

## Architectural Committee Meeting Minutes – March 2, 2023

### **BSAC/Staff in Attendance:**

Stacy Ossorio  
Clay Lorinsky  
Grant Hilton  
Maggie Good  
Brad Reiersen  
Suzan Scott  
Lisa Hoogenboom

### **Guests in Attendance:**

Gary Walton  
Keith Carlson  
Johanne Bouchard  
Ghislaine Rey  
Philippe Stouvenot  
Aaron Dornsmith  
Kenny Holtz  
Tory Cyr  
Colleen Kennedy  
Rich Jorgenson  
Skip Radick  
Trudy Bussinger  
Ron Bussinger  
Katie Brandis  
Katie Grimm  
Eric Ossorio

### **Project Attending For:**

MN Yellowtail Partners #07107  
16 Middle Rider Rd. #06213A  
16 Middle Rider Rd. #06213A  
16 Middle Rider Rd. #06213A  
16 Middle Rider Rd. #06213A  
MN Yellowtail Partners #07107  
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### **Guests Joining Virtually:**

Eddy Eisenberg  
Paul Heil  
Peter Dellapina  
Bruce Pallante  
Richard Swedstedt  
Katie Haley  
Michael Vlases  
Tom Johnson  
Michael Beltramo  
Jennie Nechita

### **Project Attending For:**

Eisenberg #06045  
16 Middle Rider Rd. #06213A  
16 Middle Rider Rd. #06213A  
MN Yellowtail Partners #07107  
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*Due to precautions being taken to prevent the spread of the Covid19, all BSAC members and guests were allowed to join the meeting remotely using GoToMeeting.*

### **1. Membership Forum – Member, Gary Walton**

Project Phases: Member Gary Walton stated that he believes that the Meadow Covenants do not allow for project phasing and require projects be completed within 18 months. Developers should be held to the same Project Completion Deadlines per applicable Covenants/Declaration(s) and request project extensions, if need be, as to allow the BSAC to have oversight.

### **2. Call to Order – Chair, Stacy Ossorio called the meeting to order at 9:08 AM.**

### **3. Meeting Minutes – February 16, 2023, Minutes**

**Motion made by Clay Lorinsky to approve the February 16<sup>th</sup>, 2023, minutes noting the correction of clerical errors; seconded by Maggie Good. Motion passed.**

**4. Major Alteration Final Plan Review**

BSOA #06045 Eisenberg Sketch Plan

Legal: Cascade Block 1 Lot 45

Street: 45 White Otter Road

Staff presented the plans for the Eisenberg Major Alteration final plan application which was to add two bedrooms, two baths above the existing garage, and reconfigure a portion of the existing second level. The addition would raise the average height of the building approximately 6 feet from the existing 21-foot average to 27-foot 11-inches, as well as increase the overall square-footage of the home by 679 square feet. All proposed finish materials would match existing.

Final Plans for the Eisenberg Major Alteration were approved on August 5, 2021, by BSAC, however, they were unable to secure a contractor. They have now secured a contractor and would like to move forward with their previously approved plans.

**Motion made by Maggie Good to approve the Final Plan review as submitted with the condition a construction staging plan be provided; seconded by Grant Hilton. Motion passed unanimously.**

**5. Emergency Exception/Single Family, Minor Alteration**

BSOA: #04418 Rene Jones Houlette

Legal: Meadow Village Block 4, Lot 18

Street: 2705 Little Coyote Rd.

Staff presented a major renovation roof repair. The members have requested an emergency exception to the BSAC Procedure Resolution to bypass the “After the fact” fee and proceed with the repair.

A project representative was not present and therefore project review was tabled.

**No Motion made.**

**6. Exception/Single-Family, Major Alteration**

BSOA: #06213A Carlson Bouchard

Legal: Cascade Subdivision

BLOCK 3, Lot 213A

Street: 16 Middle Rider Rd

Staff presented an application for a single-family, major addition that would add 3,126 square feet to an existing three-bedroom home. Additionally, Member owners, Johanne Bouchard and Keith Carlson requested an exception to the Design Regulation 7.2, asked that BSAC grant an exception to change the shape of their circular building envelope to a rectangle and noted that the new building envelope would be slightly less square footage.

Mr. Carlson stated, in his opinion, their proposed addition fits the criteria under the BSOA Design Regulations, does not affect the general aesthetics of the neighborhood, and would not impact neighbors’ views.

Neighbors from adjacent lots were in attendance and expressed opposition.

- Neighbors requested that the owners submit an application for a Variance, and not an exception;
- Several neighbors expressed concern that changing the building envelope would negatively impact their views;
- The ski easement on the property would be negatively impacted;
- The addition would also affect the general aesthetics of the neighborhood as the size the home would essentially double;
- The neighbors requested that all Cascade Subdivision residents adhere to the designated building envelopes;
- Requested that the BSAC deny the application.

Committee Chair, Stacy Ossorio, pointed out the BSAC does not have the authority to change the shape of a building envelope, and therefore the request for an exception was denied.

Committee Member, Grant Hilton, suggested the Committee readdress the application as a Variance and have the applicants apply to change the building envelope with Madison County before BSAC makes a motion. Grant requested staff to verify the erosion of neighbor view sheds.

**Motion made by Clay Lorinsky to accept the application as one for a variance rather than an application for an exception, advise applicants that BSAC has no authority to grant a variance changing the shape of the building envelope, even if as represented by the applicants the size of the reshaped building envelope is the same size as the platted building envelope and therefore, BSAC recommends applicants approach Madison County Planning seeking the requested change in the shape of the platted building envelope. Since BSAC has no authority in this regard, it expresses no position on the requested variance nor does it address whether the requested addition would otherwise satisfy BSAC design regulations; motion seconded by Grant Hilton.**

#### **7. Final Approval/Multi-Family, New Construction-**

BSOA: #07107 MN Yellowtail Partners

Legal: Meadow Village

MEADOW VILLAGE T06 Lot 4, less Teton Condominiums

Street: TBD 2400 Yellowtail Rd

Staff introduced the final plan submittal for the Yellowtail multi-family project that includes (6) duplexes and (2) multi-family building located at the end of Yellowtail Road. The applicant provided a presentation and overview of the proposed project, anticipated a start date for construction is Spring of 2023 that would take 3-6 years to reach full buildout for their current plan. Project milestones including the evolution of the project site plan, provided project clarification, and addressed neighborhood concerns: applicable zoning, relative density, height, building mass, parking, water, sewer and traffic impact.

As presented, the project would entail Phase 1a: Infrastructure & duplexes 1, 2 & 3 (6 residences), Phase 1b: multi-family including pool and gym (23 residences), and Phase 2: Duplexes 4, 5, 6 (6 residences). A construction logistic plan was provided as well as a project timeline.

Yellowtail Road currently ends in a cul-de-sac with a gravel road extending to the Teton Condos. With the approval from the owners of Teton Condos, (Plan A) a paved loop road would be

installed, along with relocating and upgrading existing utilities to serve both Teton Condos and the Yellowtail development. With this agreement the Teton Condo owners would be granted five dedicated parking spaces on Yellowtail property for their use, with an executed shared road use and agreement.

If an agreement with the owners of Teton Condos cannot be obtained, there is an alternative plan (Plan B) for a north road to access to Teton Condos and a south road that would end with an approved hammerhead in front of Duplex 6. Sidewalks are provided on both sides of the northern portion of the proposed loop road, while the southern portion of the proposed loop road would only have sidewalks along the interior of the road.

Neighbors present at the meeting expressed the following concerns:

- Scale
- View Sheds
- M132 Easement
- Repairs to the Road approaching the development
- Timeline of Correspondence from Yellowtail developers
- County Approvals and Permits
- Use of other Lots owned by MN Yellowtail
- Project Timeline

Exceptions to Design Regulations requested:

1. The length of the retaining and/or aesthetic stone wall exceeds 24 feet.
2. The multi-family unit exceeds allotted propane fireplaces.

Exceptions were discussed and approved with conditions.

All other aspects of the MF Yellowtail plans comply with BSAC Design Regulations.

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

**The Approval included the following conditions:**

1. Approval from Big Sky Fire Department
2. Lighting and Landscaping Plan Approval
3. Sufficient Hot Tub Screening
4. Research of Special Hot Tubs That Do Not Require Draining
5. The Front of the Stone Wall to Be No More Than 4' High
6. Big Sky Fire Department signs off on the Multi-family Propane Fireplaces
7. Propane Fireplaces Have an Electric Start
8. The \$50,000 in escrow is broadened to include road repair.

9. Project construction must be completed within the required 18 month period or the applicant must come back to the BSAC for additional approvals.

8. Adjourn - The meeting adjourned at 1:40 PM.

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Stacy Ossorio, BSAC Chair