



Architectural Committee Meeting Minutes - April 3, 2025

<p><u>BSAC/Staff in Attendance:</u> John Seelye, Chair Ernie Chappell George Mueller Brad Reiersen Dave McCaffery Lisa Chase</p>	<p><u>Guests in Attendance:</u> Jerad Biggerstaff Brian Beason Madeleine Feher Marco DelGuidice Ed Barr</p> <p><u>Guests Joining Virtually:</u> Heath Sharp Mike Hartman Dick Fast</p>	<p><u>Project Attending For:</u> #04344 1095 Looking Glass Rd. #02722 225 W Pine Cone Terrace #07206 25 Seeway Rd. BSCO #07206 25 Seeway Rd. BSCO #06122A Lot 122A White Butte #06122A Lot 122A White Butte #06122A Lot 122A White Butte #02722 225 W Pine Cone Terrace</p>
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1. Membership Forum - None

2. Call to Order - The Chair called the meeting to order at 8:59am.

3. Meeting Minutes-

March 20, 2025, Meeting Minutes

Motion made by Dave McCaffery to approve the March 20, 2025, Meeting Minutes with minor edits; seconded by Ernie Chappell. Motion passed unanimously.

4. Single-Family, Major Alteration Final

- a. BSOA: 04344 Jerad & Betsy Biggerstaff
Subdivision: Meadow Village
Legal: Block 3, Lot 44
Street: 1095 Looking Glass Rd.

Staff presented the Final Review for a Major Alteration located at 1095 Looking Glass Rd. The scope of the project entails two minor additions, a garage and deck replacement. Jerad Biggerstaff, Owner and Project Manager, attended the meeting in person.

The north elevation of the existing home currently includes a front stoop and an enclosed entry, both under a shed roof. The proposal is to enclose the front stoop so that it becomes interior space adding 40 square feet. A minor addition to the south elevation proposes an increase of 86 square feet. Both "bump outs" will remain under the existing roof eaves.

The existing 528 square feet garage will be demolished and replaced with a new 3-car garage 36' x 30' deep totaling 1080 square feet.

The existing deck will be replaced with cedar and a concrete pad. The replacement deck will utilize the existing deck footings.

The siding materials and colors of the new garage will match that of the house. These include a painted composite lap siding and a thermally modified wood vertical siding. The roof will match the asphalt shingles that currently exist on the house.

Trees located in the vicinity of construction will be removed.

The owner will be installing a 5-foot-wide hardscape perimeter for wildfire mitigation.

Six (6) dark-sky compliant exterior lights will be added to the home. Additionally, two (2) existing lights will be replaced with new dark-sky compliant sconces.

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

5. Single-Family, New Construction Extension

b. BSOA: #02722 Westie Wheatie (Galovich)

Subdivision: Aspen Groves

Legal: Block C, Lot 22

Street: 225 W Pine Cone Terrace

Staff presented a Project Extension for New Construction located at 225 W. Pine Cone Terrace. Brian Beason, Project Manager, attended in person on behalf of the Owner, Chrissy Galovich.

The Final Approval for the project was approved on November 2, 2023. Per the Aspen Groves Covenants all construction shall be diligently prosecuted to completion within 12 months of commencement unless an extension is granted by the BSAC.

Mr. Beason formally requested an Extension and expressed confidence the project will be completed within the next two months.

Motion made by John Seelye to approve a Project Extension until June 30, 2025, seconded by Dave McCaffery. Motion passed unanimously.

6. Single-Family, New Construction Sketch Review & Variance

c. BSOA: #06122A Heath Sharp

Subdivision: Cascade

Legal: Block 2, Lot 122A

Street: (Lot 122A) White Butte Rd.

Staff presented a New Construction Sketch Review and Variance Request for Lot 122A in the Cascade Subdivision.

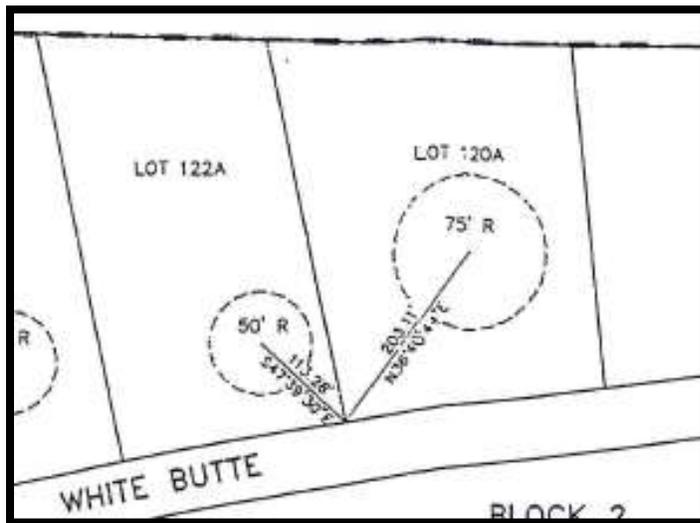
Health Sharp, Owner, and Mike Hartman, Hartman Homes, LLC, attended the meeting by Zoom.

The home will have the following square footage:

- Lower Level: 2,406 square feet
- Main Level: 2,488 square feet
- Total Finished: 5,094 square feet
- Garage: 1,160 square feet

The home features a walk-out daylight basement that caters to the existing topography.

Exhibit A of the Cascade Covenants place the Designated Building Envelope of Lot 122A abut Lot 120A.



The applicant proposed two site plans for consideration: Site Plan A, and Site Plan C with a request for a Variance to the Designated Building Envelope. Site Plan A proposes a structure that would fit into the Designated Building Envelope and would maintain only 16 feet from the easternmost corner to the property line, while Site Plan C proposes a Variance to the Designated Building Envelope and would allow 21 feet from the corner of the home to the property line.

Adjacent neighbors in opposition to the Variance expressed they would feel more comfortable with the proposed site plan if the applicant was able to shift the structure slightly to the east.

The committee recommended shifting the structure to the east to maintain space thus the preservation of trees and would consider a Variance to have the structure protrude from the Designated Building Envelope on the west elevation as well as the garage.

Motion made by John Seelye to table the Motion based on committee recommendations; seconded by Ernie Chappell. Motion passes unanimously.

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

d. BSOA: #06545 Hill Condo Owners Association

Subdivision: Cascade

Legal: Block 1, T5 LA

Street: 22 Sitting Bull Rd.

Representation for the Hill Condo Condominiums was not available at the time of the meeting.
No Motion was made.

8. Discussion

a. **Multi-Community, Major & Minor Alterations Update**

BSOA: #07206 BSCO

Subdivision: Sweetgrass Hills

Legal: Section 31, Lot 2A-1

Street: 25 Seeway Rd.

Madeleine Feher and Marco DelGuidice, of Big Sky Community Organization (BSCO) attended the meeting to provide park project updates.

Staff noted that currently, the BSCO has two open projects with the BSAC:

1. Minor Alteration- Riverside Recreation

The Riverside Recreation Area renovation is taking place where the old playground was taken out. The goal is to create a more durable surfaced picnic area around the existing river pavilion and bathroom facilities. This is primarily a landscaping project with rock climbing features.

2. Major Alteration- Yurts & Decks

The goal of this project was to move the two existing yurts used for Camp Big Sky and add two additional donated yurts. The two additional yurts would not survive transport and have been omitted from the plans.

The Minor Alterations were a part of 'phase two' of the BSCO's *25-year Park & Trails* campaign which includes multiple projects in the BSOA jurisdiction. 'Phase 1' included the playground, skate park and pump track.

The remaining park projects include parking lot paving, expanding the fields, additional bathrooms and new sand volleyball courts. Ms. Feher noted the proposed Resort Tax Bond will provide critical funding to support the Community Park Renovation and final decisions will depend on available funding, community needs and further planning. To date, BSCO has secured \$5.8 million in support for the Community Park Renovation through the ALL OUT Campaign.

- b. Staff presented an application proposal for Wildfire Mitigation.

Staff suggested implementing a simplistic procedure for Members who wish to address basic wildfire mitigation concerns on their properties. The application would not require the Member to attend a BSAC meeting.

The application will be limited to three (3) main concerns: thinning and limbing, adding a 5-foot noncombustible perimeter and removal of combustible materials.

The Applicant will provide a written statement summarizing the work and a BSFD report if possible.

If staff determines the project is limited to basic wildfire mitigation, she will approve the project and report to the BSAC at the next meeting.

If staff determines the project constitutes as a Minor or Major Landscaping Alteration, she will request the applicant attend a BSAC meeting for review.

9. **Adjourn** - The meeting adjourned at 10:33am.

John Seelye, Chair