



Architectural Committee Meeting Minutes – May 2, 2024

BSAC/Staff in Attendance:

Stacy Ossorio, Chair
John Seelye
George Mueller
Vanessa McGuire
Ernie Chappell
Suzan Scott
Lisa Chase

Guests in Attendance:

Kenny Holtz
Don & Valerie Richards
Tom Leonard
Tom Kirk
Daine Muller
Taylor Lindy
Katie Grimm
Rich Swedstedt
Jeff MacPherson
Michael Donahue

Project Attending For:

#07107 Lot 4 Yellowtail Rd.
#06028 Lot 28 Washakie
#04626 2274 Spotted Elk Rd.
#04419 2715 Little Coyote Rd.
#04419 2715 Little Coyote Rd.
#04416 2290 Yellowtail Rd.
#07107 Lot 4 Yellowtail Rd.
#07107 Lot 4 Yellowtail Rd.
#07206 25 Seeway Rd.
#07510 Lot 4 Moosewood Rd.

Guests Joining

Virtually:

Sharon Davidson
Rex Houchins
Jeff Bloomfield
Cindy Lubin
Peter Coblentz
Colleen Kennedy
Tory Cyr
Bruce Pallante
Michael Vlases
Katy Brandis
Austin McPherson
Jennifer Nechita

#04337 3175 Two Moons Rd.
#04337 3175 Two Moons Rd
#07510 Lot 4 Moosewood Rd
#07510 Lot 4 Moosewood Rd.
#06028 Lot 28 Washakie
#07107 Lot 4 Yellowtail Rd.
#06028 Lot 28 Washakie Rd.
#07107 Lot 4 Yellowtail Rd.

1. Membership Forum – None

2. Call to Order – The Chair called the meeting to order at 9:04 AM.

3. Meeting Minutes –

April 18, 2024, Minutes

Motion made by John Seelye to approve the April 18, 2024, Meeting Minutes with minor edits; seconded by Vanessa McGuire. Motion passed unanimously.

*John Seelye stated he was not present at the May 2, 2024, however, upon reading the April 18, 2024, minutes, found them clear and transparent.

4. Multi-Family, New Construction Final

- a. BSOA: #07107 MN Yellowtail Partners, LLC
Legal: Meadow Village
T06, Lot 4
Street: 2400 Yellowtail Rd.

Staff presented a request for 'Modification to an Approved Plan' for the Yellowtail Residences. Kenny Holtz, Project Manager, attended the meeting on behalf of MN Yellowtail Partners, LLC.

The MN Yellowtail Partners, LLC project includes (6) duplexes and (1) multi-family building (23 units) at the end of Yellowtail Road. The BSAC reviewed and approved the Sketch Review on June 7, 2022, and the Final Review was approved on March 2, 2023.

At the March 2, 2023, BSAC Meeting the following Motion was made:

Motion made by Grant Hilton to approve Option A or Option B, as set forth in the application, subject to Kenny Holtz confirming which plan will be executed by June 1st, 2023, and that the conditions listed below are met prior to construction; seconded by Clay Lorinsky. Motion passed unanimously.

The optionality of Option A and Option B refers to the access road at the end of Yellowtail Road:

- Base Plan **Option A**: Looped Road
- Base Plan **Option B**: Hammerhead Drive ending at the Teton Condominiums.

Mr. Holtz attended the June 20, 2023, BSAC Meeting and the following Motion was made:

Motion made by Grant Hilton that BSAC recognizes MN Yellowtail Partners LLC has notified the BSAC they are executing base plan Option A, however, in the interest of all parties, BSAC approves a 3-month extension until September 1, 2023, for Kenny Holtz to be able to make that change in designation from base plan Option A to B if they so desire; seconded by Clay Lorinsky. Motion passed unanimously.

In an email to staff prior to the September 7, 2023, meeting, Mr. Holtz confirmed that MN Yellowtail Partners, LLC, and the Teton Condo Owners had not yet reached an agreement. The parties met with the BSFD on May 17, 2023, and additional questions were posed regarding the hammerhead drive which required further follow-up with the Gallatin County Commissioners and the BSFD. At that time and to maintain compliance with the BSAC, Mr. Holtz confirmed they would be proceeding with Option A.

At the September 7, 2023, BSAC Meeting no Motion was made.

Mr. Holtz stated he is currently unable to proceed with Option Plan A, the looped road because MN Yellowtail Partners, LLC does not own the adjacent lot (Teton) and alternatively requested BSAC approval for the modified site plan.

- **Modified Plan:** Plan A, looped road, with a temporary barrier to be removed upon connecting the looped road, a temporary firetruck hammerhead turn-around to be removed upon completion of the looped road, and an expanded building footprint #6 after the completion of the looped road.

If the looped road is not implemented, the hammerhead will be required to stay minimizing the footprint for building #6 and Mr. Holtz would have to come back to the BSAC for review for a Modified building.

The Modified Plan, already approved by Gallatin County Commission and the Big Sky Fire Department (BSFD), would allow MN Yellowtail Partners, LLC to move forward with the development.

The Modified Plan would also allow the optionality, for when the adjacent Teton Condo property wants or needs through-access for themselves to be able to complete the road. The Teton Condos have (2) additional units that may be developed in the future and a looped road would provide through-access for the Teton owners [on the MN Yellowtail property].

Regarding access for the Teton Owners, Mr. Holtz confirmed the Teton owners have always had an existing 30-foot easement that as part of the MN Yellowtail Partners, LLC final plat was expanded to a 45-foot easement (required by the subdivision process), and they will have that access in perpetuity.

The committee requested clarification regarding the construction approach and anticipated project timeline. Mr. Holtz stated he intends to submit Performance Deposits for duplex buildings #3, #2 and #1. The next phase would likely be the Multi-Family Building and not begin until 4Q of this year depending on sales. Construction for the multi-family is estimated to take 26 months. The final phase would be buildings #4, #5 and #6 and could not begin until the multi-family was complete as the area (building footprint of #4, #5, #6) will serve for construction staging for the multi-family. Mr. Holtz anticipates as a best-case scenario the entire project will be completed in four years.

Staff cited language from the Procedure Resolution that would allow the BSAC to approve the said approach:

Multi-Family Dwelling Construction- Construction Activity with regard to construction of a Multi-Family Dwelling Building. Should an Owner decide to build a Multi-Family Dwelling project in phases and the BSAC approves, the Owner shall be required to post the landscaping deposit in an amount based on the total number of

Dwelling Units; however, an Owner will only be required to post a deposit for the Dwelling Units that will be constructed for that phase.

Although the vertical construction will begin with Building #3, #2 and #1, the Meadow Village Covenants allow for 18 months of construction, which allows the BSAC to reevaluate the project intermittently as the Performance Deposit deadlines occur. The Performance Deposit for 3.7 acres of site disturbance was received by the BSOA and processed on April 11, 2023. Only site grading and installation of utilities have occurred thus far. If MN Yellowtail Partners LLC does not move forward with the multi-family, then they will provide a plan for site reclamation.

Michael Vlases, Teton Condo Owner, attended the meeting by Zoom and identified himself as representing the (4) Teton Condo Owners. Mr. Vlases pointed out that the final plat approved by the county did not indicate a temporary barrier nor was it discussed and the concept that temporary barriers would be removed for a looped road is presumptuous. Mr. Vlases went on to say there is no reason for the committee to believe there would ever be a loop road. Mr. Vlases noted he can develop his properties regardless of a looped road.

Mr. Vlases stated that the road improvement as indicated on the Modified Plan would not satisfy a BSFD fire approved dead-end road and per the BSFD the Teton driveway to the future units is not considered a driveway but a 'fire access road' and has a different designation.

Mr. Holtz reiterated that although a Modified Plan would decrease the desired footprint of building #6 duplex, the project does not require a looped road, hence the county approval.

Mr. Holtz presented the original Master Plan for the Teton Condos from 1984 that highlighted the original 30-foot road intended for the development and goes through the Teton Condo Owner parking pads.

Also mentioned, the duplexes will have single-family trash cans and the multi-family unit will have (3) yard dumpsters located in the underground parking garage which is to be collected from inside the garage. In addition, site managers will sweep the street as needed.

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

5. Single-Family, Minor Alteration

b. BSOA: # 04337 Sharon Davison & Rex Houchins

Legal: Meadow Village

Block 3, Lot 37

Street: 3175 Two Moons Rd.

Owners Sharon Davison and Rex Houchins joined the meeting virtually to request approval to update their home with new paint colors. The body of the house will be in Iron Ore SW 7069

(charcoal grey), the garage door in Night Owl -SW 7061 (dark grey) and the front door in SW Acacia Haze (muted light green).

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

6. Single-Family, Minor Alteration

- c. BSOA: #04116 2290 Yellowtail LLC
Legal: Meadow Village
Block 1, Lot 16
Street: 2290 Yellowtail Rd.

Taylor Lindy, Project Representative, attended the meeting in person to request approval to replace the front door of 2290 Yellowtail Rd, the rear patio door, a kitchen window, and add one window in the primary bedroom.

The new window in the master bedroom (east elevation) will match the existing bedroom window. The existing kitchen window will be replaced with an awning style unit.

The rear patio door will be an Andersen Folding Outswing door in the same color as the existing door. The front door will be an Andersen Panel-Style Straightline in stained Douglas fir.

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

7. Single-Family, Minor Alteration

- d. BSOA: #04419 Thomas & Jill Kirk
Legal: Meadow Village
Block 4, Lot 19
Street: 2715 Little Coyote Rd.

Thomas Kirk attended the meeting in person to request approval to add fourteen solar panels on the west slope of his roof on Little Coyote. The panels will connect to the house electrical system at the SW corner. Staff noted that the BSAC reached out to adjacent and surrounding properties and did not receive objections.

The owners are in the process of applying for net-metering with Northwestern Energy. The installation will take 1-2 days. Construction delivery and staging will take place on the driveway. The installation will take approximately 5 hours thus the project will not require a dumpster or porta potty.

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

8. Single-Family, Minor Alteration

- e. BSOA: #04626 Thomas Leonard & Martha Crocker
 Legal: Meadow Village
 Block 6, Lot 26
 Street: 2274 Spotted Elk Rd.

Thomas Leonard, Owner, attended the meeting in person to request approval for a roof replacement. The existing shingles will be removed and replaced with Malarkey - Weathered Wood shingles in the same color. No height will be added.

Motion made by Stacy Ossorio to approve the application as submitted conditional on staff receiving a site plan showing the location of the dumpster and porta potty staging; seconded by John Seelye. Motion passed unanimously.

9. Community, Minor Alteration

- f. BSOA: #07206 BSCO (Riverside Recreation)
 Legal: Sweetgrass Hills
 Lot 2A-1
 Street: 25 Seeway Rd.

As a continuation of the Big Sky Organization’s 25-year Park & Trails campaign, Project Representative Jeff MacPherson joined the meeting to request approval for the second phase of community park projects.

The second grouping of community park improvements include the following:

- 1.Minor Alteration- Riverside Recreation Single Review
- 2.Major Alteration- Yurts & Decks Sketch Review
- 3.Major Alteration – Additional Parking Sketch Review

- 1. Minor Alteration - Riverside Recreation Single Review

The Riverside Recreation Area renovation will take place where the old playground was taken out. The goal of the BSCO is to create a more durable surfaced picnic area around the existing river pavilion and bathroom facilities. New landscaping will be installed featuring rock climbing and yard game activities.

Motion made by Vanessa McGuire to approve the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

10. Community, Major Alteration

- g. BSOA: #07206 BSCO (Yurts & Decks)
 Legal: Sweetgrass Hills
 Lot 2A-1
 Street: 25 Seeway Rd.

2. Major Alteration- Yurts & Decks Sketch Review

The goal of this project is to a) move the two existing yurts, b) add two additional donated yurts and c) add decks.

- a) Moving the yurts would allow Camp Big Sky to operate away from public flow.
- b) Two new yurts have recently been donated for Camp Big Sky use.
- c) A new larger deck will encapsulate the two existing decks.
- d) The new yurts will sit on platforms.

The decks will be made of Trex Enhance in Beach Dune. Bathrooms will be added next spring.

Motion made by Stacy Ossorio to approve the application as submitted; seconded by Vanessa McGuire. Motion passed unanimously.

11. Community, Major Alteration

- h. BSOA: #07206 BSCO (Parking Area)
Legal: Sweetgrass Hills
Lot 2A-1
Street: 25 Seeway Rd.

3. Major Alteration – Additional Parking Sketch Review

The BSCO proposed adding an additional 39 parking spots that include 4 handicap accessible spots. These will be located on the east end of the park and will complement the original design as well as allow better access to the new playground and new yurt campus.

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

Motion made by John Seelye to waive the review fees for the three BSCO applications; seconded by Stacy Ossorio. Motion passed unanimously.

12. Single-Family, New Construction Final

- i. BSOA: #06028 Gilded Mountain, LLC
Legal: Cascade Subdivision
Block 1, Lot 28
Street: (Lot 28) Washakie Rd.

Staff presented the Final Review for New Construction on Lot 28 of Washakie Rd. Project Manager, Don Richards and Tyrell Ehnes, Contractor were both present to request approval on behalf of Gilded Mountain, LLC.

The new home will be a single-story stick frame with a walk-out daylight basement and attached garage comprised of 4,446 square feet of habitable space and 962 square feet of non-habitable space. The overall average height of the structure will be 27 feet and 7 inches.

The Sketch Review was approved on April 18, 2024. Changes since the Sketch was approved include: 1) the relocation of the hot tub to the lower patio and 2) a 5-foot buffer of non-combustible material surrounding the home was incorporated.

Materials include the following:

- Exterior walls- 1" x 8" Cedar channel-stained taupe with metal accents in Charcoal Gray
- Deck flooring, railings and spindles-deck is 5/4" x 6" cedar-stained charcoal with Fortress railing and spindles colored Black Sand
- Roofing and flashing-Standing seam metal roof and flashing will be in Charcoal Gray
- Exterior Doors-Garage Door is Clopay Modern Steel with accent glass on top panels colored Black Woodgrain. The Entry Door is 42" x 96" with accent glass surrounded by a sidelight and transom colored black to match window trim. The garage main door is flat panel steel colored black to match window trim.
- Exterior Stonework-Frontier veneer dry stack
- Window Trim-Jeld-Wen aluminum clad in Black
- Dark Skies Compliant Lighting-Hinkley Shelter series in Black

There will be a total of 23 exterior wall mount lanterns that are dark-sky compliant.

The landscaping plan will have (3) Quaking Aspen and a variety of shrubs. All disturbed areas will be seeded with a native grass mix. There will be no landscaping lighting. A boulder retaining wall in the back of the home will not exceed 4 feet in height or 5 feet in length.

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

13. Single-Family, New Construction Final

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

Michael Donahue of Stillwater Architects attended the meeting in person to present the Final Review for New Construction on Lot 4 of Moosewood Rd. Owner, Jeffrey Bloomfield, joined the meeting by Zoom.

The proposed home is a single-family structure and primary residence. The main level will host the master bedroom and supporting rooms, kitchen, laundry, mudroom, dining room, great room, powder room and closet off entry. The upper level is to be framed above the garage and consist of a bunk room and full bathroom. The lower level will have walkout access on the west elevation. The habitable space of the home will be comprised of 4,160 square feet and the non-habitable space including the garage, decks, and patio 1,804 square feet. The overall average height of the structure will be 24 feet and 4 ¼ inches.

The Sketch Review was approved on September 7, 2023. Changes since the Sketch was approved include: 1) 4-point building height calculation was revised to match site engineering, 2) the exterior Patio was shortened by 2'-0" to eliminate conflict with wet land Area, and 3) (2) chimneys were added to reduce the uninterrupted roof length.

To protect the wetlands, the committee suggested a Storm and Water Permit and requested a site map that indicates the area of disturbance.

Materials include the following:

- Window and door cladding in Marvin Bronze
- Trusses will be constructed with oiled Douglas Fir Timbers
- Roofing in GAF HD Shakeswood
- Garage doors in Carriage House 3000i
- The siding and trim in a pre-finished cedar
- Stone in color Highlands and shape in Ashlar

There will be (11) exterior black gooseneck dark-sky compliant lights.

The landscaping plan will incorporate (8) Quaking Aspen, Blue Oat Grass, Deep Blue Lavendar, and Red Twig Dogwood on an auto-timed irrigation system. All disturbed areas will be seeded with a native grass mix. There will be no landscaping lighting.

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

14. Discussion Items

a. Neighbor Notification - Condominiums

Staff requested clarification regarding neighbor notification for Members in condominiums. Staff will continue to reach out to Condominium and HOA managers to distribute notifications and will consult the LC.

10). Adjourn - The meeting adjourned at 11:46 AM.

Stacy Ossorio, Chair