



## Architectural Committee Meeting Minutes – May 18, 2023

**BSAC/Staff in Attendance:**

Stacy Ossorio, Chair  
Maggie Good-Virtual  
Brad Reiersen – Virtual  
Suzan Scott  
Lisa Hoogenboom  
Clay Lorinsky  
Grant Hilton-Virtual

**Guests in Attendance:**

Klaudia Kosiak  
Craig Work  
Kathryn Mroz  
Jeff Mroz

**Project Attending For:**

35 W Pine Cone Terrace #02801  
18 Low Dog Rd #06360  
1955 Little Coyote Rd #04511  
1955 Little Coyote Rd #04511

**Guests Joining Virtually:**

Nate Drinkwine  
Jack Weldon  
Jackson Trout  
John Skelly  
Don Brown  
Patrick Lopker  
Scott Turner  
Jon Stoler

3055 Half Moon Ct #04445  
14 Washakie Dr #06030  
Upper Chief Joseph Rd #07716  
Upper Chief Joseph Rd #07716  
9 Little Thunder Rd #06068A  
9 Little Thunder Rd #06068A  
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1. **Membership Forum** – None
2. **Call to Order** – The Chair called the meeting to order at 9:13 AM.
3. **Meeting Minutes** – April 20, 2023, Minutes Correction  
May 4, 2023, Minutes

**Motion made by Clay Lorinsky to approve the April 20, 2023, minutes correction; seconded by Stacy Ossorio. Motion passed.**

**Motion made by Clay Lorinsky to approve the May 4, 2023, minutes; seconded by Stacy Ossorio. Motion passed.**

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

- a. BSOA: #02801 Klaudia Kosiak & Mariusz Kamieniarz  
Legal: Aspen Groves  
Block D, Lot 1  
Street: 35 W. Pine Cone Terrace

Staff presented photos and narrative for a minor alteration application to alter the garage. Owner Klaudia Kosiak was in attendance. The home was built only in 2020-2021 having concrete slabs for the garage façade. Several concrete slabs were installed incorrectly and/or damaged during installation. Replacing

the slabs has proven difficult for the owners due to inconsistency with the material shades and lack of properly trained installers. The owner has opted for a more traditional natural stone instead. The applicant noted the material is coming from Canada and is three months out from order. Staff recommended approving the application and noted the stone will be complementary to the neighborhood.

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

#### 5. Single-Family, Major Alteration, Sketch

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

Staff presented detailed plans, existing house photos, and the project narrative for a major alteration sketch review for 14 Washakie Dr. Designated Project Representative, Jack Weldon, attended the meeting virtually.

The project includes a single garage-bay addition to the north side of the existing garage, as well as an attached two-story addition located in the Northwest corner of the property and tied into the existing house near the garage.

The two-story addition would total 1,670 square feet of habitable living space.

Staff confirmed the height calculation complies with Cascade Covenants.

**Motion made by Clay Lorinsky to approve the application as presented; seconded by Maggie Good. Motion passed unanimously.**

#### 6. Single-Family, Major Alteration, Sketch

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

Staff presented a major alteration application submitted by the Mroz family for a 24' x 13' addition to their home on Little Coyote Rd. The committee requested a site survey and architectural rendering or picture that represents the proposal in more detail.

**Motion made by Clay Lorinsky to table the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.**

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

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

Staff presented sketch plans for new construction on the corner of Half Moon Court and Little Coyote. The proposed home consists of six bedrooms and six bathrooms and would have 4,760 square feet of livable space.

The project's designated architect, Nate Drinkwine, attended the meeting virtually. Nate noted they intend to preserve as many trees as possible.

The committee expressed concern that the side of garage facing the neighbors does not include an architectural feature to break up the (garage) wall.

**Motion made by Maggie Good to approve the application as submitted subject to the applicant adding windows to the side of the garage; seconded by Clay Lorinsky. Motion passed unanimously.**

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

- e. BSOA: #06068A Michael Strickland, Esq.

Legal: Cascade

Block 4, Lot 278

Street: 9 Little Thunder Rd

Staff presented an application for sketch review for new construction on Little Thunder. The plans include a 4,024 square foot single-family two-story home with a detached garage. Don Brown and Wilbur Hill, the project representatives joined virtually from Montgomery, AL.

Staff noted that although the applicant has not yet secured a Montana licensed engineer or surveyor, they are considering IMEG, pending approvals.

The applicant requested an Exception to the Design Regulation 5.9 Roof Length and BSAC feedback for a variance request from Madison County to extend the home outside the building envelope in two places.

The committee requested that the architects break up the uninterrupted roof line by adding an architectural feature to the roof ridge and provide proof of hardship for the extension of the home outside the building envelope.

**Motion made by Clay Lorinsky to table the application as submitted; seconded by Stacy Ossorio. Motion passed unanimously.**

**9. Single-Family, Major Alteration, Final**

- f. BSOA: #06360 Karl & Kindra Kirkeby

Legal: Cascade

Block 6, Lot 360

Street: 18 Low Dog Rd

Staff presented the final review for the Kirkeby residence on Low Dog Rd. The Designated Project Representative, Craig Work, was in attendance.

Components of the sketch review were revisited to ensure compliance; a variance to the Cascade Covenants for height and an Exception to the Design Regulations 5.9 Roof Length were previously approved by the BSAC.

Staff noted the applicants will not be updating their lighting and landscaping plans and the site will be restored to its existing condition once construction is complete.

Craig brought the physical materials for review: all materials match the existing structure except for the decking material and the railing which are to be updated to a Trex composite material and metal.

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

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

- g. BSOA: #07716 John & Kate Skelly  
Legal: The Ranches at Yellow Mountain  
Block, Lot 4A  
Street: Upper Chief Joseph Rd.

Staff presented the final plans for the new construction of the Skelly residence on Upper Chief Joseph Rd. The final plans included a variance application for the 100' setbacks required by The Ranches at Yellow Mountain., materials, lighting, and landscaping plans.

The owner, John Skelly, attended the meeting via Zoom as well as the Designated Project Representative, Jackson Trout.

Staff noted that adjacent neighbors' written approvals had been received for the variance request and includes only the single-family dwelling and not a barn structure.

The lighting plan is to feature four-inch round LED reflector inserts, Monopoint and sconces that are minimally placed and dark sky compliant. The materials presented included a Midnight Black shingle, a matte black standing roof seam, Glacier grey soffit, Aspen gray composite decking, a steel railing in black, Aquafer Shale in vertical siding and Ranchwood Artisan Dusk timbers. Chief Cliff Perma stone will be used for the retaining wall.

The landscaping plan will add three quaking aspens, blue oat grass, three Douglas fir's and ten Norway spruce. Feather reed grass and walkers catmint will also be added for aesthetics.

**Motion made by Stacy Ossorio to approve the applications; seconded by Clay Lorinsky. Motion passed unanimously.**

**11. Discussion Items**

- h. BSAC Staff Submittals & Presentation
  - aa. Grant Hilton proposed that staff forward meeting materials to the committee no later than two days prior to a scheduled BSAC meeting to ensure the committee has adequate time for review.

**12. Adjourn – The meeting adjourned at 10:38 AM.**

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Stacy Ossorio, BSAC Chair