



Architectural Committee Meeting Minutes – April 24, 2025

<u>BSAC/Staff in Attendance:</u> John Seelye, Chair Ernie Chappell George Mueller Brad Reiersen Dave McCaffery Vanessa McGuire Cindy Miller Suzan Scott Lisa Chase	<u>Guests in Attendance:</u> Ed Barr Mike Hartman Heath Sharp Jim Mangie Josh Greene	<u>Project Attending For:</u> #06122A Lot 122A White Butte #06122A Lot 122A White Butte #06122A Lot 122A White Butte #06545 22 Sitting Bull Rd. #07510 Lot 4 Moosewood Rd.
	<u>Guests Joining Virtually:</u> Austin McPherson Lisa Marino Bryan Spinelli	#06027 6 Washakie Rd. #05109 2600 2 Gun White Calf #06545 22 Sitting Bull Rd.

1. Membership Forum – None

2. **Call to Order** - The Chair called the meeting to order at 9:01 am.

3. Meeting Minutes-

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Motion made by George Mueller to approve the April 3, 2025, Meeting Minutes with minor edits; seconded by Dave McCaffery. Motion passed unanimously.

4. Multi-Family, RV Parking Resolution

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

Bryan Spinelli, Alpine Property Management, and Hill Condo Representative, attended the meeting by Zoom. Jim Mangie, Hill Condo HOA Representative, attended the meeting in person.

The Hill Condo Representatives attended the meeting to discuss the storage of snow removal equipment in their overflow parking lot. The Board confirmed they don't have authority to

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prevent the storage of snow equipment during winter, as this doesn't violate any governing documents. The representatives agreed to relocate RVs and motorhomes by May 15, 2025, and to consider moving snow equipment during summer months to keep the area aesthetically pleasing.

Motion: No formal motion was required as the Board determined they lack authority to restrict the equipment storage.

5. Single-Family, Minor Alteration

- b. BSOA: #06027 Austin McPherson
Subdivision: Cascade
Legal: Block 1, Lot 27
Street: 6 Washakie Rd.

Austin McPherson, Owner, attended the meeting by Zoom. Staff presented a Minor Alteration to extend the width of the existing driveway from 9 feet to 11 feet wide to improve access during winter and prevent stepping into mud during spring.

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

6. Single-Family, New Construction Extension

- c. BSOA: #07510 Jeffrey & Nicole Bloomfield
Subdivision: North Fork Creek
Legal: Lot 4
Street: 67 Moosewood Rd.

Staff presented a project extension for New Construction located on Lot 4 on Moosewood Road. Josh Greene, of Greene Construction and Project Representative, attended the meeting in person to request a 12-month extension for completing construction. Final approval was granted on May 2, 2024, and the Performance Deposit was submitted on May 9, 2024.

The committee discussed parking concerns on the street and noted Josh will use a street sweeper to manage mud and construction debris.

Motion made by John Seelye to approve the Extension as submitted; seconded by Ernie Chappell. Motion passed unanimously.

7. Single-Family, New Construction Sketch & Variance

- d. BSOA: #06122A Heath Sharp
Subdivision: Cascade
Legal: Block 2, Lot 122A
Street: (Lot 122A) White Butte Rd.

Heath Sharp, Owner and Mike Hartman, Hartman Homes, Inc., attended the meeting in person. Staff presented Sketch plans for New Construction that included a revised site plan per previous meeting recommendations.

The home was shifted approximately 10 feet to the west to create more space between the structure and the property line (32 feet instead of the previously proposed 21 feet). Ed Barr, the adjoining neighbor, expressed support for the revised plan.

The committee discussed the building envelope and variance requirements. The variance was required to allow the garage and west elevation protrude slightly (7 feet) outside the designated building envelope. The committee noted that the building envelope is located right on the property line, the property borders open space, and the adjacent neighbor approves of the plan.

Motion made by Ernie Chappell to approve the Sketch Plan as submitted; seconded by John Seelye. Motion passed unanimously.

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

8. Single-Family, New Landscaping Project Extension

- e. BSOA: #05109A Lisa Marino
Subdivision: Sweetgrass Hills
Legal: Block 1, Lot 9
Street: 2600 Two Gun White Calf Rd.

Lisa Marino, Owner, attended the meeting by Zoom. Ms. Marino requested an Extension for her New Landscaping.

Ms. Marino recently build her home completing the New Construction on March 27, 2023. The Landscaping has not been completed and the BSOA retains a \$7,500.00 Performance Deposit. Her property is located at the end of a cul-de-sac with significant drainage responsibilities. She explained her main challenges are heavy snow slides from the roof and the steep slope.

The committee explained that a formal landscape plan must be submitted, rather than just a verbal explanation. Staff will provide sample landscape plans to assist Ms. Marino. The committee also noted that her driveway needs to be paved per regulations, but she can apply for an Exception to the Design Regulations if desired. The committee requested 3-points of grade for reviewing modifications to the driveway.

No motion was made. Staff will assist Ms. Marino with preparing proper documentation for landscape plan and potential driveway Exception.

Staff also noted receiving notice of violation of the Sweetgrass Hills Covenants short-term rental amendment. Staff confirmed 2600 Bobtail Horse Rd was on the website *Vacation Rentals*

by Owner. Staff subsequently reached out to Ms. Marino regarding the short-term rental and advised her that per the Sweetgrass Hills 2019 Covenant Amendment short-term rentals are prohibited, which Ms. Marino acknowledged.

9. Discussion

- a. Staff Updates
 - i. Northwest Energy Lights at Crail Creek Court
 - 1. Staff determined the lighting located at the Crail Creek Club Condominium is not in violation as they were installed prior to the Design Regulations, and they are dark-sky compliant.
- b. Gallatin County Zoning Updates
 - i. None
- c. BSCWS Construction Schedule
 - i. 3 Rivers is starting a project to lay approximately 31 miles of cable from May through November 2025. Staff will relay any Member questions, issues or concerns to Trig Zwerneman, Project Resident Manager.

10. Adjourn – The meeting adjourned at 10:03 am.

John Seelye, Chair