



Architectural Committee Meeting Minutes – May 16, 2024

<p><u>BSAC/Staff in Attendance:</u> Stacy Ossorio, Chair John Seelye Maggie Good George Mueller Vanessa McGuire Ernie Chappell Suzan Scott Lisa Chase</p>	<p><u>Guests in Attendance:</u> David Seabury Garrett Damm David Dexter Dave Rogers Steve Chernausek, AG</p> <p><u>Guests Joining Virtually:</u> Brian Wheeler Pat Lopker Derek Stevens Cassandra Elwell Walter Andrews</p>	<p><u>Project Attending For:</u> #06059A Little Thunder Rd. #05101 2310 2 Gun White Calf R #05101 2310 2 Gun White Calf R #06002 14 Sitting Bull Rd. #02522 1123 Andesite Rd.</p> <p>#05414 2875 Little Coyote Rd #06059A Lot 59A Little Thunder #02522 1123 Andesite Rd. #06140A 29 Beehive Basin Rd. #02522 1123 Andesite Rd,</p>
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1. Membership Forum – None

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

3. Meeting Minutes –

May 2, 2024, Minutes

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

4. Single-Family, Minor Alteration

- a. BSOA: #05414 Brian & Mary Wheeler
 Legal: Sweetgrass Hills
 Block 4, Lot 14
 Street: 2875 Little Coyote Rd.

Staff presented a roof replacement for 2875 Little Coyote Rd. Brian Wheeler, Owner and Project Manager joined the meeting by Zoom.

The roof shingles are to be replaced in the same color. Damaged trim will be replaced as needed and repainted in the existing color. No height will be added to the structure.

Motion made by John Seelye to approve the application conditional on staff receiving a submitted site plan confirming the location of the porta potty, dumpster and construction staging; seconded by Maggie Good. Motion passed unanimously.

5. Single-Family, Minor Alteration

- b. BSOA: #05101 Allan Routh
Legal: Sweetgrass Hills
Block 1, Lot 1
Street: 2310 Two Gun White Calf Rd.

Staff presented a cold-roof design for 2310 Two Gun White Calf. Rd. Garrett Damm, Cornerstone Management Services, Big Sky & Project Manager attended the meeting in person.

The home was built in 1997 and the owner has recently experienced ice damming. The structure is 24 feet and 4 inches. The cold-roof design will add 12 inches to the overall height. Per the 2023 Sweetgrass Hills Covenant amendment "Cold roof systems with adequate ventilation and insulation are encouraged. The maximum height permitted by these Covenants may be increased by no more than 12 inches for cold roofs on existing and newly built structures, at the discretion of the BSAC. However, no more than 26 feet above the maximum Average Grade Height shall be permitted".

The new roof will be in a dark bronze metal.

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

6. Single-Family, Minor Alteration

- c. BSOA: #06002 Patrick & Jeana Corker
Legal: Cascade
Block 1, Lot 2
Street: 14 Sitting Bull

Dave Rogers, McGyver Services and Project Manager attended the meeting in person on behalf of the new owners. Mr. Rogers will be repainting the exterior of the home in *Ripe Green* and the trim in *Turkish Coffee*, replacing all windows with Anderson Bronze Metal Clad, replacing the doors, updating the garage doors, burying a propane tank, and replacing the roof. Two new windows will be added on either side of the home to add light. The façade of the existing retaining wall will be resurfaced with stone.

Motion made by John Seelye to approve the application conditional on staff receiving a submitted site plan confirming the location of the porta potty, dumpster and construction staging; seconded by Maggie Good. Motion passed unanimously.

7. Single-Family, Major Alteration Sketch

d. BSOA: #02522 Walt Andrews

Legal: Aspen Groves

Block A, Lot 22

Street: 1123 Andesite Rd.

Staff presented a Sketch Review for a Major Alteration designed for the existing home on 1123 Andesite Rd. Owner Walt Andrews and Project Representative, Derek Stevens of Creative Design, both attended the meeting by Zoom.

The scope of the project entails demolition, two additions, interior work and two new decks. The (2) two-story additions will add 2,184 habitable square footage and 235 square feet of unhabitable space. The new square footage after the addition will total 5,181 square feet of habitable space and 1,147 square feet of unhabitable space. The new deck and patio space will total 970 square feet.

The exterior changes along with demolition will be executed first and once complete, the interior alterations will be completed.

The east addition will be comprised of an expanded kitchen, an expanded garage, a bedroom and powder room. The west addition will include a redesigned bathroom and two bedrooms. The existing deck on the north will be expanded as well.

Staff noted the retaining wall depicted on the Sketch Review plan exceeded the maximum height allowance and requested the applicant request an Exception to Design Regulation 3.6 for the Final Review.

Although Derek Stevens, Project Designer, is not a licensed architect, the applicant confirmed that a Montana Licensed Structural Engineer will be stamping the Final plans. Design Regulation 2.1 states Major Alterations may require a Licensed Architect on a case-by-case basis depending on specifics.

It was noted the Design Regulations had been revised last September after the applicant had been advised regarding Major Alterations requirements and regulations.

Motion made by Maggie Good to approve the application subject to the conditions listed below; seconded by Stacy Ossorio. Motion passed 3:1.

The Approval included the following Conditions:

1. A Montana licensed structural engineer stamps the final plans.

8. Community, Major Alteration Final

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

Staff presented the Final Review for a Major Alteration to relocate two existing yurts, add two donated yurts and build decks for Camp Big Sky.

Moving the yurts would allow Camp Big Sky to operate away from public flow. A new larger deck will encapsulate the two existing decks and the new yurts will sit on platform decks. The decks will be made of Trex Enhance in Beach Dune. Bathrooms will be added next spring.

9. Community, Major Alteration Final

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

Staff presented the Final Review for a Major Alteration to add additional parking at the Big Sky Park. The BSCO will be adding 39 additional parking spots, on the east side of the park, that include (4) handicap accessible parking spots. The new parking area will complement the original park design and allow for better access to the new playground and new yurt campus.

10. Single-Family, Major Alteration Final

- g. BSOA: #06140A Thomas & Cynthia Miller
Legal: Cascade
Block 3, Lot 140A
Street: 29 Beehive Basin

Staff presented the final review for a Major Alteration. The scope of the project includes adding an additional bay to the garage, amending the roofing system at the existing low slope roof area to include a cold roof and revising the slope of the driveway to meet BSFD requirements. Staff noted no changes were made from the Sketch Plan submittal.

The added area of the garage will be 435 square feet. A new cold roofing system with an asphalt shingle roof will cover the existing side garage and the new addition. The existing driveway will be extended to provide vehicular access to the new garage. The existing portion of the low slope roof will be removed, and a cold roof system added with new asphalt roofing to match the existing asphalt.

The new garage bay will be located outside the original platted building envelope limit. A BSOA variance to relocate the building envelope was approved by the BSAC on September 7, 2023. The Madison County Commissioners approved the building envelope relocation, and the revised plat was recorded on April 24, 2024.

Any trees disturbed during construction will be replaced and disturbed area will be reseeded. Only one light will be added over the garage bay and will match the existing lighting.

Stacy Ossorio, Chair, opposed the Final Plat amendment reasoning that per the 2003 Cascade Covenant Amendment that states any portion thereof, may be amended or modified by the approval by the vote or written consent of the owners of seventy-five (75%) of the total area of privately owned land within Cascade.

https://www.bigskymt.org/uploads/5/6/5/6/56569981/website_upload_cascade_covenant_s.pdf

Motion made by Maggie Good to approve the application as submitted; seconded by John Seelye. Motion passes 3:1.

11. Single-Family, New Construction Sketch & Variance

h. BSOA: #06059A Little Thunder LLC (Zeigler)

Legal: Cascade

Block 2, Lot 59A

Street: (Lot 59A) Little Thunder Rd.

Staff presented a Sketch Review for New Construction for a single-family home. David Seabury, Project Representative, attended the meeting in person.

Mr. Seabury requested BSOA approval to move the Designated Building Envelope and had already obtained Madison County approval to modify the plat on Lot 59A.

Per the Cascade Covenants, the committee shall have the authority to grant variances over which it has the authority to do so.

Per a Geotechnical report dated October 2, 2019, it was recommended that any structure be set back a minimum of 25 feet away from the rock slope. The setback was meant to provide a safe offset from the rock slope in the event of rock spalling during an earthquake.

The Designated Building Envelope was shifted 50 feet allowing a buffer of 86 feet from the edge of the circle to the rock cliff and centered around the proposed structure.

Most of the proposed structure will be maintained in the original envelope apart from one corner of the home that juts into the modified envelope 16 feet. The change in topography where the structure juts out into the new envelope is roughly 3 feet. The overall height of the structure is lower than the overall average maximum height at 23 feet and 1 inch. The trees that screen the adjacent neighbors are estimated to be 30 feet in height.

The main floor will have 2,616 square feet and the lower level 2,068 square feet habitable square feet plus 1,068 totaling 5,742 square feet.

Motion made by Vanessa McGuire to approve the Variance Application as submitted; seconded by John Seelye. Motion passed 3:1.

Motion made by Maggie Good to approve the Sketch plan subject to the condition listed below; seconded by John Seelye. Motion passed 3:1.

The Approval included the following Condition:

1. No structure greater than five feet in height shall be built at the back of the home.

10). Adjourn - The meeting adjourned at 11:03 AM.

Stacy Ossorio, Chair