**Architectural Committee Meeting Minutes – June 5, 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 Bob Lewis, Fairways condo Owner

John Loomis Joe Schwem, Architect - Martin

Kenny Holtz Marie Rapp, Member

Sharon Douglas (phone) Scott Bechtle, Architect-Fairways

Trever McSpadden Jared Biggerstaff, Builder-Martin

Suzan Scott Brian Scott, Rep.-Fairways

Janet Storey Denny Holder - Owner

Dawn Smith Rich Haag, Fairways Condo Owner

**1. Membership Forum –** None

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:05 am.

**3. Sketch Plan Review**

a. BSOA #xxx Fairways – New Construction

Legal: Tract E

Street Address: 2170-2220 Little Coyote

 Staff presented the application for new construction of 4 duplexes (8 total units). The project was originally approved for construction in 2006 at which time 2 duplexes were completed with two additional duplex foundations poured. Construction ceased in 2009 and the foundations were buried. The new application contains the same number of units with a different architectural design and floor plan. Staff reviewed the staff report and the considerations and requirements for final plan review. For the applicant, Scott Bechtle addressed the plans noting that the footprints are similar in size and the site arrangement is similar to the original approval. There is a more contemporary design for the proposed new units. He also addressed the exposed board formed concrete as a siding material and presented the BSAC with photo copies of various examples. Janet Storey stated that concrete was removed as an allowable siding due to complaints. Kenny Holtz commented in regard to the complaint being about the use of concrete as a siding material or that the project was unfinished and the concrete was part of an unfinished structure. Scott Bechtle stated that the Design Regulations do not specifically define board formed concrete. Stacy Ossorio asked about the height of the new structures and the footprint. Scott Bechtle stated that the new structures are close in both footprint and height but a bit larger. Sharon Douglas stated that she likes the design of the new units but felt they were too large in comparison to the existing units. In addition she had the following questions; setbacks. staff reviewed the setbacks for the parcel and explained that there were not designated building sites within the parcel; height of privacy walls, Mr. Bechtle stated they were about 6 feet in height and that the common walls were double stud; window glazing, Mr. Bechtle stated they were metal clad/wood insulated low e windows; FAR, staff stated they are no FAR requirements; the side elevations do not offer much daylight, Mr. Bechtle showed the interior lighting of the staircase area; will the structure support the installation of solar panels, Mr. Bechtle stated that the structures has open joists with SIPS and can support solar panels; can the fireplaces also burn wood, Mr. Bechtle stated that the units only use propane as a convenience. In addition Sharon Douglas stated the following concerns; size of buildings too large in comparison to existing units, sufficient landscaping between units be installed, the concrete siding material.

Brian Wheeler stated that the density on the site could be much greater and for everyone to review the examples of board formed concrete. Scott Bechtle clarified the location of siding materials on the elevations for the BSAC, concrete on the garage face, fireplace columns and privacy walls.

 Further Discussion by the BSAC, Stacy Ossorio asked for full color renderings of all elevations. Trever McSpadden stated he favors the exposed chimney pipe, it adds to the overall design. Stacy asked about the HOA involvement. Rich Haag, Fairways COA Board President stated that the proposed plans are attractive and wanted to have some synergy between the existing and new buildings. Trever McSpadden stated that the elevations as shown have a good theme and design, John Loomis agreed with the comments. Bob Lewis, condo owner asked if the BSAC had any experience with COA that were similar to this wherein units were constructed and then new different design was added and how maintenance needs could be handled.

Kenny Holtz made a motion to approve the sketch plan as submitted noting the clarification on concrete and street side rendering. Trever McSpadden seconded the motion. Motion passed unanimously.

**4. Final Plan Review**

a. BSOA #02731 Holder – Storage Unit

Legal: Lot 31 Block C

Street Address: 42 Pine Cone Terrace

 Staff presented the application for construction of a detached accessory structure. The proposed structure will measure 12 x 20 feet with sidewalls of 8 feet and a roof ridge of 12 feet. The applicant is proposing to use the same siding and asphalt roof shingle as currently installed on the main residence. Staff confirmed with the applicant that the same pattern of siding board would be used on the accessory structure. Staff asked the BSAC to consider a reduction in the performance deposit from $10,000, as the project was not that substantial. Kenny Holtz asked the applicant for the timeframe for completion, Denny Holder answered that it would take approximately 1 month and cost about $3000.Kenny Holtz made a motion to approve the final plan as submitted and that being consistent with recent major renovations the BSAC require a $5000 performance deposit. Sharon Douglas seconded the motion. Motion passed unanimously.

**b.** BSOA #06192A Martin/PPOS – New Construction

Legal: Lot 192A Cascade

Street Address: Little Plume

Staff presented the application for single family new construction highlighting the changes from sketch plan; building orientation on site; elimination of retaining walls and excavation outside of building envelope and secondary driveway being gravel rather than asphalt. Joe Schwem for the applicant presented the material samples; siding, log, chinking, windows, stone and shingles.

BSAC discussed the secondary driveway, its amount of use and the appropriateness of a pervious material. The BSAC felt that the gravel was appropriate along with the reduced with of the driveway. Trever McSpadden made a motion to approve the final plan as submitted. Sharon Douglas seconded the motion. Motion passed unanimously.

**5. Minor Plan Review**

BSOA #04323 Hardwick – paint

Legal: Lot 23 Block 3 Meadow Village

Street Address: 2885 Two Moons

Staff presented the application for trim and door painting and asked the BSAC for comments. Kenny Holtz made a motion to approve the application as submitted with the recommendation that a ‘less white’ trim color be used. John Loomis seconded the motion. Motion passed by a vote of 4 in favor 1 opposed with Stacy Ossorio opposed**.**

**6. Staff Report**

1. **BSAC Update – BSAC** discussed the possibility of change meeting times and dates, it was decided to keep the same schedule and revisit for the fall.
2. **Covenant Compliance Tracking Sheet –** Staff reported that there was a complaint on the Hill Condo overflow parking lot. After contacting Alpine Management, staff was informed that the items were set to be removed the first week of June.

Staff asked the BSAC for feedback on the Trever Smith property which has an outstanding performance deposit and the property is set to change ownership. BSAC commented that the deposit runs with the property and belongs to whoever is owner. Staff was directed to send a correspondence to the current owner stating that the extension had run out and the property still required work.

1. **Performance Deposit Tracking Sheets –** Staff noted recent changes.
2. **Meeting Minutes for May 22, 2014 BSAC Meeting –** Trever McSpaddenmade a motion to approve the May 22, 2014 meeting minutes. Motion was seconded by John Loomis. Motion passed unanimously.

**7.** **Adjourn –** Trever McSpadden made a motion to adjourn the meeting of the BSAC at 10:09 a.m., John Loomis seconded the motion. Motion carried unanimously.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Brian Wheeler, Committee Chair