



Architectural Committee Meeting Minutes – November 7, 2024

<p><u>BSAC/Staff in Attendance:</u> John Seelye, Chair George Mueller Ernie Chappell Vanessa McGuire Brad Reiersen Suzan Scott Lisa Chase</p>	<p><u>Guests in Attendance:</u> Kenny Holtz Katie Grimm</p> <p><u>Guests Joining Virtually:</u> Steve Chernausek Colleen Kennedy Jeff Morrison Anthony Overbeeke Tony Cyr</p>	<p><u>Project Attending For:</u> #07107 2690 Yellowtail Rd. #07107 2690 Yellowtail Rd.</p> <p>Aspen Groves OA, President #07107 2690 Yellowtail Rd. #02710 123 Nordic Lane #04218 2465 Curley Bear Rd. #07107 2690 Yellowtail Rd.</p>
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1. Membership Forum –

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

3. Meeting Minutes-

October 30, 2024, Meeting Minutes

Motion made by Ernie Chappell to approve the October 30, 2024, Meeting Minutes contingent on a staff corrections; seconded by Vanessa McGuire. Motion passed unanimously.

4. Multi-Family, Minor Alteration

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

A Project Representative was not present. No Motion was made.

5. Single-Family, Modifications Major Alteration

b. BSOA: #04218 Cynthia DeShields

Subdivision: Meadow Village

Legal: Block 2 Add, Lot 18

Street: 2465 Curley Bear Rd.

*John Seelye recused himself from reviewing the project.

Staff presented minor Modifications to an Approved Plan (Major Alteration). This project is an addition and remodel to the DeShields residence on Curley Bear. The existing 3,849 square foot home was constructed in 1989. The project is adding 144 square feet on the main level at the NW corner, 102 square feet to the garage South wall and 54 square feet at the entry (South facing). On the upper level, 480 square feet of livable space will be added over the garage. A new gable at the main level great room and new window wall will be added as well as shed dormers at key breakup points. All the exterior finish materials will be replaced, including new windows throughout the entire home.

The proposed changes will help break up the materials over the whole façade and include the following:

1. Horizontal siding on west façade will be painted the color Mindful Gray (SW7016).
2. Relocating the utility shroud to the east façade, tight to the chimney stack.
3. Adding an exterior material break-up on the west façade with the relocated utility shroud.
4. Adding a small, shed roof with knee brace support over the man door of the garage on the west facade.

The Project Manager is targeting a completion date this summer; staff confirmed they are within the 18-month Meadow Village construction period and an Extension is not required.

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

6. Single-Family, Minor Alteration Sketch Review

c. BSOA: #02710 Michael & Kristi Fischer

Subdivision: Aspen Groves

Legal: Block C, Lot 10

Street: 123 Nordic Lane

Staff presented plans for an interior remodel that includes a minor exterior alteration of the residence. Jeff Morrison, of Morrison Design Group in Bozeman, attended the meeting by Zoom on behalf of the owners.

The overall concept is to transform the current storage space above the garage, into a small bonus room. The planned interior is to include a small bathroom, and a TV area, including built-ins and a small closet.

The impact on the exterior of the home will be minimal. The existing dormer above the garage is currently a decorative element and will be upgraded to become a functional part of living space within the bonus room. The height of the dormer would not exceed the height of the existing roof line. The back side of the garage would include a dormer that reflects the dormer on the front. The shingles on the roof will be removed and replaced with shingles that match the existing style and color of the existing shingles. The wood paneling, trim detail and color on the face of the existing dormer, will be reused and matched as it is applied to the new dormers.

Construction staging for the project will be located on the driveway.

Motion made by Ernie Chappell to approve the application as submitted; seconded by Brad Reiersen. Motion passed.

7. Multi-Family, New Construction/Site Disturbance Extension Review

d. BSOA: #07107 MN Yellowtail Partners, LLC

Subdivision: Yellowtail, Meadow Village

Legal: T06, Lot 4

Street: 2630 Yellowtail Rd.

Staff presented an Extension for the MN Yellowtail Condominium project. Kenny Holtz, Project Representative, attended the meeting in person, to formally request an overall project extension through November 25, 2025.

The Yellowtail Condominiums Subdivision Plan is comprised of 35 residential condo units on approx. 3.7 acres parcel located at the end of Yellowtail Road. The subdivision will include six (6) duplex-style condominiums, and one (1) multi-family building that will have 23 single-level condo residences.

At the June 20, 2024, BSAC meeting the committee granted an Approval for Base Plan A (the looped road) and made the following Motion:

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.

Mr. Holtz returned to the BSAC on September 7, 2023, and presented a modified plan that includes elements of both Plan A & B. The modified plan consists of a looped road that ends in a dead-end road barrier at the Teton Condominiums and the footprint of Duplex building #6 reduced to accommodate a hammerhead turnaround.

Mr. Holtz submitted a Performance Deposit on April 11, 2023, in the amount of \$37,500.00 for site disturbance. Per the Meadow Village Covenants, all construction shall be diligently prosecuted...within eighteen (18) months of commencement unless specific written extension is granted by the BSAC. The BSOA received Performance Deposits for Duplex buildings #2 and #3 on May 15, 2024.

Per the BSOA Big Sky Architectural Procedure Resolution, with regard to the Performance Deposits for Multi-Family Dwelling Construction, 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.

Mr. Holtz provided the following updates:

- Duplex Buildings 2 & 3 - Set on foundations; target exterior completion February 2025.
- Duplex Building 1 - The foundation will be poured in Spring of 2025; set mods by July and complete exterior by November 2025.
- Landscaping - Duplexes 2 & 3 will take place next summer, Duplex 1 next fall
- No start date is set for multi-family building at this time.

Staff confirmed the Approval of the Multi Family building is contingent on the applicants satisfying the following conditions of approval:

- a. Sufficient screening for all hot tubs
- b. Big Sky Fire Department signs off on the multi-family propane fireplaces
- c. Written Confirmation that propane fireplaces have an electric start

The committee addressed neighbor concerns regarding a potential conflict of interest as Mr. Holtz sits on the BSOA Board. The committee concluded that as Mr. Holtz is not involved in BSAC decision making, a conflict of interest does not exist, however; in the event MN Yellowtail Partners, LLC, goes before the Board, Mr. Holtz will have to recuse himself.

Staff addressed neighbor concerns regarding the usage of Yellowtail Road and noted an inquiry with Morrison-Maierle was placed to confirm if the road and operation is unusual in terms of overloaded trucks. Staff awaits that report; however, it was noted the owners of the parcel paid for the original bond to pave the road, have been paying the maintenance assessment since 1979 and have not used the road until now.

Motion made by George Mueller to approve the Extension Request for all previously made Approvals through November 30, 2025; seconded by Brad Reiersen. Motion passed unanimously.

8. Discussion

- a. Staff requested approval to refund Chrissy Galovich (Westie Wheatie, LLC) for a Variance Fee as the application was retracted prior to review.

Motion made by John Seelye to approve the refund of a Variance fee in the amount of \$400.00; seconded by Vanessa McGuire. Motion passed unanimously.

9. **Adjourn** - The meeting adjourned at 10:16 AM.

John Seelye, Chair