



Architectural Committee Meeting Minutes - August 17, 2023

BSAC/Staff in Attendance:

Stacy Ossorio, Chair
Maggie Good-Virtual
Clay Lorinsky
John Seelye

Brad Reiersen
Suzan Scott
Lisa Hoogenboom

Guests in Attendance:

Michael Boyer
Jeff Alger
Kenny Holtz
Jeff MacPherson

Project Attending For:

#07099 510 Little Coyote Rd.
#00095 30B Yellowstone Spur Rd.
#312184 MN Fairways Partners BSCO 25 Seeway Rd.

Guests Joining Virtually:

Robb Schlimgen
Sara D 'Agostino

#06023 Lot 23 Washakie Rd.
#06015 Lot 15 Cheyenne Rd.

1. Membership Forum - None

2. Call to Order - The Chair called the meeting to order at 9:07 AM.

3. Meeting Minutes -

August 3, 2023, Minutes

Motion made by Clay Lorinsky to approve the August 3, 2023 Meeting Minutes as revised; seconded by John Seelye. Motion passed unanimously.

4. Single-Family, Minor Alteration

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

The owner of Yellowstone Condo 30B would like to replace three doors. The request has already been approved by the Yellowstone Condo HOA. Front Door:

Craftsman Style, Coco color to match exterior trim 1/4 light. clad door Upstairs deck and master bedroom door:

Full glass, coco color to match, clad door. 3 storm doors on exterior to match existing

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

5. Community Chapel, Major Landscaping Alteration Sketch

b. BSOA: #07099 The Big Sky Chapel

Legal: Meadow Village

NO 1 2ND Filing

Street: 510 Little Coyote Rd.

The project design will add 30 parking spots to newly surfaced areas of Chapel property extending north from the existing parking area. Additionally, four new spaces will be added on existing paved area, including two additional handicap spaces. An additional parking lot access from Little Coyote Rd is being added directly across from the BSWSD driveway to alleviate entrance/exit congestion and is being coordinated with Tiger grant pathway construction. Four additional parking lot light base islands are included for dark-sky friendly lighting used as needed. Each light island will have a xeriscape planting and the evergreen screen along Little Coyote and are to be extended along the full length of the parking expansion.

The Chapel has invested approx. \$30,000 in prep work and include a survey, Geotech and engineering work, relocation of the existing Chapel outbuilding, and detailed location of the water line crossing Chapel property that supplies BSWSD treated wastewater to the golf course for irrigation.

Motion made by Grant Hilton to waive the Review Fee as the entity is a non-profit; seconded by Stacy Ossorio, Motion passed unanimously.

Motion made by Grant Hilton for the BSOA to share with the applicant the BSOA parking design plans to work together so that 1) the entrance and exits are subject to further discussion based on work that the BSOA is doing for a parking area that is contiguous to this project, and 2) that both parties shall meet to further discuss the design 3) the design shall include 7-8 additional conifers that are 8-10 feet in height and lighting shall be dark-sky compliant complete with hoods that match closely to the existing lights, 4) that both parties are subject to a mutual agreement, and 5) allow an exception for the application to be resubmitted as revised to show both parties have access to a paved entrance.

6. Community, Major Alteration Landscaping Final

c. BSOA: BSCO

Legal: Cascade
Block 4, Lot 267
Street: 25 Seeway Rd.

Staff presented a Sketch Review for three Major Alteration projects from the BSCO for the community park improvements: the expansion of skate park, the pump track expansion, and the playground.

Expansion of skate park

- BSCO is working with the original designer and builder, Dreamland Skate Park LLC.
- Originally constructed in 2012, the skate park was the first, most “advanced,” phase of the overall design.
- This next phase of the skate park design will focus on beginners; progression ramps and a street section.
- Footprint expands by 5,000 square feet.

Pump track expansion

- Pump track is in close proximity to skate park; the contractors will use a shared construction staging area.
- Constructed in conjunction with SWMMBA & Integrated Trail Lab.
- Objection is to create a larger and more durable surface track for community.
- Footprint will double in size; the surface will be asphalt.
- Pump track will allow progression for all ages.

Playground

- All abilities playground
 - As a 501c(3) Community Organization, they have requested in writing that the Review Fee to be waived.

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

7. Single-Family, New Construction Sketch

d. BSOA: #06023 High Peak Enterprises, LLC

Legal: Cascade
Block 1, Lot 23
Street: Lot 23 Washakie Rd.

8. Single-Family, New Construction Final

e. BSOA: #06015 Lucas

Legal: Cascade
Block 1, Lot 15
Street: Cheyenne Rd.

9. **Multi-Family, Project Update**

f. BSOA: #312184 Fairways

Legal: Meadow Village
#1 2nd Filing Tract E Plat 1-12
Street: 2184-2188 Little Coyote Rd.

The following Motion was made on April 6, 2023:

Motion made by Maggie Good to approve the extension of (a) Building 3 to be complete by June 1, 2023, (b) Building 4 to be complete by July 1, 2023, and (c) the landscaping for both to be complete no later than July 31, 2023; seconded by John Seelye. Motion passed.

Motion made by Clay Lorinsky to issue a \$500/day fine beginning August 1, 2023 until construction is complete for all buildings, and if construction is not complete by September 30, 2023, the committee shall be updated at a BSAC meeting by the Project Manager; and approve the Landscaping Extension until September 30, 2023; seconded by Brad Reiersen. Motion passed 3:1.

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

10. **Discussion Items**

- a. Design Regulation Amendment Review
- b. Member Compliance
- c. Staff Approval & Releases
- d. Performance Deposit Tracking

11. **Adjourn** – The meeting adjourned at 10:53 AM.

Stacy Ossorio, BSAC Chair