



Architectural Committee Meeting Minutes – February 20, 2025

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| <u>BSAC/Staff in Attendance:</u> John Seelye, Chair Ernie Chappell Vanessa McGuire Dave McCaffery Les Hopper Suzan Scott Lisa Chase Sam Luedtke | <u>Guests in Attendance:</u> Trevor Wilson Brandy Miller Joe Schwem <u>Guests Joining Virtually:</u> Linda & Fred Quirsfeld Brian Johnson Colleen McCaffery Craig, Formation Arc Mike Hartman Kindra Kirkeby | <u>Project Attending For:</u> #02704 526 Autumn Trail #02704 526 Autumn Trail #04213 2365 Curley Bear #02718 447 Nordic Lane #05410 146 Chief Joseph Trail #06360 18 Low Dog Rd. #04545 Lot 45 Little Coyote Rd. #06360 18 Low Dog Rd. |
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1. Membership Forum –

2. Call to Order – The Chair called the meeting to order at 9:04 am.

3. Meeting Minutes-

January 9, 2025, Meeting Minutes

Motion made by Dave McCaffery to approve the January 9, 2025, Meeting Minutes; seconded by Vanessa McGuire. Motion passed unanimously.

February 6, 2025, Meeting Minutes

Motion made by Ernie Chappell to approve the February 6, 2025, Meeting Minutes; seconded by Dave McCaffery. Motion passed unanimously.

4. Single-Family, Minor Alteration

- a. BSOA: #02718 Frederick Quirsfeld & Linda Campbell
Subdivision: Aspen Groves
Legal: Block C, Lot 18 & 19
Street: 447 Nordic Lane

Staff presented a Minor Alteration to replace a 25-year-old broken hot tub with a sauna from Mountain Hot Tub. The sauna will be placed on the existing concrete slab. The Lulea 4 is a 4-person sauna measuring 85" D x 100" W x 94" H.

Due to the nature of the structure and its shed-like appearance, the committee requested the applicants submit an application for Variance.

Motion made by Dave McCaffery to approve the request contingent the applicants submitting a Variance application, that the Variance fee is waived, and there is no opposition from adjacent neighbors; seconded by Vanessa McGuire. Motion passed unanimously.

5. Single-Family, Major Alteration Extension I

- b. BSOA: #06360 Karl & Kindra Kirkeby
Subdivision: Cascade
Legal: Block 6, Lot 360
Street: 18 Low Dog Rd.

Staff presented an Extension request for a Major Alteration on Low Dog Rd. The final approval was granted on May 18, 2023. The scope of the project entailed the addition of a bedroom suite above the garage, widening an existing dormer, and adding a deck covered walkway to link two existing decks. Owner, Kindra Kirkeby, attended the meeting by Zoom. Sewer line and electrical issues coupled with a heavy snow year has stalled the project completion. Ms. Kirkeby requested an Extension through October.

Motion made by Ernie Chappel to approve the Extension until November 1, 2025, seconded by Dave McCaffery. Motion passed unanimously.

6. Single-Family, New Construction Extension I

- c. BSOA: #05410 Ted Buchanan & Sally Corning
Subdivision: Sweetgrass Hills
Legal: Block 4, Lot 10
Street: 146 Chief Joseph Trail

Staff presented an Extension for New Construction on Chief Joseph Trail. The final review was approved on July 20, 2023. The new home is replacing the home that burned down in December of 2021. The single-level home will have a livable square footage of 2,500 square feet directly accessible to a 1200 square foot garage.

Brian Johnson, Project Representative, attended the meeting in person on behalf of the owner. Mr. Johnson requested an Extension for construction and landscaping until October 31, 2025.

Motion made by John Seelye to approve the Extension until October 31, 2025, seconded by Ernie Chappell. Motion passed unanimously.

7. Single-Family, Major Alteration, Final

- d. BSOA: #04213 Olson Trust
Subdivision: Meadow Village
Legal: Block 2, Lot 13
Street: 2365 Curley Bear Rd.

Staff presented the Final review for a Major Alteration on Curley Bear Rd. The Sketch Plan was reviewed on December 19, 2024, and the following Motion was made:

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

The home is currently 1,393 square feet on two levels and the existing garage is 498 square feet garage. The project entails adding a two-car garage addition in front of the existing garage and adding a larger entry mudroom in front of the existing entry, adding 797 square feet. The existing garage will be renovated to a new master suite.

The average height of the home will be 22'-5.25" based on a four-point calculation taken from the average finished grade. Four (4) dark-sky compliant sconces will be added to the addition. Disturbed areas will be restored. Materials will match existing.

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

8. Family, New Construction, Final

- e. BSOA: #04545 Hartman Homes of MT, LLC
Subdivision: Meadow Village
Legal: Block 5, Lot 45
Street: TBD Little Coyote Rd.

Staff presented the Final plans for New Construction on Little Coyote Rd. Mike Hartman, Owner and Project Manager, attended the meeting by Zoom.

The applicant proposes a 4-bedroom home with a walk-out basement. The total habitable square footage will be 4,196 and the garage and mechanical room 1,120 square feet.

The Sketch Plan was reviewed on December 19, 2024, and the following Motion was made:

Motion made by George Mueller to approve the Application roof-plan Option: A as submitted; seconded by Ernie Chappell. Motion passed unanimously.

The Approval included an Exception to Design Regulation 5.9 for the uninterrupted roof length (measuring 52'-6").

The home will be constructed with exterior cladding of primarily James Hardie siding prefinished in earth tone colors with a focus on a monochromatic theme. All columns and beams will be solid timber stained medium to dark colors.

The average height of the home will be 24.9375 based on a four-point calculation. The Lighting plan includes eight (8) sconces & one (1) recessed can above small garage door. The landscaping plan includes six (6) boulder retaining walls; all within the Design Regulations, hardscaping around the perimeter of the home, and sprayed hydroseed. The committee recommended irrigation to aid the hydroseed to which the applicant was open to.

Mr. Hartman confirmed he would add a temporary fencing component to construction staging for safety purposes and erosion control.

Motion made by Ernie Chappell to approve the application contingent on staff approving the lighting sconce; seconded by Dave McCaffery. Motion passed unanimously.

9. Single-Family, Non-Compliance

- f. BSOA: #02704 Trevor Wilson
Subdivision: Aspen Groves
Legal: Block C, Lot 4
Street: 526 Autumn Trail

Trevor Wilson and Brady Miller, BSOA Members, attended the meeting in person. Staff reported that the BSOA has received several complaints regarding hazardous road conditions located in front of 526 Autumn Trail. It was reported that Mr. Wilson has been taking snow from his driveway and creating berms on Autumn Trail to slow down construction vehicles. It was also reported Mr. Wilson has been adding salt to the road to create speed dips. Staff confirmed the Sheriff added cones on Friday, February 14, 2025, for safety.

Mr. Wilson confirmed he would cease adding snow to Autumn Trail.

Brandy Miller provided documentation dating back 10+ years highlighting Aspen Groves concern for road safety. Ms. Miller noted that there is a water sewer line under Autumn Trail creating the "dip" in the road.

Ms. Miller requested the electronic speed monitors be added to Autumn Trail. Sam Luedtke, BSOA Compliance Manager, confirmed he will be moving the sign later in the week.

The committee recommended that Members call the sheriff to report speeding violations.

Suzan Scott, Executive Director, added that the BSOA is initiating a Roads and Transportation Committee.

10. Multi-Family, RV Parking Resolution, Non-Compliance

- g. BSOA: #06545 Hill Condo Owners Association
Subdivision: Cascade
Legal: Block 1, T5 LA
Street: 22 Sitting Bull Rd.

At the February 6, 2025, BSAC meeting, staff presented complaints from BSOA Members regarding RV's, trailers and machines parked at the Hill Condo overflow lot. Although screening options were discussed, a short-term resolution has not been resolved.

Grant Jardine, Alpine Property Management and Hill Condo Representative, was not able to attend the meeting but requested the BSAC proceed with their review of the non-compliance vehicles.

The committee requested staff proceed with the Enforcement Resolution and made the following Motion:

Motion made by Ernie Chappell for staff to initiate the Enforcement Procedure to remove all non-compliant vehicles from the Hill Condo overflow lot by March 15, 2025; seconded by Vanessa McGuire. Motion passed unanimously.

11. Discussion - None

12. **Adjourn** - The meeting adjourned at 10:46am.

John Seelye, Chair