



Architectural Committee Meeting Minutes – November 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 (phone)
Kenny Holtz
Gary Walton
Trevor McSpadden
Sharon Douglas (phone)
Casey Drayton
Suzan Scott
Janet Storey

Guests in Attendance

Joyce Greathouse(phone) Cascade Blk3 Lot239
Joe Schwem, Cascade Block 3 Lot 245

1. Membership Forum - none

2. Call to Order – Brian Wheeler called the meeting to order at 8:00 am.

3. Meeting Minutes – Trevor McSpadden made a motion to approve the meeting minutes from the October 15, 2015 BSAC meeting. Kenny Holtz seconded the motion. Motion passed unanimously.

4. Final Plan Review

BSOA #06245 The Emergence Group, Krejci
Legal: Cascade Subdivision Block 3 Lot 245
Street: TBD Swift Bear Rd.

Staff presented the final plan application for new construction on Swift Bear Road in the Cascade Subdivision. The major changes noted from Sketch Plan review: the home moved approximately 10' closer to the front lot line and the hot tub moved to the other side of the lower front deck. Staff presented the following considerations for BSAC discussion: fire department approval of the driveway is required, survey letter required, and retaining wall details. Joe Schwem, project representative, presented the materials proposed. Joe Schwem showed a sample board of siding with only 50% Dark Walnut stain. The BSAC discussed that the tone of color was too orange. Joe Schwem mentioned a 100% Dark Walnut could be used to achieve a dark appearance. Trevor McSpadden made a motion to approve the final plan as submitted contingent upon a siding sample with 100% Dark Walnut reviewed by staff to confirm a darker appearance, retaining wall information received, fire department approval of driveway, and a survey letter received. Gary Walton seconded the motion. Motion passed unanimously.

5. Landscape Plan Review

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

Staff presented information on the outstanding landscape deposit for the home at 1895 Little Coyote. The current owners of the property submitted a landscape plan for review but were not present for discussion. The committee felt that trees would need to be shown along the rear property line to screen the deck and hot tub to homes above and all elements of the landscape would need to be established prior to performance

deposit release. Staff to follow up with owners on submitting a landscape plan that takes into consideration BSAC feedback.

6. Alteration to Approved Plan

BSOA #00403 Miller
Legal: Pinewood Hills Lot 3
Street: 3500 Sprucewood

Staff presented several changes to the addition plans for the home at 3500 Sprucewood. The major changes noted were: new garage bay to extend flush with existing garage, stairway to office reconfigured, several roofline changes, and window placement changed in several locations. Janet Storey, project representative, noted that new additions do not encroach setbacks and the roof changed for structural reasons to avoid ice damming. Kenny Holtz made a motion to approve the modifications noted to the previously approved addition plans. Trever McSpadden seconded the motion. Motion passed unanimously.

7. Enforcement Review

BSOA #06239 Butera/Greathouse
Legal: Cascade Subdivision Block 3 Lot 239
Street: 5 Swift Bear

Staff presented the updated request for extension and lighting plan that was submitted. Joyce Greathouse, property owner, was present via phone to go over the lighting plan and extension request. Joyce Greathouse questioned why the lighting proposed does not meet the intent of dark sky compliant. Sharon Douglas mentioned the post lights and wall fixtures will emit light out and up. Trever McSpadden noted that the frosted glass will help shield some of the light. Gary Walton questioned if the lights have been installed. Joyce Greathouse noted that the post lights have been ordered and not installed, the surface mounted lighting on the home has been installed along with the recessed can lights in the roof eaves. The BSAC discussed that 51 exterior fixtures between the home and driveway is not typical for the area and excessive. Kenny Holtz went through each elevation and site plan discussing which fixtures were serving purpose and which fixtures could be removed.

Kenny Holtz made a motion to approve all lighting as shown on south elevation, removing the 4 eave lights completely from the house on the east elevation leaving the fixtures shown around the garage doors, removing the 4 eave lights completely from the north elevation shown on the garage leaving all lights shown around front door entrance area, removing all 8 eave lights completely from the west elevation. Trever McSpadden seconded the motion. Motion passed unanimously.

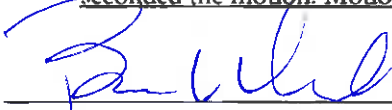
Kenny Holtz made a motion to approve 2 post lights directly across from garage doors, the other 9 post lights proposed are not approved. The BSAC encourages submittal of a driveway address marker with a dark sky compliant light fixture that is consistent with other homes in the neighborhood for review. Trever McSpadden seconded the motion. Discussion was had to request clarification if the post light location was being approved or the fixture as well. Trever McSpadden noted that the post lights do match the home to maintain a consistent look. Kenny Holtz also noted that the frosted glass will reduce the light emission and the outward emission will aid in cars backing up to the retaining wall. Motion passed unanimously.

The BSAC discussed the request for extension that was submitted requesting until November 20th for the completion of all exterior elements. Kenny Holtz noted that the November 20th deadline didn't take into consideration the light fixture removal. Joyce Greathouse noted that completion of the light fixtures won't happen until after the 1st of January 2016. Trever McSpadden mentioned that the wiring for the post fixtures can be covered in the spring and completed with final landscaping. Kenny Holtz noted that the removal of the eave lighting is something that can be accomplished prior to the spring. Joyce Greathouse stated that an extension deadline of January 31, 2016 would work. Kenny Holtz made a motion to extend the project

deadline for completion of all exterior elements on the home until January 31, 2016. Gary Walton seconded the motion. Motion passed unanimously.

8. Staff Report/Discussion

- a. **Covenant Compliance** - Staff updated the BSAC on the Compliance Tracking Sheet.
- b. **Performance Deposit Tracking Sheets** – Staff updated the performance deposit tracking sheet.
- c. **Adjourn** – Trever McSpadden made a motion to adjourn the meeting at 9:35 am. Gary Walton seconded the motion. Motion passed unanimously.



Brian Wheeler, Committee Chair