**Architectural Committee Meeting Minutes – June 27, 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 Gary Melling, Representative

Kenny Holtz Margaret Leeper, Member

Sharon Douglas (phone) John Leeper, Member

Trever McSpadden John Haas

Suzan Scott Donna Spitzer-Ostrovsky

Janet Storey

Dawn Smith

**1. Membership Forum –** None

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:02 am.

**3. Minor Plan Review**

a. BSOA #00014 Spitzer-Ostrovsky – Deck Replacement

Legal: Silver Bow Condo

Street Address: 2225 Black Otter #14

Staff presented the application to replace the existing deck and support structure with new materials for a better appearance and improved structure. There is no change in the overall dimensions of the deck, height or location. The structure support will be upgraded to 12” posts and redwood deck materials. This project and been reviewed and given approval by the Silverbow COA. Main area of 12’ x 16’ with a connector area of 4’ x 8’. There is no change in dimensions from the existing deck.All deck components to be redwood. Deck posts – 12” diameter log. Columbia Wood-Tech True Cedar per Silverbow COA

There were no questions or comments by the BSAC. Stacy Ossorio made a motion to approve the project as submitted, Sharon Douglas seconded the motion. Motion passed unanimously.

b. BSOA #06012Clayton/Savage – Deck Replacement

Legal: Lot 12 Block 1 Cascade

Street Address: 6 Sioux Rd

Staff presented the application to replace the existing decks and support structure with new materials for a better appearance and improved structure. There is no change in the overall dimensions of the deck, height or location. Main area of decks are 10’x20’ and 10’x30’ There is no change in dimensions from the existing deck. Railing will be 3 feet in height and deck is approximately 4.5 feet above grade, existing footings will be used. All decking, railings and balusters will be pine. Olympic Kona Brown Stain. There were no questions or comments by the BSAC. Stacy Ossorio made a motion to approve the application as submitted, Kenny Holtz seconded the motion. Motion passed unanimously.

c. BSOA Alpenglow COA – Roof Replacement

Legal: Lot 327A Block 6 Cascade

Street Address: 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. Stacy Ossorio recommenced that a complete schedule be turned in by the applicant with the building and dates of construction. BSAC members also discussed the staging area and performance deposit. The BSAC recommended that the project come back in a week when the representative could be present and to address the schedule, staging area and performance deposit.

**4. Final Plan Review**

a. BSOA #06221A White – New Construction

Legal: Lot 221A Block 3 Cascade

Street Address: 39 Middle Rider Rd.

Staff presented the final application for a single family home with attached two-car garage to be built within a designated building envelope of 100’ diameter. The application was submitted meets the intent of design regulations with no requested exceptions. A variance for maximum height was granted by the BSAC in February 2014. All items for consideration at sketch plan have been addressed with the final plan application with the exception of material samples which will need to be presented at the meeting for review and approval by the BSAC. Variance granted for an average height of no greater than 29.5 feet. **Siding,** Cedar horizontal wane edge lap, stone wainscot, cedar shake shingles. **Roof material -** Rusted metal. **Lighting** – Fixtures are shown on elevations and are dark sky compliant. Total fixtures are shown. **Deck Materials –** Redwood. **Patio Materials** – Stone pavers over crushed gravel. **Landscape Plan –** Submitted, with shrubs, Big Sky specific seed mix, temporary and permanent irrigation. John Hass, representative discussed the stain colors. The BSAC did not have any question or comments. Kenny Holtz made a motion to approve the project as submitted, Sharon Douglas seconded the motion. Motion passed unanimously.

b.BSOA #07113 Tract 9 –Color Change

Legal: Tract 9 Block 5 Meadow Village

Street Address: Little Coyote Rd.

Brian Wheeler abstained from the discussion as BSAC Chair, due to his position as project representative. Stacy Ossorio, Vice Chair took over for Mr. Wheeler. Suzan Scott clarified the BSOA conflict of interest policy and asked if the BSAC was in favor of Brian Wheeler answering question and participating in the discussion as the project representative. The BSAC stated they were comfortable with questions and discussion.

Staff presented the proposed color changes for the multi-family complex; Siding – Monterey Taupe,

Accent B&B – Timber Bark and Trim – Cobblestone. Brian Wheeler discussed the reasoning behind he changes, darkening the lower level and painting the garage doors will reduce the massing. Stacy Ossorio stated that the change is colors were a positive change.

Members John and Margaret Leeper spoke in regard to the project, referencing concerns with neighbor notification last year during the initial sketch and final plan review. Mr. Leeper also expressed concern in regard to the elevations of the buildings but felt the color change will help with the appearance. In addition he had questions about berming in the landscaping, occupant parking, dumpster location, construction site, conflict of interest, reduction in property values. The applicant responded to the questions; parking requirement is met with garage and parking space. Sharon Douglas made a motion to approve the color change as submitted, Kenny Holtz seconded the motion. Motion passed unanimously. Brian Wheeler abstained from the vote.

**6. Staff Report**

1. **BSAC Update –**
2. **Covenant Compliance Tracking Sheet – T**here were no BSAC related compliance issues to report.
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 –** Kenny Holtz made a motion to adjourn the meeting of the BSAC at 9:37 a.m., Sharon Douglas seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair