



Architectural Committee Meeting Minutes – June 19, 2025

BSAC/Staff in Attendance:

John Seelye, Chair
Cindy Miller
Lisa Chase

Guests in Attendance:

Russ Beck
Sara D’Agostino

Project Attending For:

#06242 15 Swift Bear Rd.
#06020 120 Cheyenne Rd.

BSAC/Staff Joining

Virtually:

George Mueller
Ernie Chappell
Dave McCaffery
Suzan Scott

Guests Joining

Virtually:

None

1. Membership Forum – None

2. Call to Order - The Chair called the meeting to order at 9:08 am.

3. Meeting Minutes-

May 22, 2025, Meeting Minutes

Motion made by John Seelye to approve the May 22, 2025, Meeting Minutes; seconded by Ernie Chappell. Motion passed unanimously.

June 5, 2025, Meeting Minutes

Motion made by Ernie Chappell to approve the June 5, 2025, Meeting Minutes; seconded by Cindy Miller. Motion passed unanimously.

4. Single-Family, Minor Alteration, After-the-fact

- a. #06242 ADE 1181, LLC
Subdivision: Cascade
Legal: Block 3, Lot 242
Street: 15 Swift Bear Rd.

Staff presented an After-the-fact review for a Minor Alteration for a roof replacement. On June 5, 2025, staff observed work taking place on the roof, prior to BSAC review and approval.

Russell Beck, new Owner and Project manager attended the meeting in person. Mr. Beck noted there had been interior damage due to a roof leak and was unaware that replacing shingles required architectural review.

The Owner confirmed the scope of the project was limited to replacing the cedar shakes with Malarky Windsor Scotchgard 50-Year Designer Shingle in 'Natural Wood'.

Due to the applicant's responsiveness, cooperation and materials compliance, staff made the recommendation to waive any After-the-fact fee.

Motion made by John Seelye to approve the Minor Alteration and waive an After-the-fact fee; seconded by Ernie Chappell. Motion passed unanimously.

5. Single-Family, Major Alteration, Final

b. #06020 Lone Peak Partners, LLC

Subdivision: Cascade

Legal: Block 1, Lot 20A

Street: 120 Cheyenne Rd.

Staff presented the Final review for a Major Alteration. The Sketch review was approved on May 1, 2025, and the following Motion was made:

Motion made by Ernie Chappell to approve the Variance Application and Sketch Plan review for Submittal Plan B, contingent upon no opposition from neighbors within the notification period. If neighbors remain opposed, the application will return to BSAC for further review; seconded by Dave McCaffery. Motion passed unanimously.

The project scope includes a remodel to the existing home and a new detached two-car garage. The site project scope includes a demo of the existing driveway and auto courtyard; the driveway will be re-vegetated with native plantings and the auto courtyard will become a stamped concrete patio.

The existing home has 3,157 square feet of habitable space, with a 579 square foot garage totaling 3,736 gross feet. The existing garage will be remodeled to become a finished habitable space. The exterior garage doors will be replaced with windows to match existing. The proposed conventional framed addition is a detached, two-car 903 square foot garage. A new lower sloped driveway will be constructed to the new garage.

The total area of both structures includes 3,736 square feet of habitable space and 903 square feet of inhabitable space for a total gross square foot of 4,639.

The addition will be constructed within the required setbacks. The detached garage & home's roof overhangs do not encroach the setbacks. The garage's max height is 15'-2" and complies with the Cascade Covenants (max. allowance 28 feet).

The construction staging plan noted that all staging, including a dumpster and porta potty will be kept on the property to the right of the driveway.

(4) Four dark-sky compliant sconces and (1) one dark-sky compliant motion detector light will be added to the new garage. Additionally, there will be (6) six bollard style lighting along the stone pavers to light the path to the main structure and provide safety.

(3) Three-tiered boulder retaining walls will be added to the east of the garage and along the path. An address monument marker will also be added. One tree may need to be removed. The applicant is also adding several new trees to add privacy.

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

6. Single-Family, New Construction Approval Acknowledgement

- c. BSOA: #06342 Terra Big Sky, LLC
Subdivision: Cascade
Legal: Block 6, Lot 342
Street: 34 Low Dog Rd.

At the last BSAC meeting staff presented the Final review for New Construction. The plans included a retaining wall to be in the side setback and encroaching in the Cascade recreational easement. As a condition of approval, the BSAC requested staff notify Boyne and that they have no objection.

Chad Wilson, VP of Development at Boyne Resorts approved the retaining wall to be built in the side setback on Lot 342 contingent that the BSAC and both adjacent landowners acknowledge that Big Sky Resort is unable to support any ski access, grooming or lift infrastructure (if ever built in the future) along this property line if the setbacks are not adhered to.

Staff confirmed the Owners of the adjacent lot (Lot 341) have acknowledged Boyne's statement, understand and approve.

Motion made by Ernie Chappell to acknowledge that Big Sky Resort may be unable to support any ski access, grooming or lift infrastructure where the retaining wall will be placed along this property line; seconded by George Mueller. Motion passed unanimously.

7. Discussion

- a. Performance Deposits
 - i. Staff presented a snapshot of current Performance Deposits on file.

8. Adjourn – The meeting adjourned at 9:3 am.

John Seelye, Chair