



**Architectural Committee Meeting Minutes – December 19, 2024**

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
John Seelye, Chair	None	
Ernie Chappell		
Vanessa McGuire	<u>Guests Joining</u>	
Dave McCaffery	<u>Virtually:</u>	
Les Hopper	Chereen Pasternack	#02814 121 Silverado Trail
Suzan Scott	Joe Schwem	#04213 2365 Curley Bear Rd.
Lisa Chase	Heather Maanum, AIA	#04545 Lot 45 Little Coyote Rd.
	Zach Hartman	#04545 Lot 45 Little Coyote Rd.

**1. Membership Forum – None**

**2. Call to Order –** The Chair called the meeting to order at 9:11 AM.

**3. Meeting Minutes-**

December 5, 2024, Meeting Minutes

**Motion made by Ernie Chappell to approve the December 5, 2024, Meeting Minutes; seconded by Dave McCaffery. Motion passed unanimously.**

**4. Single-Family, Minor Alteration**

- a. BSOA: #02814 Lawrence & Chereen Pasternack  
 Subdivision: Aspen Groves  
 Legal: Block D, Lot 14  
 Street: 121 Silverado Trail

Chereen Pasternack, Owner, attended the meeting by Zoom to request approval for the placement of a new hot tub. The hot tub will be placed on the southeast corner of the front deck. The placement of the hot tub will ensure privacy due to the angle and placement of the existing home as well as natural screening in between adjacent properties. The owner will also add five (5) conifers to the front yard for additional screening from the road.

**Motion made by Ernie Chappell to approve the application as submitted; seconded by Dave McCaffery. Motion passed unanimously.**

## 5. Single-Family, Major Alteration, Sketch

- b. BSOA: #04213 Olson Trust  
Subdivision: Meadow Village  
Legal: Block 2, Lot 13  
Street: 2365 Curley Bear Rd.

Joe Schwem, Project Manager and Architect, attended the meeting by Zoom on behalf of the Owners. Staff presented a Sketch Review for a Major Alteration addition. The home is currently 1,393 square feet on two levels and the existing garage is 498 square feet. The proposal includes adding a two-car garage-addition in front of the existing garage and adding a larger entry mudroom in front of the existing entry: adding 797 square feet. The existing garage will be renovated to a new master suite and will remain 498 square feet.

The average height of the home will be 22'-5.25" based on a four-point calculation taken from the average finished grade.

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

## 6. Single-Family, New Construction, Sketch

- c. BSOA: #04545 Hartman Homes of MT, LLC  
Subdivision: Meadow Village  
Legal: Block 5, Lot 45  
Street: TBD Little Coyote Rd.

Zach Hartman, Project Manager and Heather Maanum, AIA, attended the meeting by Zoom on behalf of the Owners.

Staff presented a Sketch Review and Exception to the Design Regulations for New Construction on Little Coyote Rd. The plans include four (4) bedrooms and a walk-out basement. The total habitable square footage will be 4,196 and the garage and mechanical room 1,120 square feet.

Staff presented two (2) options regarding the roof plan.

Option A, preferred by the Owners, would require an Exception to Design Regulation 5.9 Roof Length.

### **5.9 Roof Length**

Single-Family Dwelling roofs or Single-Family Condominium roofs shall not exceed forty (40) feet in length without a change in direction or Design Element Change as shown in Figure 5.9.

Option B depicted a break in the ridgeline of the roof.

Upon review of the roof plan(s), it was noted roof measurements had not been properly labeled on the submittal.

**Motion made by John Seelye to table the application as submitted; seconded by Ernie Chappell. Motion passed unanimously.**

## 7. Discussion

### a. Non-Compliance Reporting

#### i. 1123 Andesite Rd- Andrews

Staff have been working with Shon Ramey, Construction Manager, on solutions to parking issues. Construction trucks have been parked on the curvature of the road causing safety issues and neighborhood concerns. Mr. Ramey reported that unexpected driveway work caused vehicles to park on the road and that portion of the job should be wrapped up by the end of week.

Staff requested no parking on the curve of Andesite and to minimize the number of vehicles by commuting.

#### ii. Yellowstone Condominium Unauthorized Replacement Decks and Encroachment on to Big Sky Resort Golf Course

Staff received an email from a Yellowstone Condominium member requesting staff to inspect four (4) unauthorized deck replacements: Unit 80D, Unit 80C, Unit 80B and 74A. It was reported that the footprint of the decks may have increased in size and encroach into the setbacks.

Upon a site inspection, staff did not find evidence that the decks had been replaced. The color, size and railing design appeared to be aesthetically harmonious with other Yellowstone Condo units.

Staff measured the length and width of the decks, and found they comply with the Yellowstone Condominium Owner Association Design Regulations as well as the Meadow Village Covenants and the BSOA Design Regulations.

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION DESIGN REGULATIONS FOR EXTERIOR MODIFICATIONS ADOPTED APRIL 1, 2014, page 2:

### **SPECIAL CONSIDERATIONS – ELEVATED DECKS**

Expansion of existing elevated decks will be restricted to approximately 14'-4" width, and 8'-6" depth (121.55 sq. ft.). Rationale: Width should not extend beyond the inner edge of the last operable window. Depth may not be extended more than 2'-6" from the original depth. Actual dimensions may vary slightly from unit to unit.

For the purposes of this Regulation, elevated decks are defined as habitable space and therefore require the preparation of drawings and specifications to be supervised and stamped by a professional architect or engineer licensed to practice in the state of Montana.

Staff determined the decks do not encroach into the setbacks.

8. **Adjourn** – The meeting adjourned at 10:14 AM.

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John Seelye, Chair