



Architectural Committee Meeting Minutes – April 18, 2024

<u>BSAC/Staff in Attendance:</u>	<u>Guests in Attendance:</u>	<u>Project Attending For:</u>
Stacy Ossorio, Chair	Larson Bidstrup	#06028 Lot 28 Washakie
George Mueller	Joe Schwem	#07509 Lot 3 Moosewood Rd.
Maggie Good	Betsy Rondeau	#07202 423 Little Coyote Rd.
Vanessa McGuire	Lisa Knorr	#07509 Lot 3 Moosewood Rd
Ernie Chappell	Jake McGregor	#04251 Lot 514 Lone Walker Rd
Suzan Scott	Eric Ossorio	Madison County
Lisa Chase	Don & Valerie Richards	#06028 Lot 28 Washakie
	Cody Marxer	Madison County
	Colten Lauer	Madison County
	<u>Guests Joining Virtually:</u>	
	Brian Lubin	#07509 Lot 3 Moosewood Rd
	Jeff Bloomfield	#07509 Lot 3 Moosewood Rd
	Tim & Sue Mitchell	#07509 Lot 3 Moosewood Rd.
	Peter Coblentz	#06028 Lot 28 Washakie

1) Membership Forum –

2) Call to Order – The Chair called the meeting to order at 9:06 AM.

3). Meeting Minutes –

April 4, 2024, Minutes

Motion made by George Mueller to approve the April 4, 2024, Meeting Minutes; seconded by Vanessa McGuire. Motion passed unanimously.

4). Special Guest

Cody Marxer, Planning Director
Madison County

Cody Marxer, Madison County Planning Director and Colten Lauer, Madison County Deputy County Attorney joined the meeting to further the discussion regarding shared processes regarding modifying Designated Building Envelopes in the Cascade Subdivision.

George Mueller, BSAC member and a BSOA Legal Committee (LC) member, began the conversation by noting that in January the LC drafted an amendment to the BSAC procedures that would require applicants approach the BSAC prior to applying with the County. That set

of procedures said that in certain cases the Building Envelope could only be modified by Madison County doing a plat amendment and the question posed was whether, or not, if the county does a plat amendment, the BSAC would have to amend the subdivision covenants and the answer was unequivocally no. If the county records a plat amendment, that will remain in effect [and trump the covenants].

In requesting that applicants come to the BSAC before going to the county when requesting a building envelope change, the BSAC could review the matter even if it is outside the power of the BSAC (change of shape and/or size) the BSAC could give an advisory opinion that Madison County could rely on when making their determination. The LC determined the final decision on any plat amendment is Madison County's to make.

Cody Marxer shared Madison County has two different applications for Building Envelope modifications: platted and non-platted. When a subdivision is platted and recorded Madison County looks for whether the applicant is requesting a substantial change and why: geological reasons, are they increasing a drastic amount of square footage, are there soil issues, is this for aesthetic reasons, and view sheds. In addition, the county looks for the BSAC review and reviews the Cascade Covenants prior to making a decision. A copy of the 2003 Amendment to the Cascade Covenants was provided to Cody and Colten at the meeting as they had not seen or reviewed it prior to the meeting.

Regarding the 2003 amendment to the Cascade Covenants: *Modification of Protective Covenants*, which states that the approval of an amendment requires written consent of the owners of seventy-five percent (75%) of the total area of privately owned land within Cascade Subdivision for any changes for final plat approval, the LC determined the county has the authority to overrule a private covenant. Colten Lauer stated that the county's jurisdiction and authority extends to the final plat. Eric Ossorio, BSOA Member, commented that the current owners and the public have a right to know that a change to the plat has been made and would be available in a title search.

George Mueller further clarified that a recorded plat with covenants is not a contract between the subdivision and all prospective purchasers, and that they do not have a contractual right to keep those circles in place or the same size as they were originally platted.

One key takeaway from this important conversation was that the BSAC and Madison County are on the same page regarding open communication, and even if the BSAC gave no opinion on a Building Envelope request at a Sketch Review, that the county and the BSAC would connect regarding the matter regardless.

In conclusion, BSAC and Madison County discussed potential solutions to sharing county plat amendments in the future, so that any changes can be added to the BSOA record.

5). Commercial, Minor Alteration

- a. BSOA: #07202 Golden Eagle
Legal: Sweetgrass Hills
Lot A1
Street: 1795 Little Coyote Rd.

Betsy Rondeau, Project Representative, joined the meeting to request a replacement roof and siding repair. No height will be added, and the colors will be matched as close as possible to the existing colors. The construction staging will be located on the parking lot. Betsy noted the workers will be staying at the Golden Eagle during construction and that no additional traffic will be added to Little Coyote during construction.

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

6). Single-Family, New Construction Sketch

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

Don and Valerie Richards, Project Representatives and Tyrell Ehnes, Contractor, joined the meeting in person to propose a single-story home with a walk-out basement for Lot 28 of Washakie. The design complies with the Cascade Covenants and Design Regulations. The total habitable living space is to be comprised of 4,446 square feet. The project representative noted the design is straight forward and staff concurred.

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

7). Single-Family, New Construction Final

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

Brian Lubin attended the meeting by Zoom and Joe Schwem, Project Representative, was present. Staff presented the resubmittal for final review for New Construction on Lot 3 of Moosewood Rd. The single-family primary dwelling will consist of 2,623 square feet. The design and site plan complies with the North Fork Creek Covenants.

Staff highlighted changes that were made since the Sketch Review:

- 1) Increased the size of driveway turnaround area near home (E elevation)
- 2) Added more stone to exterior
- 3) Siding orientation all vertical except for S and E facing walls on bump out above the entry
- 4) Added 6" to width of chimney and shifted chimney toward E by 2'

- 5) Changed operability of windows and doors (fixed/not-fixed and how they open)
- 6) Added (6) 6-8' conifer trees to reclamation area
- 7) Added silt fence at reclamation site and new construction area

The landscaping plan includes the reclamation of the previously disturbed area and will be reseeded with Circle S seed dry lawn mix. Six 6-8' conifer trees will also be added to the reclamation area. Six dwarf Mugo pines will be placed strategically around the home. A 48" high cedar split rail fence (with woven mesh), permitted by the North Fork Creek Covenants and previously approved, will provide a dog run.

The lighting includes dark-sky compliant sconces by Wac Lighting and flush 6" LED cans minimally placed.

The materials were provided for the committee to review and included:

- Horizontal Siding & Vertical Siding
- MTP "Ranchwood" Southern cedar
- MTP "Aquafir" Black cedar
- Cut Stone - Flatwillow Moss rock
- Fascia - two part Rollex metal "black"
- Clad Windows & Patio Doors - Fiberglass "black"
- Asphalt roofing - Timberline "charcoal"
- Soffits MTP "Ranchwood" Southern cedar

The plans included an outdoor wood-burning fireplace which complies with the current Design Regulations.

** Vanessa McGuire recused herself from voting**

Motion made by Maggie Good to approve the Final Application with the stipulation that there is a five (5') foot perimeter of hardscaping around the house to address Gallatin County's concern regarding fire damage; seconded by Stacy Ossorio. Motion passed 3:1 Recused.

8). Single-Family, New Construction Final

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

Jacob (Jake) McGregor, Owner, and Project Representative attended the meeting in person for the final review of a single-family 2,874 square foot home broken into two primary forms connected at the second floor. The smaller of the two forms contains the kitchen, dining and living spaces and is on the portion of the site that exceeds 25% slope for which a variance from Gallatin County has been required.

Per the Motion made at sketch review, Jake added landscaping to the rear of the home to screen from Lone Mountain Trail. The plant schedule includes 4 (6-8') conifers, 8 Aspens, 17 dwarf Mugo pines, 16 Dogwoods, and 19 Juniper Berry.

The lighting plan includes nine (9) 18" dark-sky compliant sconces in a bronze metal finish and 15 LED dark-sky compliant landscaping upright in an oil rubbed bronze finish.

The materials were provided for the committee to review and included:

Horizontal natural wood siding in patina to gray from Montana Reclaimed Lumber

18" seam metal siding in a solid dark gray

The committee discussed the recently modified Gallatin County Regulation requiring a 5-foot buffer of hardscaping to which Jake was open to implementing.

Motion made by Stacy Ossorio to approve the application as submitted subject to the applicant providing a revised landscaping plan for staff to review prior to construction; seconded by Vanessa McGuire. Motion passed unanimously.

9). Community, Minor Alteration

e. Big Sky Owners Association

Legal: Meadow Village

T06 S 1, Lot 1

Street: (Lot 1) Little Coyote Rd.

Staff requested approval for the Benefit Big Sky (BBS) Pond restoration project sign. The sign measures 6 feet in height by 3 feet in width.

Motion made by Maggie Good to approve the BBS sign as submitted with an Exception for size and that the fee is waived as BBS is a non-profit; seconded by Stacy Ossorio. Motion passed unanimously.

10). Discussion Items

a. Staff requested approval to modify **3.12 Landscaping, Plant Use, Installation, Irrigation and Restoration**, paragraph 4, line 2.

Per the recent Gallatin County Regulation change, A minimum of a five (5) foot noncombustible buffer is *strongly encouraged* around the perimeter of any proposed home will be changed to *required*.

Motion made by Maggie Good to accept the change as requested by staff; seconded by Stacy Ossorio. Motion passed unanimously.

10). **Adjourn** - The meeting adjourned at 10:34 AM.

Stacy Ossorio, Chair

