



Architectural Committee Meeting Minutes – February 5, 2015

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

BSAC and Staff in Attendance

Brian Wheeler
Stacy Ossorio
Grant Hilton
Kenny Holtz
Gary Walton (phone)
Sharon Douglas (phone)
Suzan Scott
Dawn Smith
Janet Storey

Guests in Attendance

Joe Schwem, Lyric Architecture
Susan Palmer, Owner

1. **Membership Forum** – None.
2. **Call to Order** – Brian Wheeler called the meeting to order at 8:10 am.
3. **Meeting minutes** – Grant Hilton made a motion to approve the minutes from January 22, 2015, Kenny Holtz seconded the motion. Motion passed unanimously
4. **BSAC Updates** – Staff reviewed the upcoming meeting dates and pending projects.
5. **Sketch Plan Review**

BSOA #02726 Palmer – New Construction
Legal: Lot 26 Block C Aspen Groves
Street Address: 3070 Pine Cone Terrace

Staff presented the application for single family new construction. The BSOA office was contacted by Bill Reed, the adjacent neighbor who had questions about the height and if the existing trees between the properties would remain. Staff reviewed this information as it was presented in the submitted plans. Staff presented the area for the BSAC to consider; entry definition, retaining walls along driveway, hot tub is proposed, driveway slope. In addition the following items will be required at final review. Sharon Douglas asked about the design regulations requirements for entries and asked if an unusual entry would affect neighboring home. Stacy Ossorio stated that the entry was typical for homes in the area. Kenny Holtz made a motion to approve the sketch plan as submitted noting the items required for final plan review. Sharon Douglas seconded the motion. Motion passed unanimously.

6. Final Plan Review

BSOA #02513 Ibes –New Construction
Legal: Lot 13 Block A Aspen Groves
Street Address: TBD Autumn Trail

Joe Schwem for the applicant, presented the final materials for BSAC approval. Materials were not presented at the January 22nd meeting:

- Hardie Board lap and panel in Iron Grey

- Anderson black clad windows
- Bonderized metal for the fireplace chimney
- Cultured Stone – El Dorado Birch Profile, ledge cut
- Vertical fir t&g in soffit and around entry
- Fir Timbers on entry

Joe Schwem also noted the window changes on the front elevation; small upper window next to door and on the end will be removed. Kenny Holtz made a motion to approve the materials as submitted and the final plan as submitted with the comments from the previous meeting discussion. Grant Hilton seconded the motion. Motion passed unanimously.

BSOA #06162A Brandwin – New Construction

Legal: Lot 50A Cascade Subdivision

Street Address: 18 Little Thunder

Staff presented the application for single family new construction noting the consideration discussed at sketch plan along with the requirements for final plan approval. The application does not require any exceptions to the design regulations or variances. The overall design is complimentary to the neighborhood and is consistent with covenants and design regulations. Lighting is dark sky compliant with 8 fixtures proposed. **Materials – Siding:** Board & batten and log slab siding. **Roof:** Timberline asphalt shingle, Barkwood. **Accent:** Coreten metal on chimney, timbers at entry. **Trim:** Cedar, clear stain. **Windows:** Clad in bronze. **Doors:** Simpson fir entry door, Coplay Canyon Ridge garage door. **Patio:** Stained concrete. **Back porch –** Stained concrete.

The applicant has not received approval from the BSFD, once approval is forwarded to the BSOA an approval will then be issued. Sharon Douglas asked for clarification of the existing trees noted on the site plan. Kenny Holtz asked for clarification on the landscape plan, staff reviewed the proposed plants; size and quantity. Staff also verified with applicant that a hot tub would be placed on the back porch and asked the BSAC to consider if that location provided sufficient screening from neighboring properties.

Joe Schwem presented the materials for review. The BSAC discussed the orange tone of the log siding and felt it would draw out the orange in the rusted metal and suggested using a darker stain, closer to that of the board and batten. Joe Schwem was amenable to the suggestion. Staff asked the BSAC to consider the applicants request to carry over review fees from 2006 when the project was first presented for sketch plan review. The BSAC was in favor of the request since the application was the same with a few changes in materials. Kenny Holtz made a motion to approve the final plan as submitted with the carry over the review fee of \$1500 from 2006 since the plan was not submitted for final review and the design has not changed; the hot tub screening meets the design regulations; a darker tone log stain will be submitted to staff; approval from BSFD is outstanding and that temporary irrigation is installed in the seeded areas. Sharon Douglas seconded the motion. Motion passed unanimously.

Required for Final Plan Review

All material specifications and samples; manufacturer, color, style etc. (siding, roof, doors, windows, deck, patio etc.)

Light fixtures

Address identification

Complete site plan and landscape plan

Final Plans to scale

Approval from BSFD

7. Enforcement Review - Wolfram

BSOA #05418 Epstein – Patio Enclosure

Legal: Lot 18 Block 4 Meadow Village

Street Address: 125 Chief Joseph Rd.

Staff gave a brief review of the project history and discussed the new letter submitted by the member requesting an extension. The BSAC discussed that the property boundary location could be completed by anyone, only verification of the location in relation to the deck was being requested. In addition surveys can be done within 24 hours and other owners and applicants are doing surveys in the BSOA daily. Sharon Douglas made a motion to send the applicant a letter with the same language as the original request stating that the owner had two weeks to provide the information, if not presented fines would begin at that time in the amount of \$100/day. Kenny Holtz seconded the motion. Motion passed unanimously with 6 members voting.

8. Staff Report

- a. **Covenant Compliance** - Staff updated BSAC on current compliance issues. BSAC discussed the process of the cease and desist order. Suzan Scott will work with legal committee to have the document written and adopted.
- b. **Performance Deposit Tracking Sheets** – Staff noted recent changes. BSAC discussed refunding \$40,000 to Brownstone since the two units that were approved are complete as in the common area landscaping.

9. **Adjourn** – Kenny Holtz made a motion to adjourn the meeting of the BSAC at 9:37 a.m. Gary Walton seconded the motion. Motion carried unanimously.



Brian Wheeler, Committee Chair