



Architectural Committee Meeting Minutes – May 4, 2023

BSAC/Staff in Attendance:

Stacy Ossorio, Chair -Virtual
Maggie Good-Virtual
Brad Reiersen – Virtual
Suzan Scott
Lisa Hoogenboom
Greg Clark – Virtual
Grant Hilton-Virtual
John Seely-Acting Chair

Guests in Attendance:

Jerad Biggerstaff
Craig Work
David Seabury

Project Attending For:

17 Low Dog #06335
18 Low Dog Rd #06360
29 Rising Bull #06278

Guests Joining Virtually:

Rhonda Berger
Jack Weldon
Cassandra Elwell
Jackson Trout
John Skelly

2255 Yellowtail Rd #04128
14 Washakie Dr #06030
2220 Spotted Elk #04622
Upper Chief Joseph Rd #07716
Upper Chief Joseph Rd #07716

1. Membership Forum – None

2. Call to Order – Acting Chair, John Seelye called the meeting to order at 9:00 AM.

3. Meeting Minutes – April 20, 2023, Minutes

Motion made by John Seelye to approve the April 20, 2023, minutes; seconded by Greg Clark. Motion passed.

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 during construction and after the BSAC final approval. The applicant requested an extension to complete the project.

On April 7, 2022, the BSAC approved a major alteration for a single-family dwelling on Low Dog Rd that included a ski room, laundry room and two-car garage with a bed, bath, office, and family room. Request for 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 was after the fact.

Staff presented findings that the structure is in compliance with Cascade Covenants as the BSAC had previously approved a variance for height on April 31, 1981.

Motion made by Greg Clark to approve the extension request for 6 months and approve the noted design changes; seconded by John Seelye. Motion passed unanimously.

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

- b. BSOA: #05429 John & Shana Seelye
Legal: Sweetgrass Hills
Block 4, Lot 29
Street: 3203 Crow King Rd

Staff presented a request for a construction extension for a new home on Crow King Rd. The final plans for this project were approved on May 5, 2022. The project was reported to be in the final stages of the building process. The project timeline was noted to comply with the Sweetgrass Hills allotted construction timeframe of 18 months. A motion was not required.

No Motion made.

6. Single-Family, Minor Alteration

- c. BSOA: #04128 Rhonda Berger
Legal: Meadow Village
Block 1, Lot 28
Street: 2255 Yellowtail Rd.

The applicant requested approval for a roof replacement in Meadow Village. The home was built in 1980 and in 2000 the original cedar shingles were replaced with asphalt shingles. The height and color of the new roof will remain the same or similar. Due to the roof leaking the applicant requested approval prior to having a material sample.

Motion made by Stacy Ossorio to approve the application subject to the applicant providing a sample of the roof material and a construction staging plan for staff to approve prior to construction; seconded by Grant Hilton. Motion passed unanimously.

7. Single-Family, Major Alteration, Sketch

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

Staff presented a sketch review application for a major alteration on Washakie Dr. The proposal included a new single garage-bay addition to the North side of the existing Garage, as well as a new attached two-story “wing” addition located in the Northwest corner of the property and tied into the existing house near the garage. The Garage addition would be approximately 415 SF (non-habitable). The “wing” addition would total 1,670 SF of habitable space and to include two new ensuite bedrooms, lounge space, laundry room, and flex/storage space.

The committee requested the applicant resubmit the renderings to show a clearer picture of the addition and site elevations.

Motion made by John Seelye to table the application as submitted and resubmit the application with additional elevation details and a more detailed rendering; seconded by Grant Hilton. Motion passed unanimously.

8. Single-Family, Major Alteration, Sketch

- e. 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 requested approval 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.

Staff presented finding that the home complies with Cascade Covenants as the BSAC approved a request for a height variance on July 23, 1992.

The applicant requested an exception to the Design Regulations 5.9 Roof Length, for the existing roof length that exceeds 40 feet in uninterrupted length.

Motion made by Grant Hilton to approve the application as submitted including the Exception for the existing roof length; seconded by Grant Hilton. Motion passed unanimously.

9. Single-Family, Major Alteration, Final

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

The final review for the Brown residence addition was presented by staff. The proposal for a new shop, adjacent to the garage, would have a heated garage apron and match the existing structure. The exterior walls will be the matching chief cliff stone.

The applicant noted this addition will prevent ice damming that occurs due to the slope of the driveway.

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

10. Single-Family, Major Alteration, Final

- g. BSOA: #04622 Todd Overton
Legal: Meadow Village
Block 6, Lot 22
Street: 2220 Spotted Elk Rd.

Staff presented the final plans for the Overton residence major alteration on Spotted Elk Rd. The project proposal would modernize the home and include the following: a new front porch; enclosing the porch and

adding new entry door and windows; and the existing garage roof will be extended. Fifteen replacement windows are to be the same size and four windows will be larger. A new garage overhead and walk-through doors installed and a concrete walkway from garage with a paver sitting area. The existing siding that has deteriorated will be replaced to match and, the house will be painted.

Motion made by John Seelye to approve the application subject to staff approving the material; seconded by Stacy Ossorio. Motion passed.

11. Single-Family, New Construction, Final

- h. BSOA: #00716 John & Kate Skelly
Legal: The Ranches at Yellow Mountain
Block, Lot 4A
Street: Upper Chief Joseph Rd.

Staff presented the final plans for new construction on Lot 4A of The Ranches at Yellow Mountain. The proposal included a 4,300 SF traditional mountain home with four bedrooms and five bathrooms. The sketch plan for this project was approved by the BSAC on December 1, 2022.

The committee requested a variance application for the structure encroaching into the 100-foot setback requirement per the Yellow Mountain Declaration. The applicant already obtained adjacent neighbor approvals in writing; however, it was noted the neighbor approvals are for the single-family dwelling only and does not include a barn, which the applicant noted they are still negotiating.

The lighting plan for the home would include gooseneck sconces, monopoint and recessed LED cans, and are all dark-sky compliant. The landscaping plan would include native grasses and bushes and include irrigation.

Motion made by John Seelye to table the final application and request the applicant submit an application for variance for the setbacks; seconded by Stacy Ossorio. Motion passed.

12. Discussion Items

- a. BSAC Quorum
 - i. Grant Hilton proposed that if quorum is not established by noon the day before a BSAC meeting that the meeting be canceled.

Motion made by Grant Hilton that if quorum is not reached by noon the day prior to a BSAC meeting that the meeting be canceled; seconded by John Seelye. Motion passed.

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

John Seelye, Acting BSAC Chair