**Architectural Committee Meeting Minutes – January 22, 2015**

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

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

Stacy Ossorio Jamie Daugaard, Centre Sky Arch. (Bell)

Grant Hilton Joe Schwem, Lyric Architecture

Kenny Holtz Sam Tomlison, Centre Sky Architecture Gary Walton Al Malinowski, Rainham

Suzan Scott Anne Scott, Rainham

Dawn Smith

Janet Storey

**1. Membership Forum –** None.

**2.**  **Call to Order –** Stacy Ossorio called the meeting to order at 8:07 am.

**3.** **Meeting minutes -** Kenny Holtz made a motion to approve the minutes from December 18, 2014, Gary Walton seconded the motion. Motion passed unanimously

**4.** **BSAC Updates –** Staff reviewed the upcoming meeting dates and pending projects.

**5. Final Plan Review**

BSOA #06162A Diduch– New Construction

Legal: Lot 162A Cascade Subdivision Street Address: 5 Black Moon Rd

Staff presented the application for single family new construction, reviewing the items of consideration for final plan review; parking area partially outside of building envelope; landscaping/disturbance outside of building envelope; number and type of exterior light fixtures. Jamie Daugaard stated that total site disturbance will be limited to 1-16 feet outside of the building envelope. Kenny Holtz asked about the height of the finished driveway from grade, Jamie Daugaard responded that it will be 4.5-6 feet above grade. BSAC discussed the proposed landscaping, size of plants, need for larger plants to survive. The applicant presented the materials, discussed that the architectural style is traditional with a touch of contemporary in the roof lines. The gabled roof will be asphalt and the monoslope will be metal. BSAC discussed the color, make/manufacture of the window. It will be black Sierra Pacific, applicant will need to send exact specifications to staff prior to approval letter. Staff reviewed the quantity and style of proposed lighting. The recessed fixtures are 3 inch led, no landscape lighting will be installed.

Kenny Holtz made a motion to approve the final plan as submitted with the following conditions; the name and color of window be emailed to the staff; the new sconce fixture and all others are approved; the hot tub screening is acceptable and that no lighting is approved for the landscape. Gary Walton seconded the motion. Motion passed unanimously.

BSOA #02513 Ibes –New Construction

Legal: Lot 13 Block A Aspen Groves Street Address: TBD Autumn Trail

Staff presented the application for final plan review of single family new construction, reviewing the items of consideration for final plan approval: Applicant will need to verify proposed lawn or grass area and irrigation for landscaping and number of trees to be removed; confirm that propane tank is to be buried; consider the metal wall for hot tub screening and metal on exterior fireplace. The landscape plan is proposed to have drip irrigation on shrubs and temporary on seeded areas. Grant Hilton recommended that the aspens be moved back from the road ROW into the property. BSAC discussed the application and noted that the missing materials will need to be brought back for review. Joe Schwem discussed that the roof will now be asphalt no metal is being used. He also reviewed the location of the recessed lighting stating that the ones over the front entry are the only ones exposed due to the slanting roof. 14 fixtures total are proposed. Stacy Ossorio asked about the relationship of the metal siding on the hot tub and fireplace now that the metal roofing is eliminated. Joe Schwem stated that the hot tub and fireplace would present as ‘furniture’ type accents pieces. Joe Schwem also presented the idea of eliminated two transom windows on the front, the BSAC was favorable to the change. The BSAC supports the application, it just needs to have the remainder items presented for final approval. This application was tabled until the February 5, 2015 meeting.

**6. Final Plan Extension Request & Update**

BSOA #06512 A1-D8 Rainham/Pinnacles

Legal: Tracts 12A & B Block 4 Cascade Subdivision Street Address: High Point Rd

Staff presented a brief timeline of the project and stated that it was currently out of compliance due to an expired approval. Al Malinowski gave an overview of the timeline and the economic factors that have affected the project. Currently the market is being researched to get a price on build out with hopes of placing unit 1 on the market to help fund build out of the other two units. There are 8 approved units, 2 are built, one is occupied and 2 foundations are in place. Gant Hilton asked if any changes to the new units will be anticipated. Al Malinowski stated that they will remain the same on the exterior with modification to interior finishes. The BSAC discussed different scenarios that could happen construction versus no construction and the potential need for screening. The BSAC generally felt that a plan for screening or site improvement would need to be in place if construction were not to occur, it was decided that reviewing the plan in 4 months would be best. Kenny Holtz made a motion to extend the approval date to May 30, 2015. On or before which time the owners will bring back a revised plan for either construction of units 3 and 4 or a mitigation plan, Gary Walton seconded the plan. Motion passed unanimously.

**7. Enforcement Review - Wolfram**

BSOA #05418 Epstein – Patio Enclosure

Legal: Lot 18 Block 4 Meadow Village

Street Address: 125 Chief Joseph Rd.

Staff discussed the new letter submitted by the member. The BSAC discussed the request and due to not having a super majority quorum the item was tabled until the February 5, 2015 meeting.

**8. Staff Report**

1. **Covenant Compliance -** Staff updated BSAC on current compliance issues.
2. **Performance Deposit Tracking Sheets –** Staff noted recent changes. BSAC discussed the need to refund Brownstone

**9.** **Adjourn –** Kenny Holtz made a motion to adjourn the meeting of the BSAC at 9:50 a.m., Gary Walton seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair