



Architectural Committee Meeting Minutes – February 6, 2025

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
John Seelye, Chair	Jerad Biggerstaff	#04365 2140 Looking Glass Rd.
Ernie Chappell	Cathy Jo Finch	#061736A 142 & 143 Black Moon
	David Seabury	#061736A 142 & 143 Black Moon
Vanessa McGuire		
Dave McCaffery	<u>Guests Joining</u>	
Les Hopper	<u>Virtually:</u>	
Suzan Scott	Wendy Marchbanks	#04333 3079 Two Moons Rd.
Lisa Chase	Rachel TerWisscha	#05206 2325 Crazy Horse Rd.
	Anthony Overbeeke	#05206 2325 Crazy Horse Rd.

1. Membership Forum – John Seelye, Chair, commented that snow removal in Meadow Village has been proactive.

2. Call to Order – The Chair called the meeting to order at 9:03

3. Meeting Minutes-

January 9, 2025, Meeting Minutes

Staff will present the January 9, 2025, minutes at the following meeting. **No Motion made.**

4. Single-Family, Minor Landscaping

- a. BSOA: #04333 Wendy & Steven Marchbank
 Subdivision: Meadow Village
 Legal: Block 3, Lot 33
 Street: 3079 Two Moons Rd.

Wendy Marchbanks, Owner, attended the meeting by Zoom. Staff presented a Minor Alteration to add Spruce trees (7) 8-feet in height and (9) Quaking Aspen trees 10-feet in height, to provide screening and privacy on the west side of the home at 3079 Two Moons Road.

- (2) Engelman Spruce, *Picea engelmannii* - B&B 8'
- (5) Colorado Spruce, *Picea pungens glauca* - B&B 8'
- (9) Quaking Aspen, *Populus tremuloides* - B&B 3" cal -

Mrs. Marchbanks confirmed all new tree additions will be tied into the existing irrigation.

Motion made by John Seelye to approve the application as submitted; seconded by Brad Reiersen. Motion passed unanimously.

5. Single-Family, New Construction Requirements III

- b. BSOA: #04365 Troy & Helga Schultz
Subdivision: Meadow Village
Legal: Meadow Village Lot 25 Add, Lot 65
Street: 2140 Looking Glass Rd.

Staff presented the final requirement for New Construction at 2140 Looking Glass Road. Jerad Biggerstaff, Project Representative, attended the meeting in person on behalf of the owners.

The Final review was approved at the January 9, 2025, meeting and the following Motion was made:

Motion made by John Seelye to approve the application as submitted contingent on the BSAC reviewing the length of the retaining walls prior to their construction; seconded by Brad Reiersen. Motion passed unanimously.

The Approval included the following Conditions:

1. Applicant provides a revised site plan that's includes the length of retaining walls at each interval, for BSAC review.

Staff presented a revised site plan highlighting the length of retaining wall at each interval; the longest wall being 32 feet prior to a change in direction and the highest wall 5 feet in height. Staff noted the landscaping plan features tall ornamental grasses that will screen the retaining walls.

Motion made by Ernie Chappell to approve the length of the retaining walls; seconded by Dave McCaffery. Motion passed unanimously.

6. Single-Family, Minor Alteration

- c. BSOA: #04630 Robert Rowe & Melanie Ann Reynolds
Subdivision: Meadow Village
Legal: Block 6, Lot 30
Street: 2350 Spotted Elk Rd.

The Project Representative was not present at the time of the meeting. **No Motion was made.**

7. Single-Family, Major Alteration, Sketch

- d. BSOA: #05206 Ted & Kate Williams
Subdivision: Sweetgrass Hills
Legal: Block 2, Lot 6

Street: 2325 Crazy Horse Rd.

Rachel TerWisscha and Anthony Overbeeke of Brechbuhler Architects attended the meeting by Zoom on behalf of the owners.

Staff presented a submittal for a remodel and exterior deck addition. The existing residence at 2325 Crazy Horse Road consists of 3,118 square feet of habitable space that was originally constructed in 2013-2014.

The existing garage bonus space, accessible from the west side of the garage, will become finished space. This will convert 350 sq. ft. of storage space into live-able space with a bathroom, sauna, and lounge.

A new deck with stair transitions will be incorporated to provide access from the existing main level deck up to the finished space. The walkway of to the deck extends 11'-7" into the side setback at the widest part.

New windows and a patio door will match the existing. The board and batt and cedar lap siding will be replaced, and the new siding will match existing.

Staff noted there will be no impacts to the height of the structure.

Additionally, a 5-foot-tall post and rail fence with woven wire mesh will encompass an area adjacent to the home, on the south side of the residence. The fence will allow for the containment of pets.

Although fences are discouraged in the BSOA jurisdiction (Design Regulation 3.16.5 Fences and Walls), the Sweetgrass Hills Covenants does allow them [fences] with BSAC approval.

Committee members agreed that because the Lot is at the end of the road, the fence would be site appropriate.

Motion made by John Seelye to approve the application as submitted; seconded by Dave McCaffery. Motion passed unanimously.

8. Single-Family, New Construction, Pre-Application Variance Review

- e. BSOA: #06173A Wesley & Cathleen Finch

Subdivision: Cascade

Legal: Block 3, Lot 142A & 143A

Street: Black Moon Rd.

Staff presented a pre-application review for a Variance to modify the Designated Building Envelope on Lot 143A Black Moon Road.

Owner Cathleen Finch attended the meeting in person, and David Seabury, Architect and Project Manager.

Wesley & Cathy Jo Finch, owners of Lots 142A and 143A on Black Moon Rd intend to build on Lot 143A. It was determined through geotechnical work that to get a driveway to the building circle on Lot 143A, within the boundaries of Lot 143A, would require large hillside cuts and exceed the allowable slope of the BSFD.

The applicants are proposing a shared driveway accessed from Lot 142A and a Variance to modify the building envelope shape, rather than relocate the circle. The driveway would end on the upper portion of the building circle. A 30 x30 garage, to be located at the end of the driveway, would be partially out of the circle.

Although the BSAC does not have authority to modify the shape of a designated building envelope, Madison County will seek an approval letter and advisory opinion from BSAC prior to granting a plat amendment.

The applicants have not asked for consideration regarding Lot 142A as they feel it would be better addressed at the time someone decides to build there. The driveway proposed for Lot 143A cuts across the existing building circle, which would need to be relocated or reshaped.

Cathy Jo noted, and staff concurred, viewshed will not be disturbed.

The BSFD approved the proposed driveway design. The shared driveway would require multiple easements on both Lots.

The committee agreed that the shared driveway is warranted, and suggested the applicants request a Variance to build outside the Designated Building Envelope as opposed to reshaping the circle.

Due to the pre-application status, **no Motion was made.**

9. Multi-Family, RV Parking Resolution, Non-Compliance

- f. BSOA: #06545 Hill Condo Owners Association
Subdivision: Cascade
Legal: Block 1, T5 LA
Street: 22 Sitting Bull Rd.

Staff received complaints from BSOA members regarding RV's and trailers parked at the Hill Condo overflow lot.

On 1.3.2025 staff reached out to Alpine Property Management to request the RV vehicles and storage be removed.

On 1.8.2025 Staff requested owner information, which was not provided.

Grant Jardine of Alpine Management requested an Exception to the rule & to pause Enforcement on 1.13.2025, for which BSOA staff does not have the authority. Alpine requested a copy of the BSOA Enforcement Procedures on 1.17.2025 and staff requested Mr. Jardine attend a meeting.

Grant Jardine, Alpine Property Management, attended the meeting by Zoom on behalf of the Hill Condo Owners Association.

Grant confirmed Hill Condo offers members RV passes for \$50/month. Staff confirmed this rule conflicts with the BSOA RV Parking Rules and Storage.

RV Parking and Storage (adopted 2015) –

Policy for Storage and Parking of Boats, Trailers, and Recreational Vehicles: No boats, trailers, snowmobiles, motor homes, or other recreational-type vehicles shall be permitted to be kept or stored on the premises of any lot or residence unless a covered, fenced and screened parking space, which must be approved in advance by the Big Sky Architectural Committee, is provided.

Temporary parking of the aforementioned vehicles and trailers is permitted when advance notification is provided to the Big Sky Owners Association. Temporary parking is defined as parking for a period not to exceed 10 total days per month, and no more than 5 consecutive days without removal for a period of 2 days.

Advance notification can be provided in person at the BSOA office or by mail, phone, or email.

Although the property is zoned as commercial, the BSOA RV Parking & Storage Policy does not differentiate between commercially zoned and residential properties.

Screening and storage for RV's may be permitted with BSAC approval. Staff suggested Alpine provide concept photos as a starting point.

No Motion made.

10. Discussion

- a. Construction Staging & Plowing Issues
 - i. Staff continue to work with members that have active construction projects to ensure approved construction staging plans are being adhered to.

11. Adjourn - The meeting adjourned at 10:35am.

John Seelye, Chair