**Architectural Committee Meeting Minutes – April 17, 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 Chris Hanifen, Agent Rivers

Stacy Ossorio Mark Weirich, Architect Rivers

John Loomis Brian Scott

Kenny Holtz Josh Greene, Agent Martin

Sharon Douglas Kathy Tatom, Owner

Trever McSpadden Joe Schwem (phone), Architect Martin

Suzan Scott

Janet Storey

Dawn Smith

**1. Membership Forum –** None

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:01 am.

**3. Sketch Plan Review**

**a.** BSOA #04352 Bang – New Construction

Legal: Lot 52 Meadow Village

Street Address: 2170 Lone Walker

Staff presented the application for single family new construction in Meadow Village. The application does not seek any variances. It does seek an exception for exposed concrete around the areas of the basement windows. The application meets all covenant requirements for height, size and setbacks. Staff stated that the applicant is asking for feedback on the exposed concrete around the egress windows, as this is the preferred design over window wells. Due to the location of the home the visibility of the concrete to neighbors would be minimal. Staff also presented the issue with the county zoning regulation that requires this lot to respect a 50 foot setback along Hwy 64.

BSAC discussed the exposed concrete, treatment of the concrete and amount of visibility by neighbors. Committee felt the house design was favorable. The committee also discussed the issue with the setback along Hwy 64 and suggested a letter in support of the applicant receiving a variance from the setback requirement. Kenny Holtz made a motion to approve the application as submitted noting the required items for final plan review. The BSAC is comfortable with the exposed concrete and the BSAC supports the proposed location of the house and sending a letter in support. Trever McSpadden seconded the motion. Motion passed unanimously.

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

Legal: Lot 192A Cascade Subdivision

Street Address: TBD Little Plume

Staff presented the application for new construction noting that the application meets the covenants and design regulations for height, size and proposed materials. Staff is concerned with the impact outside of the building envelope. Specifically the proposal for two paved driveway arms and the need for retaining walls to stabilize both the site along the NW corner of the home and along the secondary driveway.

Josh Greene, for the applicant, talked about the need for the secondary driveway for recreational storage purpose in a separate lock out from the main detached garage. Joe Schwem, on phone, stated that it may be possible to pull the house out of grade and reduce the amount of cut and fill on the NW corner.

Sharon Douglas asked if there was an export of materials from the sight, applicant stated there would be both export and import. Trever McSpadden stated that the BSFD may review based on the main driveway to the house, not the secondary driveway to the storage garage. BSAC discussed the amount of site work outside of the envelope and that to some extent it will always be present, but to what degree. Kenny Holtz asked about height of house if it were raised up on grade, result would be the same as less would be excavated. Sharon Douglas asked about the possibility of removing the secondary driveway or installing a permeable surface material. BSAC discussed the option of different materials for secondary driveway and need for winter plowing. BSAC further commented that modifying grade to locate a house to capture the views could be very challenging on many fronts. Stacy Ossorio made a motion to approve the plan as submitted subject to final plan requirements, BSFD approval and Madison County approval. John Loomis seconded the motion. Motion passed unanimously.

**3. Final Plan Review**

**a.** BSOA #04352 Rivers – New Construction

Legal: Lot 10 Block 2 Meadow Village

Street Address: 1950 Little Coyote

Staff presented the final plan for single family new construction noting the changes between sketch and final plan. Changes to the site include the removal of parking from the setback and the installation of a boulder retaining wall to support the staircase. Changes to the elevation include different window configuration for the top windows, shed roof on front façade, multiple siding materials and decorative garage door. The landscape plan now shows trees on the west elevation helping to screen the house from adjacent neighbors. Dark sky compliant lighting (bulb dependent) is shown. Staff asked the BSAC to consider the ‘aged’ fir siding and use of trex deck as a siding material. Applicant still needs to present all materials and receive driveway approval from BSFD.

BSAC discussed the proposed aged fir and trex decking as siding materials. Trever McSpadden stated that he likes the proposed materials and is comfortable with the concept. Sharon Douglas asked about the substantial landscaping requirement, Trever McSpadden stated that the amount of proposed landscaping works with the addition of more siding materials. Trever McSpadden made a motion to approve the final plan conditioned on a letter of approval from the BSFD and presentation of materials samples prior to next meeting on May 8 2014. Sharon Douglas seconded the motion. Motion passed unanimously.

**3. Minor Plan Review**

**a.** BSOA # Tatom –Minor Review

Legal: Lot 48 Block 5 Meadow Village

Street Address: 2100 Little Coyote

Staff presented the minor application for porch addition, window replacement, trim installation and front door paint. Staff explained that all proposed improvements are in line with design regulations and would result in an overall aesthetic improvement.

BSAC had no discussion. Kenny Holtz made a motion to approve the plan as submitted, Trever McSpadden seconded the motion. Motion passed unanimously.

**b.** BSOA # Morning Sun –Sign Review

As owner of the property Brian Wheeler abstained from BSAC discussion. Staff presented the proposed sign with dimension of 4 feet x 3.7 feet. The applicant is proposing one larger sign in lieu of multiple real estate signs along with a construction sign.

Kenny Holtz suggested that BSAC have a maximum sign size for cumulative sign applications. Trever McSpadden commented that the larger single sign was appropriate. Stacy Ossorio made a motion to approve the sign as submitted, Kenny Holtz seconded the motion. Motion passed unanimously.

**4. Staff Report**

1. **BSAC Update–** BSAC committee discussed having a future discussion around the topic of access to applicant plans. Staff will present the resolution at the next meeting.
2. **Performance Deposit Tracking Sheets –** Staff noted the changes.
3. **Covenant Compliance Tracking Sheet –** Staff and BSAC discussed challenges of enforcement and how it could be better addressed.
4. **Meeting Minutes for March 20, 2014 BSAC Meeting –** Kenny Holtzmade a motion to approve the March 20, 2014 meeting minutes. Motion was seconded by Trever McSpadden. Motion passed unanimously.

**5.** **Adjourn –** Kenny Holtz made a motion to adjourn the meeting of the BSAC at 10:00a.m., Trever McSpadden seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair