheeler, Chair Kate Scott, Applicant

John Loomis Brian Scott, Applicant

Stacy Ossorio Scott Bechtle, Applicant Architect

Kenny Holtz

Trever McSpadden

Sharon Douglas (phone)

Suzan Scott

Janet Storey

Dawn Smith

**1. Membership Forum –** None

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:03 am.

**3. Final Plan Review**

BSOA #xxx Fairways Condo – Multi Family

Legal: Tract E I-12

Street Address: 2170-2220 Little Coyote

Staff presented the applicationfor final approval of 12 multi-family units in 6 duplexes. Staff reviewed the areas of consideration from sketch plan stage; board formed concrete, hot tub screening, siding material and allowed parking encroachment into front yard setback. Examples of board formed concrete were presented to the BSAC along with all material, color samples and light fixtures. **Siding Materials –** 4 siding materials; horizontal wood lap, vertical standing seam metal - vintage, horizontal wood skip sheathing – port orford cedar and board formed concrete **Roof material -** Standing seam metal, vintage color **Lighting** – Two styles of fixtures are proposed; 3 surface mounts which are not darysky compliant and recessed lights on the south elevation. **Deck Materials –** Trex rain escape in tiki torch. Staff pointed out that the light fixture proposed under the porch and balcony roof was not dark sky complaint and did have an upward aimed bulb. BSAC asked for clarification on the size of the overhangs in regard to light shielding; 12x9 on porch and 8.5x7 on balcony. Kate Scott addressed the hot tub screening stating that the tub is sunken and therefore will have limited visibility. BSAC discussed the intent of the retaining wall to serve as both a landscape feature and grading element. The BSAC also discussed the location of the light fixtures under the porch and balcony roof elements, the committee felt the light would not radiate out of the area due to the size of the roof covering. Kenny Holtz made a motion to approve the final plan noting that the BSAC is comfortable with the hot tub screening with landscape and that it is sunken; to allow an exception in retaining wall length due to the low amount of visibility between units; the surface mount light fixture will be allowed due to the location under the roof areas on the entrance and balcony. Trever McSpadden seconded the motion. There was discussion by Sharon Douglas in regard to the lighting being installed only in the locations as shown on the plan. Kenny Holtz amended the motion to state that the light fixtures approved are only as shown on plans. The amended motion was seconded by Trever McSpadden.

**6. Staff Report**

1. **BSAC Update –** BSAC reviewed the status of project starts and completions along with projets that have stalled.
2. **Covenant Compliance Tracking Sheet –**BSAC discussed notifying applicants of survey stake removal if a project is stalled.
3. **Performance Deposit Tracking Sheets –** Staff noted recent changes.
4. **Meeting Minutes for June 27, 2014 BSAC Meeting –** Kenny Holtz made a motion to approve the June 27, 2014 meeting minutes. Motion was seconded by Trever McSpadden. Motion passed unanimously.
5. **Meeting Minutes for July 3, 2014 BSAC Meeting –** Trever McSpadden made a motion to approve the June 27, 2014 meeting minutes. Motion was seconded by Kenny Holtz. Motion passed unanimously.

**7.** **Adjourn –** Trever McSpadden made a motion to adjourn the meeting of the BSAC at 8:47 a.m., Kenny Holtz seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair