



Architectural Committee Meeting Minutes – January 4, 2018

BSAC and Staff in Attendance:

Brian Wheeler
Dan Hoadley
Gary Walton
Grant Hilton
Maggie Good
Kate Scott
Janet Storey
Suzan Scott

Guests in Attendance, Project Attending For:

Anthony Overbeek	#04322 Brown
Jamie Daugaard	# 04322 Brown
Josh Greene	#04322 Kukanza
Brian Scott	#TBD Fairways

Attendance via "Go to Meeting"
Trevor McSpadden

1. Membership Forum - None

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

3. Meeting Minutes – Prior to the approval of the Meeting Minutes, Staff requested a clarification regarding one of the Conditions of Approval for the Big Sky Build SFR. The BSAC determined that Staff could review and approve the revised landscape plan for the project.

A Motion to approve the meeting minutes from the December 2, 2017 BSAC meeting was made by Maggie Good. Gary Walton seconded the Motion. The Motion passed unanimously.

4. Alterations to Approved Plan:

BSOA #4322 Kukanza Materials Approval

Legal: Meadow Village Subdivision #1, 2nd Filing Block 3, Lot 21
Street: 2865 Two Moons Rd.

A Condition of Final Approval for the Kukanza Major Alteration project was for the Applicant to submit building material samples for the project for the BSAC to review. The Contractor, Josh Greene of Greene Construction, presented siding, metal roof and rock samples to the BSAC. BSAC member, Grant Hilton, asked for Josh to bring a sample of the existing asphalt shingles to a BSAC meeting to allow the Committee to verify if the metal accent roof would coordinate with the existing roof. Josh stated that he would do that immediately. He left the meeting, went to the job site, removed some existing shingles and returned to the BSAC meeting. (In the interim the BSAC reviewed the Brown Major Alteration project). The BSAC felt that the proposed bronze color metal roof coordinated nicely with the existing roof.

The BSAC also reviewed the proposed construction sign submitted by the Project Architect, Cassandra Elwell. The BSAC determined that the sign is in compliance with the Design Regulations.

Staff recommended that the BSAC approve the application as submitted based on the finding that the color of the proposed siding matches the existing log home, is a continuation of the

horizontal lines of the logs and is similar to the siding originally used on the single car garage that has been demolished. The metal roof is an accent and the BSAC determined that it coordinates with the asphalt shingle roof. The proposed materials comply with the Meadow Village Subdivision Covenants and with the Design Regulations. In addition, the proposed sign is in compliance with Meadow Village Subdivision Covenants and the Design Regulations.

Maggie Good made the Motion to approve the application as submitted. Gary Walton seconded the Motion. The Motion passed unanimously.

There are no conditions attached to this approval.

5. Major Alteration Sketch Plan Review:

BSOA #4206 Brown Major Alteration Sketch Plan Review

Legal: Meadow Village Subdivision #1, 2nd Filing, Block 2, Lot 6

Street: 2570 Curley Bear Rd. Big Sky, MT. 59716

Staff presented the drawings, photos and narrative for the Brown Major Alteration Sketch Plan Review. This application is for an addition to an existing home. The proposed addition includes a second floor addition built over the existing 2 car garage and third bay adjacent to the existing garage. The BSAC discussed the 26'-6" height of the addition which is 1'-6" over the maximum height of 25' allowed by the Meadow Village Covenants. The BSAC reviewed with the architects that variances are not allowed in Meadow Village because Variances are not mentioned in the Covenants.

Materials are not required to be submitted until Final Plan application however, the architect has included information regarding the materials with the Sketch Plan submittal. The BSAC reviewed the materials and expressed concern about the proposed "soft white" color that is being proposed for the existing house and the amount of metal siding that is being proposed for the addition. The proposed light fixtures were also discussed. Staff noted that the fixture is a down and up light which does not meet the intent of Dark Sky Compliant fixtures as required by the Design Regulations.

Staff recommended that the BSAC approve the application as submitted based on the finding that the addition to the home is compatible with the neighborhood. With a reduction of the height and the use of Dark Sky Compliant light fixtures the Addition is in compliance with the Meadow Village Covenants and the Design Regulations.

Grant Hilton made the Motion to approve the application as submitted. Kate Scott seconded the Motion. The Motion passed unanimously.

The Approval is subject to the following conditions:

1. The height of the proposed addition be lowered to comply with the Meadow Village Covenants.
2. The amount of metal siding be reviewed and approved at the Final Plan review.
3. A West Elevation drawing showing the existing home and the proposed Addition be submitted.
4. Dark Sky Compliant fixtures to be used unless fixtures are located in an area approved by the BSAC.
5. A construction staging area and portable toilet location be included on the site plan.

6. All Final Submittal information to be provided including:
 - a. All Final Submittal information to be provided including:
 - b. All Sketch Plan Requirements in Final Form.
 - c. Landscape Plan
 - d. Materials Board including Light Fixture Cut sheets. A sample of the color for the existing home also must be submitted.
 - e. Garage door information.
 - f. A survey of the property to verify that the location of the home is as shown on the site plan. Also, a signed letter from a licensed surveyor verifying that he/she has staked the footprint of the home as shown on the approved site plan and that the location meets all setback requirements as listed in the Meadow Village Covenants.

**** Please see Project Checklist for complete list of requirements.**

6. Discussion Items:

a. Project Completion Date Extensions:

Fairways Condominium:

Committee member Kate Scott stated that she had a conflict of interest as she is part owner of the project and would not vote.

Staff presented the photos and narrative for the Fairways Condominium Construction Completion Extension Request. The Applicant, Kate Scott, presented an overview of the history. The project started with a majority owner and the Scotts as minority owners. After the completion of the 1st duplex building and the installation of the second foundation, Kate stated that the majority owner lost interest and would not continue to provide financial support for the project. The Scotts were unable to continue work due to the lack of financial support. Kate stated that she and her husband, Brian, are working to become majority owners and will restart work on the project as soon as they are. The construction of the first building will be started after the Scotts obtain majority ownership of the development. Subsequent buildings would be presold prior to construction starting.

The BSAC reviewed the criteria for granting Construction Completion Date Extensions and the proposed time frame for the first of 3 duplexes that remain to be built. Grant Hilton stated, Gary Walton and Maggie Good reiterated that an 18 months extension for the first building is too long. There have been numerous complaints and neighbors have been looking at a construction site with vehicles and materials stored for over 2 years.

The BSAC discussed the extension to be granted at this time. Based on the finding that the proposed schedule is based on the Scotts being able to buy out the majority owner, the BSAC decided that it was premature to grant an extension for construction. The BSAC discussed an extension to allow the Scotts to develop a schedule for construction when majority ownership is achieved.

Gary Walton made the Motion to grant a Construction Completion Date Extension from January 27, 2018 until March 1, 2018. with an update to be given to the BSAC on February 15, 2018. Maggie Good seconded the Motion. The Motion passed unanimously.

The Approval is subject to the following conditions:

1. An update is required when the Scotts are able to secure full Ownership.

2. A new schedule for construction to be provided after the Scotts are Majority Owners.
3. A remediation plan for the project.

b. Covenant Compliance – Staff updated the BSAC on the Compliance Tracking Sheet.

1. The Emergence Group LLC (Krejci)

The Emergence Group project has a 6 month extension to June 1, 2018 and a requirement for an update on March 1, 2018. Staff reviewed with the BSAC the comments made by the BSOA contract snowplow operator, John Delzer, who stated that the pile of road mix that extends from the Emergence Group site into the road was not in the way of his snowplowing and no longer even noticeable. John felt that the pile didn't need to be removed. The BSAC directed Staff to inform Ms. leFaber that the roadmix is required to be moved out of the road immediately.

2. Doc's Real Estate:

Staff updated the Committee on the progress at the Doc's Real Estate site. The Designated Project Representative, Kyle Lanier, has remained in contact with Staff. Kyle is requesting additional time to submit the revised landscape plan, the letter/drawing from a licensed engineer verifying that the sand installation is in compliance with regulatory agencies and have the lighting reworked due to the holidays. The BSAC granted that request requiring that the drawing and letter/drawing be submitted by January 18th and the lights be reworked prior to February 1st.

c. Performance Deposit Tracking:

Staff updated the performance deposit tracking sheet for the BSAC.

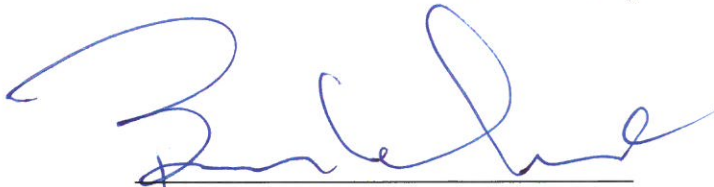
Staff requested a reduction in the Performance Deposit being retained for Morning Sun as the construction has been completed. Only the monument sign remains to be installed. The BSAC directed Staff to release \$25,000 of the \$30,000 Performance Deposit to the Owner.

d. Certificates of Deposit Status:

Staff updated the Certificate of Deposit tracking sheet for the BSAC noting that no changes have been made.

e. Adjourn –The BSAC meeting adjourned at 10:35 am.

Informal discussion continued after the adjournment of the meeting.



Brian Wheeler, Committee Chair