



Architectural Committee Meeting Minutes – June 1, 2023

BSAC/Staff in Attendance:

Stacy Ossorio, Chair
Maggie Good-Virtual
Brad Reierson
Suzan Scott
Lisa Hoogenboom
John Seelye

Guests in Attendance:

Jeff Alger
Dillon Lejuene
Kenny Holtz – Project Rep
Trudy Bussinger
Michael Vlasses

Project Attending For:

30 Yellowstone Spur Rd. #00095
2715 Little Coyote Rd. #04419
MN Yellowtail Partners LLC #07716
MN Yellowtail Partners LLC #07716
MN Yellowtail Partners LLC #07716

Guests Joining Virtually:

LeAnn Adams 3003 Two Moons Rd. #04329
Ben McCann 10 Speaking Eagle Rd. #06170A
Tom Kirk 2715 Little Coyote Rd. #04419
Matt Lucas 12 Cheyenne Rd. #06015
Sara D’Agostino 12 Cheyenne Rd. #06015
Robert Schlimgen -Rep 10 Speaking Eagle Rd #06170A
Bruce Pallante MN Yellowtail Partners LLC #07716
Jim Akers MN Yellowtail Partners LLC #07716
Colleen Kennedy MN Yellowtail Partners LLC #07716

1. Membership Forum – None

2. Call to Order – The Chair called the meeting to order at 9:03 AM.

3. Meeting Minutes – May 18, 2023, Staff noted two clerical corrections made by Maggie Good.

Motion made by John Seelye to approve the May 18, 2023; seconded by Stacy Ossorio. Motion passed.

4. Single-Family, New Landscaping, Project Extension

- a. BSOA: #04329 Adams
Legal: Meadow Village
Block 3, Lot 29
Street: 3003 Two Moons Rd

Staff presented a request for a landscaping extension for the new home located on Two Moons. The final plans for the home were reviewed and approved by BSAC on December 19, 2019. The construction has since been completed and that portion of the Performance Deposit released. Staff completed an aesthetic review of the landscaping and found the installation has not yet begun. The owner disclosed she has had difficulty in finding a company to do the work and informed the committee that she and her husband will do the installations themselves this summer. When the

committee inquired if she has experience with landscaping installations, she said her husband used to install irrigation systems for a living. Staff confirmed the revised landscaping plans presented were previously approved by BSAC on June 10, 2021.

Motion made by John Seelye to approve the landscape extension until September 1, 2023; seconded by Stacy Ossorio. Motion passed unanimously.

5. Single-Family, New Construction Project Extension

- b. BSOA: #06170A REBS LLC
Legal: Cascade
Block 3, Lot 170A
Street: 10 Speaking Eagle Rd

Staff presented a project extension request for a new home being built on Speaking Eagle. BSAC approved the final plans for the home on June 18, 2020. A performance deposit was posted on October 1, 2020. Ben McCann, the project representative, joined the meeting virtually. Ben informed the committee that he joined the project only eight months ago, as the General Contractor before him backed out, and had to make corrections to the framing and concrete. Ben expressed that he is confident that the construction will be completed by August 2023. He noted the interior is almost complete, the asphalt is being laid in June and the landscaping will follow.

Motion made by John Seelye to approve the construction extension subject to the conditions stated below; seconded by Maggie Good. Motion passed unanimously.

The approval for extension included the following conditions:

1. All construction, including the installation of asphalt, be complete by August 1, 2023;
2. Landscaping must be complete by year-end, December 31, 2023;
3. BSAC will retain the full Performance Deposit until both the construction and landscaping are complete, and that staff has confirmed.

6. Single-Family, Minor Alteration

- c. BSOA: #00095 Alger
Legal: Meadow Village
Yellowstone Condo
Street: 30 Yellowstone Spur Rd Unit B

Staff presented a minor application to replace nine single-pane windows at Unit 30B of Yellowstone Condominiums. The owner, Jeffrey Alger, was present and noted he will be matching the color and style of the older windows and replacing them with aluminum clad double-pane glass. Staff noted Yellowstone Condominium has already approved this request and their approval has been recorded.

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

7. Single-Family, Minor Alteration

- d. BSOA: #04419 Kirk
Legal: Meadow Village
Block 4, Lot 19
Street: 2715 Little Coyote Rd

Staff presented an application for a partial roof replacement on Little Coyote Rd to replace the existing roof shingles with Burnished Slate steel panels, replace the underlayment and finishing accessories. The steel panels are to be 18-inches wide and have a 2-inch seam. Construction is to commence mid to late June pending material availability and BSCA approval. The new roof will take approximately 2-3 weeks weather permitting.

Motion made by John Seelye to approve the application as submitted, with the recommendation of adding snow stops, and subject to the conditions stated below; seconded by Brad Reiersen. Motion passed unanimously.

The approval included the following conditions:

1. A site map of construction staging; to include the dumpster location on driveway;
2. If you must park a trailer on the road, park on one side and implement cones for safety.

8. Single-Family, Minor Alteration

- e. BSOA: #04623 Staples
Legal: Meadow Village
Block 6, Lot 23
Street: 2230 Spotted Elk Rd.

Staff presented an application for exterior painting for a home on Spotted Elk Rd in Meadow Village. The owner Lindsay Staples joined the meeting virtually. The exterior of the home has begun to fade and chip, and the owners have requested BSAC approval to change the color to a matte black called, Caviar SW 6990, and touch up the existing white trim. The committee was presented with a mock rendering to show what the house would like with the updated color. With BSAC approval the owners plan to complete the painting this summer.

Motion made by John Seelye to approve the application as submitted; seconded by Maggie Good. Motion passed unanimously.

9. Single-Family, Demolition & New Construction, Sketch

- f. BSOA: #06015 Matt & Maureen Lucas
Legal: Cascade
Block 1, Lot 15
Street: 12 Cheyenne Rd

Staff presented two requests for BSAC approval:

- 1). Approval to demolish the existing structure down to the foundation and:
- 2) Approval for a sketch review for new construction

1). The existing log home that the applicants have requested to demolished has 3,142 square feet of habitable space, with a 626 square foot garage and a 58 square foot mechanical room, for a total gross square foot of 3,826. The existing foundation would remain, and the floor framing would be lowered. The committee requested a separate Performance Deposit for the demolition in the amount of \$10,000 to cover the costs of land reclamation in the event that the new home is not approved at Final Review, or the project does not come to fruition.

The committee imposed a 6-week duration for the demolition and removal of the existing house, once the Performance Deposit has been posted by the BSAC. Other conditions of approval are that the applicants provide a construction staging site map and a formal contingency and restoration plan for the demolition.

2). Staff presented a Sketch Review for a contemporary new home for the Lucas Family. The architect and project manager, Sara D'Agostino, was present and provided an overview of the project. The proposed home will have 4,970 square feet of habitable space and a total gross area is 6,646 square feet. The home will be constructed within the required setbacks. The homes roof overhangs encroach a maximum of 24 inches into the setbacks.

The existing footprint of the log home will be expanded to the north for a single-story, three-car garage, and to the south for a two-story master and guest suite.

The design of the new home complies with the Design Regulation and Cascade Covenants.

Motion made by John Seelye to approve the demolition and removal of the existing home down to the foundation subject to the conditions stated below; seconded by Brad Reiersen. Motion passed unanimously.

The approval included the following conditions:

1. A Performance Deposit of \$10,000.
2. A project contingency and site reclamation plan for the entire property.
3. A maximum duration of 6-weeks to demolish (defined as leaving current construction components) from the time the Performance Deposit has been posted.
4. The removal of all demolition debris.
5. A site map of construction staging; to include the dumpster location on driveway.

Motion made by John Seelye to approve the sketch application as submitted for New Construction and noted that this motion is independent from anything related to the demolition; seconded by Stacy Ossorio. Motion passed unanimously.

10. Discussion Items

- a. MN Yellowtail Partners #07116

The Project Representative for MN Yellowtail Partners LLC, Kenny Holtz, joined the meeting to discuss the June 1, 2023, deadline imposed by the motion made by BSAC on March 2, 2023, see below.

Motion made by Grant Hilton to approve Option A or Option B subject to Kenny Holtz confirming which plan will be executed by June 1st, 2023, and that the conditions listed below are met prior to construction; seconded by Clay Lorinsky. Motion passed unanimously.

Mr. Holtz interpreted the motion as having until the end of day to submit a letter with his decision as to whether he will execute Plan A, or Plan B. He noted that the conversation needs to continue with the county, and he may request a 6-week extension from the committee for this decision. Kenny confirmed that the utility work that is currently underway works for both plans. Teton Condo owner, Michael Vlasses was present and inquired if anything had changed [with Plan B] from a fire and safety standpoint and questioned the validity of Plan B. Kenny confirmed the BSFD has already approved both Plans, A & B, and noted BSFD approval is specific to each structure, and Option B would give Teton owners access to the public road right-of-way.

The committee was briefed on the conditions of approval; seven of the nine conditions listed as part of the motion have been met. The two outstanding items must be met prior to construction. Kenny has posted a Performance Deposit for the site disturbance and utility work.

The committee agreed that per the motion, Kenny must pick A or B by the end of the day to comply or request an extension.

11. Adjourn – The meeting adjourned at 10:50 AM.

Stacy Ossorio, BSAC Chair