**Architectural Committee Meeting Minutes – December 18, 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**

Brian Wheeler, Chair Jamie Daugaard, Centre Sky Arch. (Bell)

Trever McSpadden Joe Schwem, Lyric Architecture

Stacy Ossorio John Haas, Haas Builder (Bell)

Kenny Holtz

Sharon Douglas (phone)

Suzan Scott

Dawn Smith

Janet Storey

Grant Hilton (arrived at 9:10am)

**1. Membership Forum –** None.

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:20 am.

**3. Final Project Materials Review**

BSOA #05411 Bell – New Construction

Legal: Lot 11 Block 4

Street Address: 2860 Chief Joseph

Brian Wheeler stated that he is an adjacent property owner. Staff introduced the project and the proposed materials to be reviewed. The applicant has moved away from the orange tone siding to a darker brown siding. The material will remain a concrete board lap siding. It was explained that the siding shingles were produced in a large run rather than individually and the varied edges are part of the manufacturing. Jamie Daugaard presented a brochure that showed the shingle sheet and how the edging appeared. Kenny Holtz commented that the new siding color looks nice with the cream accent. Kenny Holtz made a motion to approve the exterior siding materials as presented, Trever McSpadden seconded the motion. Motion passed unanimously.

Main horizontal siding: LP "Tahoe"

Accent shingles: LP "Sand"

Stone: Eldorado Shadow rock "Teton"

Beams and trim: Douglas Fir, see sample in your possession.

**4. Sketch Plan Review**

BSOA #06162A Brandwin – New Construction

Legal: Lot 50A Cascade Subdivision

Street Address: 18 Little Thunder

Stacy Ossorio stated that she owns a vacant lot near the subject property. Staff presented the application for single family new construction in the Cascade Subdivision. The application is for construction of a single family residence on a lot with a 150 ft. diameter circular building envelope. The application does not require any exceptions to the design regulations or variances. The site is sloping away from the road and the house is set into the slope minimizing height exposure and the site contains mature trees providing screening outside of the building envelope. The overall design is complimentary to the neighborhood and is consistent with covenants and design regulations. Brian Wheeler asked the applicant to explain the use of metal siding on the chimney, Joe Schwem stated that it would be a flat panel coreten material. Gary Walton asked about the height of the chimneys and if they matched, they do. Kenny Holtz asked about the siding color, Joe Schwem explained that it would most likely be a darker brown color on the board and batten and natural color on the log slab siding. Trever McSpadden made a motion to approve the sketch plan as submitted with the considerations and requirements for final plan review, Gary Walton seconded the motion. There was discussion by the BSAC regarding the use of the metal siding, members felt comfortable with the metal as presented. Motion passed unanimously.

**Considerations**

Metal accent siding

**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

**5. Minor Plan Review**

BSOA# 02502 Papp – Storage Shed

Legal Description: Lot 2 Block A Aspen Groves

Street Address: 384 Autumn Trail

This proposal seeks to install a firewood storage shed in the rear of the property. The structure is not on a permanent foundation and could be relocated and be maintained easily when empty. The proposal meets all applicable design regulations. Details of structure: highest point of structure is 7 feet on the front open side, 8 feet wide and 7 feet deep, wood (pine) with rusted metal roofing. Wood will be stained t match house. There was no BSAC discussion. Trever McSpadden approved the application as submitted, Gary Walton seconded the motion. Motion passed unanimously.

**6. Staff Report**

1. **Meeting Minutes –** Trever McSpadden made a motion to approve the November 20, 2014 meeting minutes, Kenny Holtz seconded the motion, motion passed unanimously.
2. **BSAC Update –** Staff updated committee on upcoming meetings and retreat
3. **Covenant Compliance -** Staff updated BSAC on current compliance issues.
	1. BSAC discussed continuation of enforcement on the Wolfram compliance issue. It was decided that another letter be mailed, containing similar language as was used in recent correspondences regarding the assessment of fines. In addition the letter will require that a completed survey or proof of contract commitment for survey be submitted by January 7, 2015. If a survey is contracted it must be completed by January 20, 2015.
	2. Staff discussed the issues surrounding the commencement of construction on the Bell property, prior to final approval being granted. It was decided by the BSAC that the approval letter contain clear language regarding the sequence of events and the requirements for submission and approval by the BSAC. It was further discussed that the creation of a cease and desist document be discussed at the BSAC retreat.
4. **Performance Deposit Tracking Sheets –** Staff noted recent changes.
5. **Discussion –** BSAC discussed the scheduling of January meetings and the retreat.

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

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Stacy Ossorio, Committee Vice-Chair