



Architectural Committee Meeting Minutes – October 3, 2024

<u>BSAC/Staff in Attendance:</u> John Seelye, Chair George Mueller Ernie Chappell Vanessa McGuire Dave McCaffery Suzan Scott Lisa Chase	<u>Guests in Attendance:</u> None	<u>Project Attending For:</u>
	<u>Guests Joining Virtually:</u> David Guetschow Jesse Kjelsrud Dean and Anna Dovolis Florin Ibrani Stacia Czartoski Kris Nunn Steve Chernausek	 #05304 2680 Raining Face Rd. #05304 2680 Raining Face Rd. #06303 Lot 303 White Grass Rd. #06303 Lot 303 White Grass Rd. #02711 139 Nordic Lane #04630 2350 Spotted Elk Rd. President, Aspen Groves OA

- 1. **Membership Forum** – None
- 2. **Call to Order** – The Chair called the meeting to order at 9:03 AM.
- 3. **Meeting Minutes-**
September 5, 2024, Meeting Minutes
September 26, 2024, Meeting Minutes

No Motion made. Minutes are to be presented at the next BSAC meeting.

- 4. **Single-Family, Site Accessory**
 - a. BSOA: #04503 Erin Flaherty
Subdivision: Meadow Village
Legal: Block 5, Lot 3
Street: 1855 Little Coyote Rd.

On behalf of the Owner, Erin Flaherty, staff requested the committee make an exception to review a site Accessory without a Project Representative. Due to the nature of Ms. Flaherty’s career, she is unable to attend Thursday morning meetings.

Staff then presented plans for a site Accessory: a rusted metal moose sculpture measuring 78 inches tall, 64 inches long, and 28 inches wide. The material will complement the corrugated metal accents on the home. The sculpture will be placed on the flat area, in front of the window, on the south of the home, east of the driveway.

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

5. Single-Family, Minor Alteration Material Approval

b. BSOA: #05304 Janell C. Weber Trust

Subdivision: Sweetgrass Hills

Legal: Block 3, Lot 4

Street: 2680 Rain in Face Rd.

David Guetschow, Project Manager, attended the meeting by Zoom.

On September 26, 2024, BSAC approved a roof replacement for 2680 Rain in Face Rd. contingent on staff reviewing the material. Staff received the sample and due to the unique color, staff requested the committee review the sample for approval.

The committee expressed concerns that the material is reflective.

Jesse Kelsrud, of Great Northern Metal Company in Bozeman, also attended the meeting by Zoom. Mr. Kelsrud noted that Galvalume comes in only one color (a light gray) and that the product is acrylic coated, solar reflective and will dull from installation and continue to dull over time. He also noted that the acrylic coated Galvalume is lower on the solar reflective index than many paints including white: Galvalume is 56 on the solar reflective index and whites can be in the high 70's.

Mr. Guetschow's intent is to replace the cedar shake roof with a more sustainable product, and he stated that Galvalume's lifespan could reach 60-70 years.

Staff noted trees surround most of the home, and the neighbors that may see a portion of the roof are uphill. The applicant was open to adding natural landscape screening, such as conifers, in the future, if need be.

Motion made by John Seelye to approve the application as submitted, and if an uphill neighbor has an issue due to the material a Landscaping Plan be submitted for review; seconded by Brad Reiersen. Motion passed unanimously.

Single-Family, Minor Landscaping Alteration

c. BSOA: #02711 Tim & Stacia Czartoski

Subdivision: Aspen Groves

Legal: Block C, Lot 11

Street: 139 Nordic Lane

By shifting the building envelope north, the applicant believes it will help minimize the amount of soil disturbance and tree removals. Additionally, the structure will be shifted away from where water would naturally pool at the lower portion of the Lot.

Owners of Lot 304 expressed opposition to moving the building envelope north 100 feet as the homes would then be only 53 feet apart corner to corner. And although the orientation of the existing home on Lot 304 faces the west, the owners do have a rear bedroom balcony that faces Lot 303.

The owners of Lot 250, north of Lot 303, have also stated opposition: they are worried the new build will interrupt their viewshed and believe the originally platted building envelopes in Cascade should be honored.

The Exception to Design Regulation 3.6 Retaining Walls, is for the height of the retaining wall to be located to the north, and adjacent to the garage. The retaining wall is currently proposed to be 8 feet in height (exceeding the maximum allowable height of 4-feet). The committee made a recommendation to add downlights on the wall.

The applicants also requested an Exception to Design Regulation 5.9 Roof Length to allow the continuous roof line on the east "wing" to exceed the maximum allowable length of 40 feet without an architectural feature (49 feet in length). The committee requested the applicants add a feature, such as a break or jog of the roofline, to break up the 49 feet of continuous roofline.

Additionally, the applicants presented plans to add green roof components. A sprinkler system for the green roof will be incorporated.

Regarding the Variance application, the committee concurred that the applicants should work with adjacent neighbors for resolution or a compromise.

Mr. Dovolis suggested they develop story poles to demonstrate the proposed location and height, provide a refined Landscaping Plan to emphasize concept and natural screening, and produce an updated site plan that shows the locations of adjacent homes in relation.

Motion made by John Seelye to table the application; seconded by Dave McCaffery. Motion passed unanimously.

7. Single-Family, Major Alteration Final

- e. BSOA: #04630 Robert Rowe & Melanie Ann Reynolds
Subdivision: Meadow Village
Legal: Block 6, Lot 30
Street: 2350 Spotted Elk Rd.

Staff presented the Final Plans for a Major Alteration. Kris Nunn, Project Representative, attended the meeting by Zoom.

The scope of the project entails a two-story addition consisting of a new garage with exercise area to the rear and an upstairs featuring two bedrooms, laundry, and office space with attic above.

The BSAC approved the Sketch Plan on August 15, 2024, and the following Motions were made:

Motion made by John Seelye to approve the Sketch application contingent on staff receiving a written letter from Boyne stating no opposition; seconded by Ernie Chappell. Motion passed unanimously.

Motion made by John Seelye to approve an Exception to Design Regulation 3.2 for the roof overhangs to encroach in the setback an additional 3 feet, 4 inches; seconded by Maggie Good. Motion passed unanimously.

Staff received an email from Chad Wilson of Boyne, stating no opposition

Landscaping will entail remediation using a native grass mix and wildflowers. The existing garden bed will be rooted and stored among the conifers and replanted after construction. The lighting plan introduces new dark-sky compliant sconces on the main house and one on the addition to match.

Motion made by Ernie Chappell to approve the application as submitted; seconded by Dave McCaffery.

8. **Adjourn** - The meeting adjourned at 10:43 AM.

John Seelye, Chair