



**Architectural Committee Meeting Minutes – June 20, 2023**

**BSAC/Staff in Attendance:**

Stacy Ossorio, Chair  
Maggie Good-Virtual  
Greg Clark  
Suzan Scott  
Lisa Hoogenboom  
John Seelye  
Grant Hilton  
Clay Lorinsky

**Guests in Attendance:**

Kenny Holtz  
Brett Slehofer  
Garrett Damm  
Katie Grimm  
David Dexter  
Rich Jorgenson  
Jeff MacPherson  
Jake & Alycia McGregor  
Sylvia Norman Peck  
Jeff Mroz  
Joe Schwem

**Project Attending For:**

#07107 MN Yellowtail Partners  
#04445 3055 Half Moon Court  
#04610 2225 Spotted Elk Rd  
#07107 MN Yellowtail Partners  
#04610 2225 Spotted Elk Rd  
#04111 2090 Yellowtail Rd.  
BSCO – Andesite Rd.  
#04251 Lot 51 Lone Walker Rd  
#04365 2140 Looking Glass Rd  
#04511 1955 Little Coyote Rd.  
#07509 Lot 3 Moosewood Rd &  
#06252 40 Swift Bear Rd.

**Guests Joining**

**Virtually:**

Mitch Heuer  
Ron Bussinger  
Wendy M.  
Jake Weldon  
Cindy Lubin  
Michael Vlases  
Barbara Dyer  
Janet Lampe  
Semone Kessler  
Scott Freimuth

#04365 2140 Looking Glass  
#07107 MN Yellowtail Partners  
#04365 2140 Looking Glass  
#06030 14 Washakie Dr  
#07509 Lot 3 Moosewood Rd.  
#07107 MN Yellowtail Partners  
#04445 3055 Half Moon Court  
#04610 2225 Spotted Elk Rd  
#04251 Lot 51 Lone Walker Rd.  
#06030 14 Washakie Dr.

1. **Membership Forum** – None
2. **Call to Order** – The Chair called the meeting to order at 9:03 AM.
3. **Meeting Minutes** – June 1, 2023

**Motion made by Grant Hilton to approve the June 1, 2023 minutes; seconded by John Seelye.**  
**Motion passed.**

**4. Multi-Family, Approval Extension Request**

- a. **BSOA: #07107 MN Yellowtail Partners**

Legal: Meadow Village  
Street: TBD 2400 Yellowtail Rd

The Project Manager for the MN Yellowtail Partners, LLC, Kenny Holtz, was present to request BSAC reinstate the optionality between Site Plans Option A & B to extend the deadline to a future date that is more in alignment with the timing of filing of the Final Plat which is estimated sometime late Q3 of this year.

The motion made by BSAC on March 2, 2023, approved the MN Yellowtail Partners Final Plans subject to Kenny Holtz confirming which plan will be executed by June 1st, 2023. Staff received a letter at the end of the day on June 1 from Kenny confirming Option A. Performance Deposits have been posted for site disturbance. Only site grading and installation of utilities have begun.

The BSAC requested that MN Yellowtail Partners LLC be present at the last meeting in August to provide an update prior to September 1, 2023. The last meeting in August is scheduled for August 17, 2023.

**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.**

#### 5. Single-Family, Minor Landscaping Alteration

- b. BSOA: #04111 Richard & Leslie Jorgenson  
Legal: Meadow Village  
Block 1, Lot 11  
Street: 2090 Yellowtail Rd.

Staff presented a project minor landscaping alteration on Yellowtail Rd. to remove a dying Juniper shrub and replace it with a trio of Quaking Aspen trees. The owner plans to protect the trees with a tree-guard fence for up to two years while they mature. The owner will remove the tree guards during Fall for the winter.

**Motion made by John Seelye to approve the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.**

#### 6. Single-Family, Minor Alteration

- c. BSOA: #04610 Janet Lampe  
Legal: Meadow Village  
Block 6, Lot 10  
Street: 2225 Spotted Elk

Staff presented a minor application for the installation of a cold-roof design. The existing structure is 25 feet, and the proposed design would add 13.5 feet. Per the Meadow Village Covenants, no building,

structure, alteration, or improvement shall exceed 25 feet in height measured from the average level of finished grade. Variances are not applicable to Meadow Village covenants except for setbacks, which must be applied for through Gallatin County.

**Motion made by Clay Lorinsky to deny the application as submitted; seconded by Grant Hilton. Motion passed 3:1.**

**7. Single-Family, Major Alteration**

- d. BSOA: #04511 Jeff & Kathryn Mroz  
Legal: Meadow Village  
Block 5, Lot 11  
Street: 1955 Little Coyote Rd

Staff presented a sketch review for a major alteration for a single-story addition on Little Coyote Rd. The addition would be 24 feet long by 13 feet wide. The design complies with Meadow Village setback and height restrictions.

**Motion made by Grant Hilton to approve the application as submitted; seconded by Clay Lorinsky. Motion passed.**

**8. Single-Family, New Construction**

- e. BSOA: #07509 Brian & Cindy Lubin  
Legal: North Fork Creek  
S35, T06 S, R03 E, Lot 3, Acres 6.914, P- J-247  
Street: Moosewood Rd

BSAC approved a set of Final plans for the Lubin’s on April 20, 2023, for a larger house. The owners reassessed and came back though the BSAC to propose a smaller home with three bedrooms. The home will have 902 square feet of living space on the main floor and 1044 square feet on the upper floor, making the total living area 1,946 square feet. There will also be 660 square feet of double-garage space.

The proposed design complies with the North Fork Creek Declaration.

**Motion made by Clay Lorinsky to approve the application as submitted; seconded by John Seelye. Motion passed.**

**9. Single-Family, New Construction**

- f. BSOA: #04365 Troy & Helga Schultz  
Legal: Meadow Village  
S35, T06 S, R03 E, Lot 65, SW4 SEC 36 PLAT J-157  
Street: 2140 Looking Glass Rd.

Staff presented prefabricated plans for a new residence to be located on Looking Glass Road. The home will be a two-story single-family with a walk-out basement and an attached garage with a loft totaling 4,109 square feet: 1,610 in the basement, 1,610 on the main floor and 889 square feet on the second

floor. The site is steep and requires several retaining walls. Gallatin County has granted a variance to build on slopes that are in excess of 24 degrees. The home's upper two levels will be constructed in a factory and set in four sections. The basement and garage will be built on site.

The plans had not been designed site specific and the committee requested the applicant resubmit plans to include the following: accurate measurements of the deck, structure elevations, an architectural feature to break up the uninterrupted roof length, move the main entrance from the front of the garage and improve the structure aesthetically by de-emphasizing the garage doors.

**The applicant requested to table the submittal. No Motion made.**

## **10. Single-Family, New Construction**

- g. BSOA: #04251 Jake & Alycia McGregor  
Legal: Meadow Village  
Block 3, Lot 51  
Street: Lot 51 Lone Walker Rd.

Staff presented plans for a two-story home with a two-car garage totaling 2,874 square feet on Lone Walker Rd. The applicants proposed a single-family residence 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 will be required.

The committee requested the applicants add an architectural feature to break up the uninterrupted roof length and an architectural element to break up the front of the home.

**The applicant requested to table the submittal. No Motion made.**

## **11. Single-Family, Major Alteration**

- h. BSOA: #06030 Ramanjuan (Kutta) & Lera Srinivasan  
Legal: Cascade  
Block 1, Lot 30  
Street: 14 Washakie Dr

Staff presented the Final plans for the 14 Washakie Rd major alteration. This proposal included a new single garage-bay addition to the North side of the existing Garage, as well as a new attached 2-story "wing" addition located in the Northwest corner of the property and tied into the existing house near the garage. The Garage addition is approximately 415 SF (non-habitable). The "wing" addition totals 1,670 SF (habitable) and includes two new ensuite bedrooms, lounge space, laundry room, and flex/storage space. A new outdoor concrete patio is proposed in between the "wing" addition and the existing main deck including stairs to connect these spaces.

The lighting plan will not be updated at this time. The landscaping plan is minimal; the lot will be restored after construction with reseeding and native trees. The boulder wall will be made up of large boulders and comply with the design regulations.

**Motion made by Grant Hilton to approve the application as submitted conditional staff receives confirmation the boulder wall does not exceed 4 feet in height and 24 feet in uninterrupted length; seconded by John Seelye. Motion passed unanimously.**

## 12. Single-Family, New Construction

- i. BSOA: #04445 Preston Patten  
Legal: Meadow Village  
Block 4, Lot 45  
Street: 3055 Half Moon Court

Staff presented Final plans for a two-story single-family home with an attached garage and two large patio/decks on Half Moon Court. The first floor consists of 2,951 square feet of conditioned space that includes two mechanical rooms totaling 67 SF. The second floor is 1,789 square feet. The home consists of 6 bedrooms and 6 bathrooms.

The landscaping plan includes a variety of native species including Conifers, Deciduous trees, shrubs, annuals, perennials, and grasses.

The finished materials will be exact or match the existing home.

The lighting plan was excluded from the presentation and will be addressed at the next BSAC meeting on July 6, 2023.

**Motion made by Grant Hilton to approve the application as submitted except for the lighting plan; seconded by Clay Lorinsky. Motion passed.**

## 13. Single-Family, New Construction

- j. BSOA: #06252 O'Shaughnessy  
Legal: Cascade  
Block 3 Lot 252  
Street: 40 Swift Bear Rd.

Staff presented the Final plan for a proposed three-story single-family residence with six bedrooms. The design includes a cold roof and the applicants have requested a Variance for an additional 1.5 feet making the average height 28 feet and 1.5 inches.

The home will have 5,258 livable square feet and 625 square feet in the garage.

The finishes will be horizontal lap siding, vertical wood siding, wood trim & fascia, stone veneer, clad windows, and metal roofing.

The lighting plans are minimal and include dark-sky compliant sconces. The sconces are the same design but come in three different sizes. The applicant would like to keep the site natural, and the landscaping plans are minimal. The lot will be reseeded after construction.

**Motion made by Clay Lorinsky to approve the application subject to the conditions below; seconded by John Seelye. Motion passed.**

### **The approval included the following conditions:**

1. Written confirmation the boulder wall does not exceed 24 feet.
2. A letter from the Big Sky Fire Department on file.
3. Confirmation the owner is reseeded the lot after construction to restore the site.

**14. Big Sky Community, Minor Alteration**

- k. BSOA: BSCO  
Legal: NA  
Street: Andesite

**Jeff MacPherson of BSCO was present to request approval to paint “sharrow” on Andesite Rd. The proposal would mimic the previously approved project to paint bike sharrows on Andesite Rd that was subsequently painted over during road maintenance.**

**Although the previous application from the BSCO to improve bikers’ safety on Andesite Rd included adding “Share the Road” signs, this application was only for the painting of the sharrows bike lane.**

**Motion made by Grant Hilton to approve the application as submitted; seconded by Stacy Ossorio. Motion passed.**

**15. Big Sky Community, Minor Alteration**

- j. BSOA: Staff Proposal  
Legal: NA  
Street: Andesite Rd

BSAC staff presented a “Watch For Bicycles” sign to be installed at the beginning of Andesite Rd. for additional safety in Aspen Groves.

**Motion made by Grant Hilton to approve the application as submitted; seconded by John Seelye. Motion passed.**

**16. Adjourn – The meeting adjourned at 11.39 AM.**

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Stacy Ossorio, BSAC Chair