



Architectural Committee Meeting Minutes – December 7, 2023

BSAC/Staff in Attendance:

Stacy Ossorio, Chair
George Mueller
Brad Reiersen
Maggie Good
Vanessa McGuire
Suzan Scott
Lisa Chase

Guests in Attendance:

Jeff MacPherson
D. Buckingham
Robert Hamlin
Dylan Palmiotto
Bob Brooks
Scott Mooney

**Guests Joining
Virtually:**

Peter Michielutti
Melissa Steiner

Project Attending For:

#07206 Little Coyote Rd.
#06204 487 Autumn Trail
#04320 Lot 20 Two Moons
#04320 Lot 20 Two Moons
#06146A 26 Black Moon Rd.
#06146A 26 Black Moon Rd.

#06204 487 Autumn Trail
#07504 34 North Fork Rd.

1) Membership Forum –

2) Call to Order – The Chair called the meeting to order at 9:20 AM.

3). Meeting Minutes –

November 13, 2023, Minutes

Motion made by George Mueller to approve the November 13, 2023 Meeting Minutes as revised; seconded by Brad Reiersen. Motion passed unanimously.

November 16, 2023, Minutes

Motion made by George Mueller to approve the November 16, 2023 Meeting Minutes as revised; seconded by Brad Reiersen. Motion passed unanimously.

4). Single-Family, Major Alteration Final

- a. BSOA: #07504 Kimberly Kircher

Legal: BSOA

COS 1501 Parcel 1

Street: 34 North Fork Rd.

Staff presented the final review for a major alteration to add an ADU and studio space to the existing garage. Staff noted that the property is outside of the North Fork and North Fork Creek jurisdiction and covenants are not applicable.

The garage will remain a garage with a rated floor and ceiling assembly separating it from the new living space above. The existing art studio space that is currently adjacent to the south side of the garage will be expanded. A roof will be added over the studio to mirror the roof off-of the north side of the building. There will be a new set of exterior stairs up to the ADU, and several new exterior doors and windows. A new septic and drain field will be installed to support the ADU. In addition, two exterior dark-sky complaint lights, that match the home, will be installed above the doors.

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

5). Community, Minor Alteration, Temporary

- a. BSOA: #07206 BSCO

Legal: Meadow Village

Street: Little Coyote Rd

Jeff MacPherson of BSCO joined the meeting to request approval to add temporary delineators along Little Coyote Rd. to ensure a safe passage for pedestrians coming from the Big Sky Community Park, along Little Coyote Road, through the tunnel to Town Center on a maintained trail.

The Highway 64 Tiger Grant projects' newly constructed shared-use pedestrian path from MT 64 to the Big Sky Community Park clearly poses significant safety concerns as there is no curb or barrier separating the path from the road, essentially widening Little Coyote Road, with about six inches of dirt between the path and the road.

Although the path is in the BSOA jurisdiction, Gallatin County never submitted a design and maintenance plan for the BSAC to review.

Staff noted that the BSOA sent a letter to Gallatin County on November 14, 2023, expressing concern for safety and requested the opportunity to have a working discussion for resolution.

The BSCO was not involved in the construction of the path, however, Jeff noted it does have a maintenance agreement with Gallatin County for the path. BSCO would install the 60-inch tall (4 feet tall at ground level) yellow carsonite delineators between the path and road. Stahly

Engineering recommended every 25 feet along the pathway. Forty delineators are estimated to ensure the path is clearly defined. Reflective stickers will be added to the top of the delineators for evening visibility. The BSCO will maintain the delineators to ensure they are upright and not falling in the roadway.

Upon approval, BSCO intends to reach out to BSRAD and the Opportunity Fund to cover the cost of materials (\$3,000).

Motion made by Brad Reiersen to approve the yellow-colored delineators with reflective stickers to be installed by BSCO as a short-term safety solution and rereviewed on July 1, 2024; seconded by Stacy Ossorio. Motion passed unanimously.

6). Single-Family, New Construction & Variance Sketch

b. BSOA: #06146A Galena Hollow, LLC

Legal: Cascade

Block 3, Lot 146A

Street: 26 Black Moon Rd.

Staff presented plans for New Construction on Lot 146A of Black Moon Rd. The plans detailed a transitional mountain contemporary single-family residence to have a total habitable space of 7,672 square feet. Bob Reid, of Reid Smith Architects and Project Representative, attended the meeting in person, as did Scott Mooney, of Reid Smith Architects.

The applicants requested approval for a Variance to the Cascade Design Regulations to shift the location of the building envelope further back on the property from the road and change the shape from a designated circle (as shown with a 50-foot radius on the Cascade Plat for Lot 146A) to fit the shape of the home.

The Cascade Covenants state that all structures shall be erected within a designated building envelope shown as a circle with a radius. It was noted the Architectural Committee may approve moving the building envelope on a lot upon the applicant showing that the movement of the building envelope will not substantially affect the plan and aesthetics of the subdivision. Furthermore, in connection with the location of the structure within the building envelope, the Architectural Committee shall have the authority to review the location of the structure, taking into consideration the size, shape, and physical characteristic of the building, structure, and topography of the lot.

The committee agreed it was irrelevant whether they agree with a shift of the building envelope or not as it is not within BSAC's purview to review or approve a building envelope shape change. The committee also convened that approving the shift of an envelope in and of itself should not be made frivolously.

Per 7.1 of the Design Regulations a Variance requires an undue hardship and in which to qualify, strict enforcement of the Cascade Covenants must cause a severe adverse impact on

the applicant based on conditions that are unique or peculiar to the property, and not as a result of circumstances that are general to the neighborhood or community.

Staff noted per the BSOA Design Regulations that any decision the BSAC makes regarding a Variance to covenants, does not set precedent and is considered on a case-by-case basis specific to the particular applicant, Variance requested, and the undue hardship claimed.

Motion made by George Mueller to deny the application as submitted as the BSAC does not have the authority to change the shape or size of the Designated Building Envelopes in the Cascade Subdivision; seconded by Stacy Ossorio. Motion passed unanimously.

7). Single-Family, Minor Alteration & Variance After-the-fact

- c. BSOA: #02604 Peter & Lynda Michielutti
Legal: Aspen Groves
Block B, Lot 4A
Street: 487 Autumn Trail

Staff received notification from the Aspen Groves HOA regarding a cold-roof design installation on Autumn Trail that has not come through the BSAC. When staff reached out to the owner, he was under the impression that Alpine Property had taken care of any approvals required. Alpine was unaware that Aspen Grove falls within the BSOA purview.

The original roof had already been removed and the cold roof structure installed adding 9¾ “ in height. The new metal roof is the same color as the previous roof, Matte Black. Because the house was already the maximum allowable height per Aspen Groves Covenants, staff requested the applicant fill out a Variance application.

Staff noted the owners have had significant problems with ice dams resulting in interior damage and opted for a cold-roof design.

Because the home sits below street level the added height does not interrupt the viewshed of adjacent neighbors. The lot borders common space of Antler Ridge which further lessens any neighbor impact.

Motion made by Brad Reieron to waive the After-the-fact fee contingent on staff receiving a written request from the applicant; seconded by Stacy Ossorio. Motion passed unanimously.

Motion made by Brad Reieron to approve the application and Variance request as submitted; seconded by Stacy Ossorio. Motion passed unanimously.

8). Single-Family, Minor Landscaping After-the-fact

d. BSOA: #04320 Agri-Systems

Legal: Meadow Village

Block 3, Lot 20

Street: Two Moons Rd.

Staff reached out to the owner of Lot 20 on Two Moons Rd., Robert Hamlin, and requested he attend a BSAC meeting for an after-the-fact review of a minor landscaping alteration.

The owner was unaware that he required approval to disturb property in the BSOA jurisdiction and had moved excavation material onto the lot to store temporarily. After staff spoke with Mr. Hamlin, he promptly removed the material.

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

Motion made by Brad Reiersen to waive the After-the-fact fee contingent on receiving a written request from the applicant to do so; seconded by George Mueller. Motion passed unanimously.

10). Adjourn - The meeting adjourned at 10:59 AM.

Stacy Ossorio, BSAC Chair