



## Architectural Committee Meeting Minutes – April 20, 2023

<p><b><u>BSAC/Staff in Attendance:</u></b>          Stacy Ossorio, Chair -Virtual          Clay Lorinsky          Maggie Good-Virtual          Brad Reierson – Virtual          Suzan Scott          Lisa Hoogenboom          Greg Clark – Virtual</p>	<p><b><u>Guests in Attendance:</u></b>          Mariya Provost          Jerad Biggerstaff          Joe Schwem          Brian Johnson          Aaron Dornsmith          Kenny Holtz</p> <p><b><u>Guests Joining Virtually:</u></b>          Colleen          Ted Buchanan          William Wagner          Jim Bell          Chris Jones          Brian Lubin          Craig Work          Ron Bussinger          David Seabury          Josh Hampton</p>	<p><b><u>Project Attending For:</u></b>          2800 Bobtail Rd #05313          17 Low Dog Rd#06335          Lot 3 Moosewood #07509          146 Chief Joseph Trail #05410          MN Yellowtail Partners #07107          MN Yellowtail Partners #07107</p> <p>MN Yellowtail Partners #07107          146 Chief Joseph Rd. #05410          3065 Two Moons Rd #04331          146 Chief Joseph Rd #05410          2800 Bobtail Horse Rd #05313          Moosewood Rd #07509          18 Low Dog Rd. #06360          MN Yellowtail Partners #07107          29 Rising Bull Rd #06278          2800 Bobtail Horse Rd #05313</p>
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1. **Membership Forum** – None
2. **Call to Order** – Chair, Stacy Ossorio called the meeting to order at 9:05 AM.
3. **Meeting Minutes** – April 6, 2023, Minutes

**Motion made by Maggie Good to approve the April 6, 2023, minutes; seconded by Brad Reierson. Motion passed unanimously.**

4. **Single-Family, Major Alteration, Changes After Final**
  - a. BSOA: #06335 Systole Montana LLC (Julie Molde)  
 Legal: Cascade  
 Block 6, Lot 335  
 Street: 17 Low Dog Rd

Staff presented design changes that occurred after the BSAC final approval. The original application for a major alteration included a ski room, laundry room and two-car garage with a bed, bath, office, and family room. The applicant requested approval for the addition of a chimney, the garage design changing from a double to a single bay, the windows changing from casement to awning and the angle of the deck support.

The committee tabled the application and requested a recalculation of height to ensure the project complies with Cascade Covenants.

**No Motion was made.**

**5. Single-Family, New Construction, Project Extension Request**

- b. BSOA: #05313 Chris Jones  
Legal: Sweetgrass Hills  
Block 3, Lot 13A  
Street: 2800 Bob Tail Horse Rd

Staff presented a request for a construction extension for a new construction project that has been taking place on Bobtail Horse Rd. The final plans for this project were approved on April 16, 2020, and the performance deposit was posted on October 20, 2020. The applicants General Contractor had to leave the job unexpectedly. The owners have recently secured a new General Contractor to complete the project.

**Motion made by Stacy Ossorio to approve the construction extension request for 9 months (to be completed by January 30, 2024), and at that time review the landscaping plan for implementation; seconded by Maggie Good. Motion passed unanimously.**

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

- c. BSOA: #04331 William Wagner  
Legal: Meadow Village  
Block 3, Lot 31  
Street: 3065 Two Moons

The applicant requested approval for a roof replacement in Meadow Village. The height will remain the same and the materials are from Great Northern Metal Company in Bozeman. The color will be a dark gray. The fascia will match the roof color. There will be snow stoppers on the roof as well as heat tape running through the gutters.

**Motion made by Maggie Good to approve the application subject to the applicant providing assurance of snow stoppage and placement via a letter and providing a sample of the roof material for staff to approve, prior to construction; seconded by Stacy Ossorio. Motion passed unanimously.**

**7. Single-Family, New Construction, Sketch**

- d. BSOA: #05410 Ted Buchanan & Sally Corning  
Legal: Sweetgrass Hills  
Block 4 Lot 10  
Street: 146 chief Joseph Trail

Staff presented a sketch review application for new construction to replace the home that burned down in December 21.' The applicants proposed a single-level contemporary style home that would have a livable square footage of 2,500 square feet, an open floor plan for the kitchen, dining, and a family room along with

a guest suite, office, and master suite. Adjacent to these areas, an oversized mud room, laundry and pantry are proposed which would all be directly accessible to a 1200 square foot garage.

**Motion made by Maggie Good to approve the application as submitted subject to the reduction of the roof by one foot (4 feet above the roof) and adding an architectural feature, such as a window, to break up the garage wall on the East side of the home; seconded by Stacy Ossorio. Motion passed unanimously.**

#### **8. Single-Family, Major Renovation, Sketch**

- e. BSOA: #06278 Craig & Becky Brown  
Legal: Cascade  
Block 4, Lot 278  
Street: 29 Rising Bull Rd

Staff presented a sketch plan for a major alteration. The addition entails a workshop and heated garage apron. The low slope roofs will be standing seam metal roofing. The new roof form does not raise the average height of the home.

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

#### **9. Single-Family, Major Renovation, Sketch**

- f. BSOA: #06360 Karl & Kindra Kirkeby  
Legal: Cascade  
Block 6, Lot 360  
Street: 18 Low Dog Rd

Staff presented an application for a major alteration, sketch review. The applicant would like to add a bedroom suite above the garage, change and widen an existing dormer, add a deck covered walkway to link two existing decks and add a covered walkway to the garage entry area. The Committee moved to table the application and requested staff calculate the average to ensure the addition is in accordance with Cascade Covenants. The Committee also requested the applicant break up the uninterrupted roof line.

**No Motion made.**

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

- g. 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

The final review for the Lubin residence new construction was presented by staff. The proposal for a three-story single-family home with four bedrooms, and a bunk room to include 1,729 sf living area on the main floor, 1,517 sf on the lower-level and 585 sf on the upper floor making it 3,831 sf. The finished materials are neutral in color and compatible with the neighborhood. The lighting plan is minimal and dark-sky compliant.

The owner proposed adding a 48” cedar split rail fence with woven mesh to enclose a dog run. According to the North Fork Creek Subdivision Declaration, Section B. Authorized Structures, and the BSAC Design Regulations Section 3.15.2, the applicant’s proposal complies with regulations. To satisfy the BSAC request, the applicant will add mature Dwarfed Mugo Pines to add hot tub screening.

**Motion made by Maggie Good to approve the application as submitted subject to the applicant planting Mugo Pines to screen the hot tub that are at least 3 feet tall; seconded by Clay Lorinsky. Motion passed.**

## 11. Multi-Family, New Construction, Final Landscaping & Lighting Plans

- h. BSOA: #07107 MN Yellowtail Partners  
Legal: Meadow Village  
Lot 4,  
Street: TBD 2400 Yellowtail Rd

Staff presented the final plans for the MN Yellowtail Partners Landscaping and Lighting.

The landscaping plans include an extensive variety of mature deciduous and coniferous trees, specimen trees, perennials, shrubs, and ornamental grasses. The plantings will provide aesthetics and privacy screening. A schedule of the plantings will be reviewed by staff throughout the project.

**Motion made by Stacy Ossorio to approve the landscaping plan as submitted and approved by staff; seconded by Brad Reiersen. Motion passed.**

Staff presented the lighting plan. A mix of gooseneck sconces, flushed wall and cantina lights will be used. The fixtures will be matte black, bronze, and dark bronze and are dark-sky compliant. The multi-family building lights will be dimmable and on a timer. The gooseneck sconces over the single-family condos will be operated by the individual owners. Committee members expressed concern that the cantina lights strung over the pool are not compatible with the rest of the project design and may be a nuisance. The project manager, Kenny Holtz, expressed his commitment to implementing a lighting plan that will work for the safety of the development and neighbors.

**Motion made by Maggie Good to approve the lighting plan subject to a review and approval of the cantina lighting around the pool patio upon installation, and if deemed to be unacceptable the applicant is subject to provide a new lighting plan; seconded by Stacy Ossorio. Motion passed.**

## 12. Discussion Items

- a. Aspen Groves Neighbor Notifications
  - i. Staff discussed Aspen Groves Neighbor Notifications procedures.

## 13. Adjourn – The meeting adjourned at 11:38 AM.