**Architectural Committee Meeting Minutes – July 3, 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

Stacy Ossorio Maggie Trimiew, Owner/Applicant

Kenny Holtz (phone) Keith Carlson, Owner/Applicant

Trever McSpadden Mike McWeeney, Owner/Applicant

Suzan Scott

Janet Storey

Dawn Smith

**1. Membership Forum –** None

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

**3. Minor Plan Review**

1. BSOA #00086 Trimiew–Deck Replacement/Storage Unit

Yellowstone Condo

74A Yellowtail Rd

Staff presented the application to replace the existing deck surface and railings and to increase the depth of the existing storage unit. The project will not change the dimensions or location of the deck, just update materials and improve safety and look of the structure. The storage unit is proposed to be increased in depth by 1 foot, materials and colors will remain the same. This project has been reviewed and approved by the Yellowstone Condominium Association. The applicant spoke of the project stating that she wanted to have a larger storage space and to tidy up the area around her unit. Stacy Ossorio made a motion to approve the deck and storage unit applications as submitted, Trever McSpadden seconded the motion. Motion passed unanimously.

b. BSOA Alpenglow COA – Roof Replacement

Lot 327A Block 6 Cascade

Heavy Runner Rd

Staff presented the applicationto replace the existing roof due to issues from improper installation during initial construction. There is no change in the overall building dimensions, height appearance. GAF 50 year asphalt shingle, weather wood color. During the June 27 BSAC meeting the project was initially reviewed and the BSAC asked to have additional information presented; complete schedule for the roof replacement, staging area and dumpster location. Staff presented the schedule that was submitted by the applicant along with the location of the staging area. Brian Wheeler asked the applicant about the timeframe of the project, Mr. McWeeney stated it was due to the scale of the project, number of buildings. He further explained that it is 7 buildings over a 4 month timeframe and that is with a 6 man crew. He also detailed that they are using a forklift with a portable dumpster that is transport to the larger dumpster located in the staging area above the completed phases. BSAC expressed concern that the longer a project continues the chance for incidental issue i.e. flat tires, increase. Mr. McWeeney stated that the site is being cleaned continuously by hand and with a rolling magnet. Brian Wheeler asked about bonding, Mr. McWeeney explained that he and the contractor have a timeframe for completion on the contract. Trever McSpadden recommended that the project post a $5,000 performance deposit due to the scale of the project. Trever McSpadden made a motion to approve the project as submitted noting the submitted schedule, staging and dumpster location and to require a $5,000 performance deposit, motion was seconded by Stacy Ossorio. Motion passed unanimously.

**4. Final Plan Review**

1. BSOA #06217A Carlson/Bouchard – New Construction

Lot 217A Block 3 Cascade

230 Middle Rider Rd.

Staff presented the final application for a single family home with attached three-car garage to be built within a designated building envelope. The application as submitted meets the intent of design regulations with exceptions being approved at the sketch plan stage; two exceptions to roof eave length over 40 feet, which were approved during sketch plan review; 57 feet on north elevation and 42 feet on south elevation. Two exceptions to wall length over 40 feet; 42 feet on the north elevation and 53 feet on the south elevation. **Siding Materials –** Stucco, savonniere on lower level, mastic on upper level. Horizontal re-sawn cedar. **Roof material -**Standing seam metal. **Lighting** – Fixtures are dark sky compliant. 12 total fixtures are shown. **Deck Materials –** Cedar decking, stained. Black metal posts with cable railings. Staff also presented the consideration of a landscaped berm being placed outside of the building envelope adjacent to the utility easement shared by the neighboring property to the south. The BSAC reviewed the materials presented and discussed the use of black metal siding and black standing seam metal roof. Trever McSpadden felt the black was appropriate in this design. Kenny Holtz stated that the use of black metal is very similar to the use of black asphalt shingle. Trever McSpadden further stated that the presented colors and styles will become more popular in the near future. Brian Wheeler stated that dark roofs have less visual impact than lighter roofs. Stacy Ossorio asked about the landscape berm, plants to be used and irrigation. The applicant stated that he would install the largest trees he was able to acquire and have planted. Staff asked the applicant to verify the stone privacy wall height, 5 feet; the BSAC reviewed the proposed stone for the wall. The BSAC had further discussion regarding the requirement of a letter of approval from the fire department and Montana licensed engineer. Trever McSpadden made a motion to approve the application as submitted noting the exceptions approved at sketch plan and the requirements for a letter of approval from the BSFD and a letter of review form a Montana licensed engineer. In addition the vertical landscape in the berm will need to be reviewed when a plan is finalized, the motion was seconded by Kenny Holtz. Motion passed unanimously.

**6. Staff Report**

1. **BSAC Update –** BSAC discussed possible new appointments and elections
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 5, 2014 BSAC Meeting –** Kenny Holtz **made** a motion to approve the June 5, 2014 meeting minutes. Motion was seconded by Sharon Douglas. Motion passed unanimously.

**7.** **Adjourn –** Trever McSpadden made a motion to adjourn the meeting of the BSAC at 9:17 a.m., Stacy Ossorio seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair