



Architectural Committee Meeting Minutes – August 15, 2024

BSAC/Staff in Attendance:

John Seelye, Chair
Maggie Good
George Mueller
Ernie Chappell
Vanessa McGuire
Dave McCaffery
Suzan Scott
Lisa Chase

Guests in Attendance:

Jana Norton
Marjorie Jordan
Jerad Biggerstaff
Jerad Biggerstaff
Larry & Carol Woodard

Project Attending For:

#05307 2670 Bobtail Horse Rd.
#05430 3115 Crow King Rd.
#05202 2140 Dull Knife Lane
#04365 2140 Looking Glass Rd.
#04365 2140 Looking Glass Rd.

Guests Joining Virtually:

Steve Marchbanks
Sarah Ayers, Loci
Kirk Stoner
Kris Nunn
Mark Hampton
Rich Sidoroff
Chris & Heidi Straus
MaryAnn Comstock
Keith Jacobson

#04365 2410 Looking Glass Rd.
##05407 300 Chief Joseph Trail
#04221 2635 Curley Bear Rd.
#04630 2350 Spotted Elk Rd.
#05430 2115 Crow King Rd.
#701XX 7 Sitting Bull Rd.
#05202 2140 Dull Knife Lane
#05202 2140 Dull Knife Lane
#05202 2140 Dull Knife Lane

1. Membership Forum – None

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

3. Meeting Minutes –

August 1, 2024, Minutes

Motion made by Maggie Good to table the August 1, 2024, minutes; seconded by John Seelye. Motion passed unanimously.

4. Single-Family, Minor Alteration

- a. BSOA: #05307 Jana & Robert Norton
Subdivision: Sweetgrass Hills
Legal: Block 3, Lot 7
Street: 2670 Bobtail Horse Rd.

Staff presented a Minor Alteration. Owner Jana Norton attended the meeting in person to discuss their plans to remove windows in sunroom, reframe the wall, and add a matte-black metal roof to create an open covered-porch. The windows on the west elevation will be removed and replaced with one window and siding to match existing. The existing footprint will remain the same. Additionally, the address monument will be updated with larger numbers.

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

5. Single-Family, Minor Alteration

- b. BSOA: #05430 Marjorie Jordan
Subdivision: Sweetgrass Hills
Legal: Block 4, Lot 30
Street: 3115 Crow King Rd.

Owner Margie Jorgan attended the meeting in person to request approval for the installation of a retractable awning over an existing rear outdoor patio. The owner selected a 20' W x 16' D awning Sunesta. The awning will be electrically operated extending out on two arms.

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

6. Single-Family, Minor Alteration

- c. BSOA: #04221 Kirk & Mari Stoner
Subdivision: Meadow Village
Legal: Block 2, Lot 21
Street: 2635 Curley Bear Rd.

Kirk Stoner, owner and Project Manager attended the meeting by Zoom to request approval for design and material to create storage under the rear deck.

The owner would like to partially enclose the area under the rear balcony for storage using prefinished 8" wide cedar SmartSide Trim & Siding. A concrete floor under the deck and side walkway will be added. The open space to be covered measures 39' x 46.' The Perma-Chink cedar stain will match the existing deck. The fencing on the existing deck will be re-stained with the existing color to match. The ratio of vertical boards to hog panel fencing will be 75:25.

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

7. Multi-Family, Minor Alteration

- d. BSOA: #701XX Elkhorn Creek Lodges
Subdivision: Cascade/Elkhorn Creek
Legal: Block 1, TR 1
Street: 7 Sitting Bull Rd.

Rich Sidoroff, of Charles Taylor Engineering Services, attended the meeting in person to request approval on behalf of the Elkhorn Creek Condominium Owners to replace an existing cold-roof design on Building 2 of the Lodges at Elkhorn Creek. The existing design is failing and will be removed and a similar, but improved design will be installed. Approximately 2" will be added to the overall height of the existing roof, to provide better air circulation under the cold roof. Approximately 3" in height will be added to the main gable ridge of the roof as well as the gable ridges on each of the roof dormers, to provide more effective cold roof ridge ventilation.

A Variance was granted for height in 2006. The committee determined a second Variance application for additional height is warranted.

The existing stone-coated metal roof shingle will be replaced with asphalt shingles in 'Owens Corning Duration' in Teak.

Motion made by George Mueller to approve the application contingent on staff receiving a Variance Application & Variance Review Fee; seconded by Maggie Good. Motion passed.

8. Single-Family, Major Alteration Sketch & Variance Review

- e. BSOA: #04630 Robert Rowe & Melanie Ann Reynolds
Subdivision: Meadow Village
Legal: Block 6, Lot 30
Street: 2350 Spotted Elk Rd.

Kris Nunn, the Designated Project Manager, attended the meeting by Zoom to present the Major Alteration and Variance request on behalf of the Owners.

The proposed project features a two-story addition consisting of a new garage with an exercise area to the rear and the upstairs will comprise of two bedrooms, laundry room, office space and attic above. The existing main floor square footage of 1864 square feet will increase by 885 square feet, with a new garage of 480 square feet. The existing second floor of 765 square feet increases by 1201 square feet. The existing garage will be demolished and replaced with the new addition.

A Conditional Use Permit was approved by Gallatin Planning & Zoning Commission on June 6, 2024, as the proposed new garage oversized overhangs will encroach the side set back. Ms. Nunn confirmed the foundation will not encroach into the setbacks. Although the adjacent property does not have single-family dwelling, the committee requested written approval from Boyne stating no opposition. The applicant must still receive a Land use Permit from the County.

Motion made by John Seelye to approve the Sketch application contingent on staff receiving a written letter from Boyne stating no opposition; seconded by Ernie Chappell. Motion passed unanimously.

Motion made by John Seelye to approve an Exception to Design Regulation 3.2 for the roof overhangs to encroach in the setback an additional 3 feet, 4 inches; seconded by Maggie Good. Motion passed unanimously.

9. Single-Family, Major Alteration Final Review

- f. BSOA: #05407 Stuart & Melynda Goldberg
Subdivision: Sweetgrass Hills
Legal: Block 4, Lot 7
Street: 300 Chief Joseph Trail

Sarah Ayers, of Loci Architecture, and Project Representatives, attended the meeting by Zoom on behalf of the owners. Staff presented the Final review for a Major Alteration to add an addition to the existing residence. The addition will be in the rear of the home (not facing public right-of-way) and add 1,376 square feet. The addition is sited within the required setbacks. The new space will consist of a bedroom suite, laundry room, exercise room, and improved access to outdoor space. An existing small, covered patio off the existing office will be enclosed to provide additional office space as well.

The sketch plan was approved on July 11, 2024, and a Motion was made to approve the application as submitted subject to the applicant breaking up the uninterrupted 47-foot roof line. The uninterrupted roof line was modified to 38'-5 1/8" by adding a small break over the patio. The materials will match the existing home. Two dark-sky compliant sconces will be added to the addition.

Additionally, the three (3) garage doors will be painted black to match in 'Iron Ore.' If at the completion of the project the owners determine that landscaping is required, the committee requested that they come back for a landscaping review.

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

10. Single-Family, New Construction Sketch Review

- g. BSOA: #04365 Troy & Helga Schultz
Subdivision: Meadow Village
Legal: Meadow Village Lot 25 Add, Lot 65
Street: 2140 Looking Glass Rd.

Jerad Biggerstaff, Designated Project Representative, attended the meeting in person on behalf of the owners, Troy and Helga Schultz. Owners.

Staff presented the Sketch review for New Construction on Looking Glass Rd.

The New Construction will be built using both modular pods and traditional building. The main level of the home will consist of two pods. The basement, great room, garage, and roof will be built by Biggerstaff Construction. The pods are being supplied by Heritage Homes.

The main floor will be comprised of 1,703 square feet, the lower floor 1,635 square feet and the ADU 800 square feet. The total habitable square footage 4,100 square feet. Staff noted the Lot presents challenged due to topography and orientation to Looking Glass and Lone Walker. The applicants obtained a Variance from Gallatin County allowing approval to build on portions of the Lot that exceed 25% slope.

The proposal includes an ADU to be located under the garage. Meadow Village Covenants allow for an ADU to be over the garage provided the Lot size allows for such and does not interfere with view shed. Staff confirmed that the property allows, and the plans include, additional parking for the ADU. The ADU will have well-windows.

Adjacent neighbors, Larry and Carol Woodard, attended the meeting in person to express concerns regarding existing drainage issues on the street, and potential drainage issues arising from water that is currently being absorbed by Lot 65. The Woodards noted that Marrison-Maierle recently resurfaced and raised the street without creating a sufficient shoulder causing water to spill over their driveway.

Jerad Biggerstaff concurred that there are drainage concerns with the Lot, and they will be focusing on drainage swale berms and implementing two (2) French drains. Additionally, an underground pipe will be installed from the culvert on Looking Glass Rd. and run southeast of the property.

Another adjacent neighbor, Steve Marchbanks, attended the meeting by Zoom to express concerns: modular staging encroaching on his property, a large tree on the said Lot, the size of the proposed home, privacy, lighting pollution, ADU parking, elk corridor and mainly drainage issue.

Staff confirmed no staging will take place on adjacent lots and there is sufficient room for additional parking. Lighting and landscaping will be addressed at the Final review. Staff also confirmed the driveway will not encroach into the adjacent property. The adjacent neighbors confirmed they are not in opposition of the ADU.

Motion made by Ernie Chappell to approve the application including the ADU below the garage, and contingent on staff receiving a drainage plan from Allied Engineering, the applicants adjusting the height, and addressing retaining walls prior to the Final Review; seconded by Maggie Good. Motion passed unanimously.

11. Single-Family, New Construction Final Review

- h. BSOA: #05202 Chris & Heidi Straus
Subdivision: Sweetgrass Hills
Legal: Block 2, Lot 2
Street: 2450 Dull Knife Lane

Jerad Biggerstaff, Designated Project Representative, and Keith Jacobson, Architect, attended the meeting in person. Owners, Chris & Heidi Straus also attended by Zoom.

On August 3, 2023, BSAC approved the Sketch Review for the two-story 5,410 square foot cabin. Changes since the Sketch review include modifying window heights at the cupola side and the circular drive aisle roundabout has been modified to a single drive lane with no roundabout.

Due to an error in height calculations and additional questions regarding the lighting plan, the Final plans were tabled.

12. Discussion Items

- i. DR 3.16.4 Exterior Fireplaces & BSOA Residential Wood Burning Fire Pit Standards Proposal
 1. Suzan Scott, Executive Director, confirmed the Legal Committee determined [on August 14, 2024] the BSOA can restrict all new outdoor wood-burning fire pits, cauldrons and any other wood-burning devices or receptacles, and the proposal may go to the Board.
 2. Staff will confirm BGFDF guidelines regarding exterior wood-burning fireplaces.
- ii. BSAC Building Envelope Language Proposal
 1. George Mueller confirmed the LC is working on the language.
- iii. Staff Updates
 - Little Coyote Road Crosswalks and Signs
Staff confirmed the crosswalk signs include removable center signs that the BSCO will store in the winter.

13. Adjourn - The meeting adjourned at 11:48 AM.

John Seelye, Chair