

## Architectural Committee Meeting Minutes – January 5, 2023

### BSAC/Staff in Attendance:

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

### Applicants (all virtual):

Katy Brandt  
Trudy & Ron Bassinger  
Sharon Hanney  
Bruce & Rita McGaughy  
Colleen Kennedy  
Michael Vlases  
Tory Cyr  
Katie Grimm  
R. Jorgensen  
J. Bouchard  
Keith Carlson  
Thomas Johnson  
Wendy Marchbanks

### Project Attending for:

#07107 Yellowtail Partners  
#06213A Carlson-Bouchard  
#06015 Lucas

### Others in Attendance

Aaron Dorsmith-Architect  
Joe Schwem – Builder  
Kenny Holtz-Developer

1. **Membership Forum** – Wendy Marchbanks of Looking Glass Rd. joined the meeting virtually. She inquired if there is an existing policy in Meadow Village regarding premanufactured and /or prefabricated structures as her neighbor in the adjacent property is adding such a structure. She believes their addition would be sloping toward her property.

Stacy Ossorio responded that there is no specific verbiage in the BSOA design regulations nor the Meadow Village covenants regarding manufactured structures and [the structure] should be fine if it adheres to the BSOA design regulations.

Suzan Scott to follow up the inquiry with a phone call after the meeting to further discuss.

2. **Call to Order** – Stacy Ossorio called the meeting to order at 9:01 AM
3. **Meeting Minutes** – December 15, 2022 – Meeting Minutes Corrections: Maggie Good to make grammatical corrections and the committee will rereview.
4. **Multi-Family Residence – Final:**

- a. BSOA: #07107 Yellowtail Partners  
Legal: Meadow Village  
S36 TO6 S, RO3 E, Lot 4  
Street: TBD Yellowtail Road

Trudy and Ron Bassinger, the owners of the Teton Condos 232 and co-owners of Teton Condos 233 and 234 began the discussion by requesting the BSOA delay approving the Yellowtail project. Katie Brandt, Teton Condo 231 owner and co-owner of 230, disclosed she has a law degree in Montana, agrees with Trudy and would like to understand the scope of the project in detail and why the project is being piecemealed? Michael Vlases, from Teton Condos, joined virtually and expressed his frustration with trying to meet with the developer, Kenny Holtz, but was willing to compromise on a potential solution.

The Teton Condo owners also stated their frustration with the proposed loop drive which would encroach on their respective properties. Kenny proposed a hammerhead turn-around to alleviate this frustration. The condo owners

stated they have not yet seen these plans. Clay suggested Kenny Holtz and the Teton owners meet to discuss the updated plans that include the hammerhead drive.

Trudy and Katie inquired if a prescriptive easement was applicable. Kenny strongly advised against this.

Kenny and Michael agree they need to discuss Certificate M132 from Gallatin County and the recorded easement in dispute.

Another BSOA member spoke of her concerns that the Yellowtail project will add traffic and parking and asked how this project will affect the community. Kenny responded with details from a traffic analysis that was conducted and concluded that 250 vehicles a day will be added, 17 of which are during high-traffic hours. Kenny added that an additional \$50,000 will be given to the BSOA for mitigating any traffic concerns.

Regarding the questions posed by the Teton owners, Kenny responded that large projects are often applied for and executed in phases. In his opinion, John Seelye believes phasing would be the best approach for the project as to avoid the exponential increase of traffic if the site plan was executed all at once.

Kenny stated that the project has three phases:

Phasing Plan 1: Duplexes 1, 2 & 3 Southside first, first 18 months

Phase 2: Two Multifamily Buildings, 2.5 Years

Phase 3: Remaining Duplexes 4, 5, & 6 to include parking (Phase 3 would take another two years)

Colleen Kennedy, the owner of 2277 Yellowtail Rd. and the adjacent lot joined the conversation virtually. She expressed her displeasure about not being informed of the meeting and requested this be addressed. Executive Director, Suzan Scott explained that neighbor notification is only provided for once, when a project is going through sketch plan, that BSAC meetings take place every first and third Thursday of every month and the agenda for these meetings can be found on the BSOA website.

Going forward, if a specific condo or neighborhood is to be addressed by the committee and members agree that representatives from each Condo association or neighborhood would disseminate pertinent information regarding these BSAC meetings.

Colleen continued that her condo receives water seepage in her basement. She stated that there is speculation of a ground stream and asked how the project would affect this. Kenny replied that the plans have taken this into consideration.

One resident was offended by the size and look of the building and does not believe it fits with the neighborhood, another owner on Yellowtail Rd stated multiple members have written against the project as they believe it will decrease property values, while another stated he believes the project is a ploy for employee housing units.

Clay urged the Teton Condo owners and Kenny to establish another meeting to further discuss.

Executive Director, Suzan Scott summarized that [BSAC] approval is contingent upon the parties meeting and working on a solution.

**No Motion was made.**

**5. Single-Family – Major Alteration:**

- a. BSOA: #06213A Carlson-Bouchard  
Legal: Cascade Subdivision  
Block 3 Lot 213A  
Street: 16 Middle Rider Road

Joe Schwem joined the meeting virtually to discuss the Major Alteration Summary for the Carlson-Bouchard project. He stated the project’s building envelope has been updated from a circular envelope to a rectangular envelope. The project plan proposes a pool, a gym and a music room. Joe and the owner believe that the project will not impact the neighbors. However, as the project is slightly outside the building envelope, the proposed alteration would require a variance but does not have a hardship to qualify for such. The property owner asked for an exception to this rule for his 2.5-acre lot. He quoted the Cascade Covenants Book 414 pg. 402, Section 8. “The Architectural Committee may condition it’s approval upon relocating ...to a more suitable location...best suited to each specific lot,” and asked the Committee to consider Cascade Covenants Book 414 pg. 401 Section 6 regarding setbacks.

Clay Lorinsky thanked the Member for a beautifully detailed presentation and requested that it be emailed to the BSOA for the Committee to review in detail.

**No Motion was made.**

- b. BSOA: #06015 Lucas  
Legal: Cascade Subdivision  
Block 1 Lot 15  
Street: 12 Cheyenne Road

Sarah joined the meeting virtually to discuss the sketch application for a two-story addition to include a first story garage and a second story master suite. She stated the overhangs encroach less than 2’. Aaron Dorsmith (architect) spoke on her behalf. There being no other concerns, the following motion was made.

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

- 6. Adjourn – The meeting adjourned at 11:14 AM.

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Stacy Ossorio, BSAC Chair