



Architectural Committee Meeting Minutes - April 4, 2024

<p><u>BSAC/Staff in Attendance:</u> John Seelye George Mueller Maggie Good Vanessa McGuire Suzan Scott Lisa Chase</p>	<p><u>Guests in Attendance:</u> David Seabury Joe Schwem Tim & Sue Mitchell Joan Traylor Lisa Knorr John McGuire Jake McGregor Jeff MacPherson</p> <p><u>Guests Joining Virtually:</u> Brian Lubin Jeff Bloomfield</p>	<p><u>Project Attending For:</u> Public Forum L59A Little Thunder #07509 Lot 3 Moosewood Rd. #07509 Lot 3 Moosewood Rd. #07098 2100 Spotted Eagle #07509 Lot 3 Moosewood Rd #07512 128 Moosewood Rd. #04251 Lot 514 Lone Walker Rd #07098/ #07026 2100 Spotted Eagle</p> <p>#07509 Lot 3 Moosewood Rd #07509 Lot 3 Moosewood Rd</p>
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1. **Membership Forum** - David Seabury of Seabury Design Associates, attended the meeting to gain committee insight regarding the preferred BSOA procedure regarding Building Envelope Changes in the Cascade Subdivision. The BSOA had recently re-reviewed the existing policy and is currently awaiting confirmation from the BSOA Legal Committee regarding questions related to the 2003 Cascade Covenant Amendment: The Modification of Protective Covenants. Although Mr. Seabury has already received a modified plat shifting a Designated Building Envelope for Lot 28 on Little Thunder Rd. from Madison County, the committee confirmed that plans for New Construction would still require an application for a Variance regardless of the county approval per the BSOA Design Regulations and the protective Cascade Covenants.
2. **Call to Order** - The Chair called the meeting to order at 9:04 AM.
3. **Meeting Minutes** -

March 21, 2024, Minutes

Motion made by John Seelye to approve the March 21, 2024, Meeting Minutes; seconded by George Mueller. Motion passed unanimously.

4. Single-Family, Minor Landscaping Alteration

- a. BSOA: #02601 Mitchell Bates
Legal: Aspen Groves
Block B, Lot 1
Street: Autumn Trail

Staff presented a Minor Landscaping Alteration for a geotechnical investigation at 615 Autumn Trail in Aspen Groves. The owner is using IMEG services. The lot is steep; two loads of fill material will be brought in to improve grade. No trees will be removed.

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

5. Single-Family, Minor Alteration

- b. BSOA: #07512 John & Vanessa McGuire
Legal: North Fork Creek
Lot 6
Street: 128 Moosewood Rd.

Staff presented a roof replacement for the McGuires home on Moosewood Rd. The existing roof is 20 years old and leaking. The owners have opted to replace the roof with Malarky Legacy Scotchgard shingles in Midnight Black. The new shingles will be darker than the existing roof. No height will be added to the structure.

Motion made by John Seelye to approve the application conditional on staff receiving a site plan confirming the dedicated location for the dumpster and porta potty, and that staff receives a material sample to have on record; seconded by Maggie Good. Motion passed unanimously.

6. Single-Family, New Construction Resubmittal Sketch Review

- c. BSOA: #07509 Brian & Cindy Lubin
Legal: North Fork Creek
Lot 3
Street: Moosewood Rd.

Staff presented the resubmittal for New Construction on Lot 3 of Moosewood Rd. Brian Lubin joined the meeting by Zoom and Joe Schwem, Lyric Architect and Project Manager, joined the meeting in person.

The resubmittal included a new site plan designating the placement of the principal dwelling next to the location of the designated building location (as depicted with a small square) on the North Fork Creek Subdivision Plat and remediation for the previously disturbed area. Staff noted that the corner of the home will be 76.3 feet from Lot 4 property line.



The principal dwelling will consist of 2,623 square feet of living space that include both the upper and lower levels. Staff presented each elevation, floor plans and height calculations. The overall average height of the home is 29'-8 1/4."

Adjacent neighbors from Moosewood Road also joined the meeting and only expressed concerns regarding remediation for the previously disturbed area. The committee requested that in addition to restoring topography and reseeded, remediation includes (6) 6-8-foot replacement conifers as well as a boundary silt-fence.

Motion made by John Seelye to approve the Sketch Review as submitted subject to the conditions listed below; seconded by Maggie Good. Motion passed unanimously.

The Approval included the following Conditions:

- a. The applicant will add a silt fence around the reclamation and area to be disturbed, to be shown on the final site plan as well as six (6) 6-8-foot replacement conifer trees.
- b. The approval does not include the final designated one-acre building envelope as depicted on the sketch plan.

7. Single-Family, New Construction Final Review

- d. BSOA: #04251 Jacob & Alycia McGregor
 Legal: Meadow Village
 Block 3, Lot 51
 Street: (Lot 51) Lone Walker Rd.

Jake McGregor, Owner, joined the meeting in person for Final Review of New Construction on Lot 51 of Lone Walker Road. Staff presented the plans for the 2,874 square foot single-family home. The design consists of two primary forms connected on the second floor; the smaller of

the two forms contain the kitchen, dining and living spaces and is also the portion that exceeds the 25% slope for which a Variance from Gallatin County has been acquired.

The applicant did not provide physical materials and therefore no motion was made. The committee was able to provide feedback regarding landscaping and suggested adding additional landscaping screening in the rear of the home that faces Lone Mountain Trail. In addition, the committee requested a rendering or photo-of depicting the vertical siding aesthetic.

No Motion was made.

8. Community, Major Alteration Logistics

e. BSOA: #07098 BSCO & Michener Cabin

Legal: Meadow Village
S36, T06 S, R03 E, Lot 1A
Street: 2100 Spotted Elk Rd.

Staff presented the final details of moving the historic Michener Cabin from Ophir High School to the Big Sky Community Organization's (BSCO) property in Meadow Village. Joan Traylor, a retired teacher, and Jeff MacPherson, BSCO, both attended the meeting in person as project representatives. The BSCO will provide details of the move for BSAC neighbor notifications. The move is tentatively scheduled for the end of April. BSCO will coordinate traffic flaggers. The cabin will be placed just beyond the existing small log cabin and minimally hardscaped to match the other cabins.

Motion made by John Seelye to approve the application as submitted conditional on staff receiving the dates and times of the move in advance, so that staff may send neighbor notifications; seconded by Vanessa McGuire. Motion passed unanimously.

9. Community, Major Alteration Design Change

f. BSOA: #07206 BSCO

Legal: Meadow Village
Lot 2A-1
Street: 25 Seeway Rd.

Staff presented a Design Change to the approved plans for the BSCO community park. The ground surface color of the main playground changed from a multi color to a solid green color in the same composite for aesthetics reasons and cost savings, and in the low impact play area woodchips were added in lieu of the colored composite.

Motion made by John Seelye to approve the Design Change as submitted; seconded by Vanessa McGuire. Motion passed unanimously.

10. Commercial, New Landscaping Design Change

- g. BSOA: #07206 BSCO
Legal: SGH Lot 2A-1
Street: 25 Seeway Rd.

Staff presented a Landscaping Design Change for the new BSCO building on Seeway Rd. Jeff MacPherson, BSCO, requested omitted a small portion of landscaping, located to the right of the garages, to allow trucks to enter the side driveway.

Motion made by John Seelye to approve the Design Change as submitted; seconded by George Mueller. Motion passed unanimously.

11. Discussion Items

- a. Staff Request for Refund
 - i. Staff presented a request to refund the New Construction review fee and Exception review fee (\$3,250) to Mr. West (#06023) due to staff error.
 - 1. Staff offered account credit for a future submittal, but Mr. West was unsure if he would submit updated plans within the next three years and preferred a refund.

Motion made by John Seelye to approve the request for refund; seconded by Maggie Good. Motion passed unanimously.

- b. Traffic Mitigation Policy - Discussion may not be applicable, and the policy put on hold until further notice.
- c. Neighbor Notifications Policy Reinstatement
 - i. Staff proposed the reinstatement of the Neighbor Notification Policy that upon recent investigation, staff noticed was omitted in 2020:

BSAC Review Process, Notification and Project Status Updates

Project Status Update - The BSAC will maintain a project status update page on their website for all projects and Variances currently going through the review process. The BSAC will attempt to keep the project status update page on the website current, however, the official documents are kept on record at the BSOA where files may be viewed by BSOA members upon request.

When an exterior modification is proposed that is material in nature and the Owner Applicant is not requesting approval for a Variance to the Covenants, the Owner Applicant or their Designated Project Representative shall submit a completed project application and all required plans and specifications to the BSOA office, located at 45 Center Lane, Unit J, Big Sky, Montana 59716, with the intent of being added to a future meeting agenda. Completed

applications shall be submitted to the BSOA at least 14 days prior to BSAC review. Upon submittal of the first set of plans and specifications for a project with the intent of being reviewed at a future meeting, the BSAC shall send out email-notifications to all Adjacent Property owners at least 10-days prior to the BSAC meeting for which the project will be reviewed at. If the BSOA does not have an email address on file, a letter will be sent.

The BSAC reserves the right to grant an Exception to any provision(s) of the Design Regulations when in its sole discretion, granting an Exception to the particular provision(s) of the Design Regulations will not substantially affect the general aesthetic of the immediate area within the BSOA's Jurisdiction. The BSAC shall provide reasons recorded in the minutes for its decisions in deciding to grant an Exception to any provision(s) of these Design Regulations.

Variance Project Applications - The BSAC will review a Variance request in accordance with the review criteria as stated in those specific Covenants. Any Variance which could be granted shall be considered unique and will not set any precedent for future decisions. The BSAC may grant a variance when it is found that strict compliance with the standards outlined in the Covenants cause an undue hardship on the applicant and that such strict compliance is not essential to the general aesthetic of the properties within the BSOA or the goals and objectives of the BSAC.

Project application requirements for Variances to the Covenants are determined by the BSAC coordinator on a case-by-case basis and must meet the intent of the Covenants. When a Variance is being proposed, the Owner Applicant or their Designated Project Representative shall submit a completed Variance application to the BSOA office, located at 45 Center Lane, Unit J, Big Sky, Montana 59716. Completed Variance applications shall be submitted to the BSOA office at least 28 days prior to BSAC review. Upon submittal of a Variance application, the BSAC shall send out certified letters to all Adjacent Property owners at least 21-days prior to the BSAC review. The Certified letter shall include information regarding the nature of the Variance being requested.

- d. Design Regulations Revisions
 - i. Firepits/Exterior Wood
 - 1. The BSAC requested that before staff bring any changes to the Board to research the policy and report back at the next BSAC meeting for additional discussion.
 - ii. Madison County- Cascade Building Envelopes Recap
 - 1. The Legal Committee will be reviewing the 2003 Cascade Covenant Amendment at their next meeting and the Madison County Planner will be attending the next BSAC meeting on April 18, 2024.
- e. Aspen Groves Trees, Right-of way concern
 - i. The BSAC requested this matter go before the Legal Committee to determine if this is the purview of the BSOA/BSAC.

10). **Adjourn** - The meeting adjourned at 11:30 AM.

John Seelye, Vice Chair

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