



**Architectural Committee Meeting Minutes – May 19, 2016
8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

BSAC and Staff in Attendance

Brian Wheeler
Grant Hilton
Gary Walton
Trevor McSpadden
Sharon Douglas (phone)
Janet Storey
Casey Drayton
Suzan Scott

Guests in Attendance

Tom Estes, 2995 Two Moons
Monica Duke, 2995 Two Moons

1. **Membership Forum** – None.
2. **Call to Order** – Brian Wheeler called the meeting to order at 8:05 am.
3. **Meeting Minutes** – Sharon Douglas made a motion to approve the meeting minutes from the May 5, 2016 BSAC meeting. Trevor McSpadden seconded the motion. Motion passed unanimously.
4. **Final Plan Review** -

BSOA #04328 Estes
Legal: Meadow Village Block 3 Lot 28
Street: 2995 Two Moons Road

Staff presented the Estes Final Plan application for BSAC review. The considerations for BSAC discussion were: exception required to allow concrete walkway in side setback, exception required to allow parking in side setback, additional area for turnaround/parking, survey letter to confirm building footprint and property corners - owner requesting exception to requirement, light fixture not certified Dark Sky Compliant, address identification, garage windows, inconsistency between floor plan in final set and what is shown on the landscape plan. A sample board was presented for committee review with the proposed colors and materials. Tom Estes noted that a licensed surveyor staked the property corners and reviewed his surveying background for the BSAC. Tom Estes also addressed that the window in the garage discussed at sketch plan review didn't work due to the window placement in relation to finished grade. Trevor McSpadden discussed that a licensed and registered surveyor would be beneficial due to the footprint extending to the setbacks and concrete in the setbacks. Grant Hilton discussed that the parking and no turnaround was a major safety issue. The BSAC reviewed driveway requirements and found that the regulations do not require a turnaround for large vehicles. The committee discussed with Tom Estes the possibility of expanding the driveway. Tom Estes discussed the difficulty of adding additional paved surface area as the home is already tight to the front setback. The committee noted that a large area of the lot would be paved if the driveway was expanded. Gary Walton noted that most vehicles would need to back out of the driveway creating a hazard to vehicles coming around the blind corner. Sharon Douglas commented on the light fixture proposed not certified as Dark Sky Compliant. Tom Estes requested that the fixture be approved if the manufacturer could provide a statement to show the fixture meets the intent of Dark Sky Compliant. Trevor McSpadden made a motion to approve the Final Plan noting that the BSAC has granted an exception to the Design Regulations to allow the concrete walkway accessing the accessory apartment in the side setback, an exception to the Design Regulations has also been granted to allow the parking area to extend into the side setback. No exception was granted to waive the requirement of having a licensed surveyor stake the corner pins and building footprint. The exterior light fixtures are required to be Dark Sky Compliant. Gary Walton seconded the motion. Trevor McSpadden discussed that the address identification needs to be added to the home, no additional windows in the garage

will be required due to reasoning provided by the applicant, and inconsistency with the floor plan/elevations needs to be addressed with a final set submitted prior to construction. Grant Hilton discussed that safety issues relating to backing out to Two Moons Road should be considered and addressed by the applicant. Gary Walton discussed that the BSAC cannot dictate vehicle safety relating to ingress/egress from a property, however the applicant should be aware that the BSAC has expressed great concern over vehicles backing out of the driveway near the blind corner on Two Moons Road. Janet Storey added one additional point that the light fixture could be classified as Dark Sky Compliant with the use of a Dark Sky Compliant bulb. Motion passed unanimously.

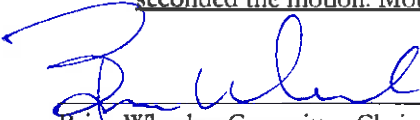
5. Landscape Plan Review –

BSOA #04506 Lovely
Legal: Meadow Village Block 5 Lot 6
Street: 1895 Little Coyote

The Lovely landscape plan review was tabled, no representative present.

8. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet. The BSAC requested that staff talk with the Fire Department regarding burning regulations for backyard pits. Additionally, staff draft a newsletter article or special mailing to be reviewed at the next BSAC meeting.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet for BSAC review. Staff noted a few ongoing projects beyond the completion date and presented a few requests for extension. Grant Hilton made a motion to extend the Clemson completion date to August 15, 2016. Gary Walton seconded the motion. Motion passed unanimously. The BSAC requested more detail from other projects that are beyond the deadline.
- c. **Adjourn** – Gary Walton made a motion to adjourn the meeting at 9:35 am. Trever McSpadden seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair