



**Architectural Committee Meeting Minutes – August 3, 2023**

<b><u>BSAC/Staff in Attendance:</u></b>	<b><u>Guests in Attendance:</u></b>	<b><u>Project Attending For:</u></b>
Stacy Ossorio, Chair	MaryAnn Comstock	#05202 2410 Dull Knife Lane
Maggie Good-Virtual	Sara D’Agostino	#06015 12 Cheyenne Rd.
Clay Lorinsky	Whitney Montgomery	BSCO 25 Seeway Rd.
John Seelye	Greg & Cynthia Oswald	#15 Washakie Rd.
Brad Reierson	Jeff MacPherson	BSCO 25 Seeway Rd.
Suzan Scott	Joe Schwem	#07509 Lot 3 Moosewood Rd.
Lisa Hoogenboom	Kenny Holtz	#312184 MN Fairways Partners
		#07107 MN Yellowtail Partners
		#06015 12 Cheyenne Rd.
	Sara D’Agostino	
	<b><u>Guests Joining</u></b>	
	<b><u>Virtually:</u></b>	
	Allie Epstein	#312184 MN Fairways Partners
	Craig Brown	#06278 29 Rising Bull Rd.
	Michelle Horning	#02723 214 W Pine Cone Terrace
	Ross Eberlein	#00091 44B Yellowstone Spur Rd.
	Chris Straus	#05202 2450 Dull Knife Rd.
	Brian Lubin	#07509 Lot 3 Moosewood Rd.
	Colleen Kennedy	#07107 MN Yellowtail Partners
	Robb Schlimgen	#06023 Lot 23 Washakie Rd.
	George Mueller	#07107 MN Yellowtail Partners

**1. Membership Forum – None**

**2. Call to Order – The Chair called the meeting to order at 9:06 AM.**

**3. Meeting Minutes –**

July 20, 2023, Minutes

**Motion made by Brad Reierson to approve the July 20, 2023, Meeting Minutes; seconded by John Seelye. Motion passed.**

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

- a. BSOA: #312184 Fairways  
 Legal: Meadow Village  
 #1 2<sup>nd</sup> Filing Tract E Plat 1-12  
 Street: 2184-2188 Little Coyote Rd.

Staff requested the Project Manager for MN Fairways Partners, Kenny Holtz, join the BSAC meeting to address the project deadline for Fairways buildings #3 and #4.

At the April 6<sup>th</sup>, 2023, BSAC meeting, Kenny had requested a Project Extension and projected 4-6 weeks to substantially complete building #3, and 12 weeks for substantial completion of building #4. The landscaping was estimated to be complete for both buildings #3 and #4 no later than July 31.

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.**

Kenny Holtz presented a second Extension request at the August 3, 2023, BSAC meeting. Kenny said the delay of completion was due to vehicle reduction on site resulting in a slow-down and noted the final landscaping efforts will likely slip into September.

Staff informed the committee of the after-hours noise complaints that have been documented in the last three months. A BSOA Member was present virtually to make a statement of impact.

The committee presented a reduced fine in exchange to waive the formal staff procedure which Kenny did not accept, and a Motion was made.

Subject to staff following the procedures as laid out in the BSOA Enforcement Resolution, the following draft Motion was made:

**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 Reierson. Motion passed 3:1.**

## 5. Single-Family, Major Alteration Modification

- b. BSOA: #06278 Brown  
Legal: Cascade  
Block 4, Lot 278  
Street: 29 Rising Bull Rd.

Staff presented a modification for a Major Alteration for a current project on Rising Bull Rd.

The Owner Applicants had recently been approved to add a workshop adjacent to their garage. Soon after the project commenced it was determined that there was inadequate room on the side of the new shop for the width of a plow truck. A plow truck must be able to pass on the side of the structure to access the propane tank, which is located behind the garage. Cascade Covenants setbacks require no less than 25 feet from the front lot line. Although the site plan indicates the structure is adjacent to the setback, the stamped survey provided indicates there is 30 feet. Therefore, the request to extend the width of the driveway two feet would not encroach into the front lot setback. The discrepancy of the Final Plan and site survey have been noted and filed.

**Motion made by John Seelye to approve the modification; seconded by Stacy Ossorio.  
Motion passed unanimously.**

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

- c. BSOA: # 02723 Horning  
Legal: Aspen Groves  
Block C, Lot 23  
Street: 214 West Pine Cone Terrace

Owner Applicant, Michelle Horning attended the meeting via Zoom and requested approval to update the exterior paint color, of her home on West Pine Cone Terrace, to Sherwin Williams Woodland SW3402. The trim will remain the same color. The doors and window frames are metal and will not be painted. Michelle noted the house was built in 2006 and has not been repainted since.

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

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

- d. BSOA: # Kilgore  
Legal: Meadow Village  
Silver Bow Condos  
Street: 2225 Black Otter Rd.

The applicant was not present for the meeting.

**No Motion was made.**

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

- e. BSOA: #00091 Manning  
Legal: Meadow Village  
Yellowstone Condos K-11

Street: 44B Yellowstone Spur Rd

Staff presented plans for a Minor Alteration at 44B Yellowstone Condo. The project scope includes the removal of existing original wood windows and installation of new Andersen wood windows (matching the existing sizes) with dark bronze exterior cladding to match existing brown as closely as possible, trim and trim finish color to match. The removal of the existing exterior doors and installation of new. The elevated deck will be removed and replaced. A concrete pad at lower rear entry to primary bedroom (in lieu of existing dirt/soil at entry), will be poured.

Staff confirmed that the Yellowstone Condo HOA approval has been received and filed.

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

## 9. Community, Major Alteration Sketch

- f. 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.

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

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

- g. BSOA: #05202 Straus  
Legal: Sweetgrass Hills  
Block 2, Lot 2  
Street: 2450 Dull Knife Rd

Staff presented the Sketch Review for the Straus Cabin. The cabin will be two-stories and 5,410 square feet. The Owner Applicants previous application had been denied at the April 6, 2023 meeting for height and the following adjustments were made: the main roof ridge was lowered, the slope of the roof was adjusted, the windows in the vaulted entry were edited and adjustments were made on the north side if the garage. Staff noted the modified design complies with the Design Regulations and the Sweetgrass Hills Covenants.

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

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

- h. BSOA: #06023 High Peak Enterprises, LLC  
Legal: Cascade  
Block 1, Lot 23  
Street: Lot 23 Washakie Rd.

Prior to the meeting, the BSFD confirmed they would not endorse a driveway slope of 16% and subsequently the Project Representative requested to withdraw the application as submitted.

**No Motion was made.**

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

- i. BSOA: #07509 Lubin  
Legal: North Fork Creek  
Plat J-247, Lot 3  
Street: Lot 3 Moosewood Rd.

Staff presented the Final Plans for the Lubin residence, a two-story single-family home with three bedrooms. The home will have a total living area of 1955 square feet. The home will be finished with horizontal siding and vertical siding, MTP "Ranchwood" Yellowstone cedar, MTP "Aquafir" Hazelnut cedar, cut Stone - Montana Moss rock, fascia - a two part Rollex

black metal, clad windows and patio doors – fiberglass “black,” metal roofing – standing seam “matte black” and soffits MTP “Aquafir” Qwyee cedar.

The Lighting Plan details dark-sky compliant sconces by Lanterra and Halo RL4-DM.

The landscaping plan is minimal and includes reseeding all disturbed areas with Circle S dry lawn mix and interspersed dwarf Mugo pines.

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

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

j. BSOA: #06015 Lucas

Legal: Cascade

Block 1, Lot 15

Street: Cheyenne Rd.

Substantial changes in the plans warranted a second Sketch Review for the Lucas home. The following design changes have occurred since the previous Sketch plan was reviewed: The footprint and square footage of the home have been reduced, the garage has been reduced by 143 square feet, from 1,510 to 1,367, the lower level has been reduced by 753 square feet, from 2,212 to 1,459, the main level has been reduced by 577 square feet from 2,758 to 2,181. Overall, the habitable square footage was reduced by 1,331 square feet from 4,970 to 3,639 sf.

The previous expansion to the south was removed, accounting for this square footage change. The north elevation remained the same from the sketch review submittal. The East, South, and West elevations were revised with the reduction of footprint, however the aesthetic remained the same.

The west outdoor area was changed from a deck to a slab on grade patio.

With the reduction in building footprint, the home's roof overhangs now only encroach a maximum of six inches into the setback along the west property line.

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

### **14. Discussion: MN Yellowtail Partners**

Concerned neighbors of the MN Yellowtail Project requested clarification regarding project phasing. It was determined, that although the Project Manager chooses to use the language “phases” and “phasing,” in public, which is does not mean that the BSAC has granted or approved of any such project scope or approach.

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

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Stacy Ossorio, BSAC Chair