



Architectural Committee Meeting Minutes – December 5, 2024

BSAC/Staff in Attendance:

John Seelye, Chair
George Mueller
Ernie Chappell
Vanessa McGuire
Brad Reiersen
Dave McCaffery
Suzan Scott
Lisa Chase

Guests in Attendance:

Jamie Anderson
Beth Van Horn
Leif Johnson
Jack Hudspeth

Project Attending For:

#701XX 7 Sitting Bull Rd.
#06303 Lot 303 White Grass Rd.
#02523 1151 Andesite Rd.
#00128 2575 Curley Bear Rd. 128

Guests Joining Virtually:

Elliot Hansen	#06303 Lot 303 White Grass Rd.
Anna & Dean Dovolis	#06303 Lot 303 White Grass Rd.
Florin Ibrani	#06303 Lot 303 White Grass Rd.

- 1. Membership Forum** – Members Leif Johnson and Jack Hudspeth attended the meeting on behalf of the American Legion Post 99 to gain understating of the BSOA policy on American Flags. The American Legion has been manufacturing US Flags in the US for over 100 years and Post 99 donates American Flags and materials to BSOA Members.

Staff noted there is language in the Design Regulations regarding signs and site accessories, but it does not have specifications regarding flags.

The committee concurred Members have the right to fly an American flag. George Muller, Committee Member, noted that the legal Committee had determined the need to develop a design regulation so that a rule may be applied fairly and without discrimination. Until then, review requests on a case-by-case basis.

Staff will follow up with the Legal Committee, BSAC and Board regarding a proposal of language.

- 2. Call to Order** – The Chair called the meeting to order at 9:15 AM.
- 3. Meeting Minutes-**

November 7, 2024, Meeting Minutes

Motion made by John Seelye to approve the November 7, 2024, Meeting Minutes; seconded by Ernie Chappell. Motion passed unanimously.

BSOA Meeting Minutes –December 5, 2024

4. Multi-Family, Minor Alteration

- a. BSOA: #701XX Elkhorn Creek Lodges
Subdivision: Cascade/Elkhorn Creek
Legal: Block 1, TR 1
Street: 7 Sitting Bull Rd.

Jamie Anderson attended the meeting in person on behalf of Hammond Property Management and Elkhorn Creek Lodges to request approval for a Minor Alteration. The project entails adding a simple 4 x 4 three-sided woodshed to cover electrical components. The shed will look much like the sheds located at Beaverhead Condominiums but painted brown to blend with the natural surroundings in the summer months.

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

5. Single-Family, Minor Alteration

- b. BSOA: #02814 Lawrence & Chereen Pasternack
Subdivision: Aspen Groves
Legal: Block D, Lot 14
Street: 121 Silverado Trail

A project representative was not available at the time of the meeting; however, the hot tub is being delivered on December 18, 2024, ahead of the next BSAC meeting. As the applicant was proactive with her submittal, staff requested to waive an After-the-fact review and fee at the next meeting on December 19.

Motion made by John Seelye to *not* consider the submittal as an After-the-fact if presented at the December 19, 2024, BSAC meeting; seconded by Ernie Chappell. Motion passed unanimously.

6. Single-Family, New Construction Sketch, Exception & Variance

- c. BSOA: #06303 Florin Ibrani & Nissrine Nakib
Subdivision: Cascade
Legal: Block 4, Lot 303
Street: White Grass Rd.

Staff presented a modified Sketch Review, a modified Variance application and Exception to the Design Regulations for New Construction on Lot 303 White Grass. Owner Florin Ibrani attended the meeting by Zoom, as well as the architects Anna and Dean Dovolis.

The home will be a modern two-level structure comprised of 6,330 square feet that includes a two-car garage. The maximum overall height will be just under 21 feet taken from a four point calculation.

Originally the applicants had requested to move their Building Envelope approximately 100 feet up the Lot. Staff presented a modified Variance application that will shift the Building Envelope only 5 feet from where the platted envelope is located. The Variance request includes a portion of the garage foundation to protrude 7'-8" feet (north elevation) from the envelope.

The committee ensued discussion regarding shifting the foundation to be within the building envelope and granting an Exception to Design Regulation for the extended roof overhangs (butterfly roof overhangs will be 6 feet in length). A Variance to the Cascade Covenants requires a stated Hardship, where an Exception to the Design Regulations does not.

Where the roof exceeds 40 feet of uninterrupted length (49 feet on the west elevation), the applicants added cutouts over the windows to provide a light shaft over the glass. As the fascia will remain continuous, the committee did not consider the cutouts to be a true break in length.

Additionally, the modified plans have omitted the green/sod roof due to insurance issues. In lieu of a green roof indigenous rocks of various sizes will be added to the roof. The intent is for the house to blend in with the natural surroundings.

If an Exception to Design Regulation 3.6 Retaining Walls is required, it will be addressed at the Final Review.

There was no opposition from adjacent neighbors. Staff noted the applicants have placed story poles on Lot 303 that show the highest point of the home and corners.

Motion made by Ernie Chappell to approve the Sketch Plan and Variance application contingent on the foundation being adjusted to fit in the 50' Radius Building Envelope and to allow the roof overhang to exceed the Building Envelope with the Owners stated Hardship; seconded by Dave McCaffery. Motion passed unanimously.

The Approval included the following Exceptions:

Motion made by John Seelye to approve an Exception to Design Regulation 5.9 Roof Length for the uninterrupted roof length of 49-feet; seconded by Ernie Chappell. Motion passed unanimously.

7. Discussion

a. Design Regulations Revision

- i. Staff presented the proposal to increase the After-the-fact review fee at the November 15, 2024, Board meeting and the following Motion was made:

Motion made by Barb Rowley to approve increasing the after-the-fact fee from \$100 to a maximum of \$50,000, with the requirement that a justification be written for fees imposed; seconded by Vanessa McGuire. Motion passed unanimously.

b. Non-Compliance Reporting

- i. Staff reported they are diligently working to remove a cherry picker that has been parked on the corner of Swift Bear and Lone Mountain Trail for (3) months. If the owner does not come forward by Tuesday, January 10, 2024, the machine will be towed.
- ii. 1123 Andesite Rd Construction Vehicles- Walt Andrews
Staff have been working with Shon Ramey, Construction Manager, on solutions to parking issues. Construction trucks have been parked on the curvature of the road causing safety issues and neighborhood concerns. Mr. Ramsey reported that unexpected driveway work caused vehicles to park on the road and that portion of the job should be wrapped up by the end of week.
Staff requested no parking on the curve of Andesite and to minimize the number of vehicles by commuting.

c. Performance Deposit & Current Project Snapshot

- i. Site inspections have slowed down. Staff will be performing on audit in January and bring in any member that is due for project extension. All overdue landscaping projects will also be addressed, and those members will be invited to attend a BSAC meeting at the end of April.

d. Staff Updates

- i. MGCOne is now being utilized for architectural neighbor notifications. Starting January 1st architectural applications will be accepted through the member portal.

8. Adjourn – The meeting adjourned at 10:49 AM.

John Seelye, Chair