



Architectural Committee Meeting Minutes – March 5, 2026

<p><u>BSAC/Staff in Attendance:</u> John Seelye, Chair Vanessa McGuire Dave McCaffery Holly Coltea Lisa Chase Sam Luedtke</p>	<p><u>Guests in Attendance:</u> Jeffrey & Nicole Bloomfield Tony Roberts, Jr. Jerad Biggerstaff Joe Wisnieski</p>	<p><u>Project Attending For:</u> #07510 67 Moosewood Rd. #04433 Lot 33 Little Coyote Rd. #04123 2145 Yellowtail Rd #06296 20 White Grass Rd.</p>
<p><u>BSAC Joining Virtually:</u> George Mueller Les Hopper Gina Dee Ernie Chappell Michelle Horning, Board Chair</p>	<p><u>Guests Joining Virtually:</u> Frank Bennet Brad & Aida Sawyer Maggie Crowley Rene Houlette Tom Kirk Trevor Pierson</p>	<p>#02811 62 Nordic Lane #04123 2145 Yellowtail Rd. #07510 67 Moosewood Rd. #04433 Lot 33 Little Coyote Rd. #04433 Lot 33 Little Coyote Rd. #04123 2145 Yellowtail Rd.</p>

1. **Call to Order** - The Chair called the meeting to order at 9:01 AM.
2. **Membership Forum** - None
3. **Meeting Minutes** - February 19, 2026, Meeting Minutes

Motion made by Dave McCaffery to approve the February 19, 2026, Meeting Minutes; seconded by Vanessa McGuire. Motion passed unanimously.

4. **Single-Family, Minor Alteration**
 - a. BSOA #06296 Joe Wisnieski
Subdivision: Cascade
Legal: Block 4, Lot 296
Street: 20 White Grass Road.

Staff presented a request from the property owner at 20 White Grass Road (Lot 296) to install no trespassing signs along a utility easement on his property. Staff explained that skiers departing the Cascade Lift are becoming confused by the utility easement, which is separate from the recreational easement, and are unintentionally trespassing across the owner’s property. The owner has documented over 30 trespassing incidents, including skiers climbing his retaining wall and crossing his driveway. Staff noted that they have been in contact with Chad Wilson, VP of Development & Construction at Big Sky, regarding improving trail signage for the Cascade Trail System. Staff noted that Big Sky Resort/Boyer has no objection to the no trespassing signs. The committee

discussed the number and placement of signs, as well as the potential for additional physical deterrents such as roping or fencing. Discussion also included the inadequacy of Boyne's existing "area closed" sign at the utility easement junction, and the committee expressed that Boyne should take corrective action upstream to prevent skiers from entering the easement in the first place.

The committee agreed to approve placement of three (3) no trespassing signs – one on each side of the utility easement access points – for two (2) ski seasons, with staff continuing to pursue a longer-term solution with Boyne to curtail skier traffic higher on the hill.

Motion made by Ernie Chappell to approve three (3) no trespassing signs to deter skier traffic on the utility easement at Lot 296, 20 White Grass Road, for two (2) ski seasons, with staff taking action with Boyne to curtail traffic at the source; seconded by Dave McCaffery. Motion passed unanimously.

5. Single-Family, Minor Landscaping Alteration

b. BSOA #02811 Clarence & Paula Bennett

Subdivision: Aspen Groves

Legal: Block D, Lot 11

Street: 62 Nordic Lane

Staff presented a Minor Alteration application for the placement of a hot tub on the front (south) side of the home and a sauna on the rear side. Frank Bennett, Owner, attended the meeting virtually. Staff noted the sauna is temporary in nature (placed on a concrete pad on skids, not permanently attached), and that the home layout and offset positioning of neighboring homes provides natural screening. Staff contacted adjacent neighbors and received no objections.

The committee discussed screening requirements. Staff suggested approval contingent on after-the-fact screening of the hot tub if determined to be visible from the street. The committee agreed that if the hot tub is visible from the road, low shrubbery shall be installed to screen it. No additional screening was deemed necessary for the sauna, as the garage screens it from one side.

Motion made by Ernie Chappell to approve placement of the sauna in the rear of the home and the hot tub in the front, contingent on the installation of shrubbery to screen the hot tub from the street if determined to be visible; seconded by Dave McCaffery. Motion passed unanimously.

6. Single-Family, New Landscaping Modification

c. BSOA #07510 Jeffrey & Nicole Bloomfield

Subdivision: North Fork Creek

Legal: Lot 4

Street: 67 Moosewood Road.

Staff presented a Landscape modification for the Bloomfield new construction project, currently under construction with a projected completion date of April 24, 2026. Jeffrey and Nicole Bloomfield and landscape architect Maggie Crowley (joining virtually) were in

attendance. The modification includes revised and expanded landscaping beds and plantings, a proposed 3-foot berm with three (3) new conifers, the removal of three (3) existing conifers, and a previously approved wood-burning fire pit (approved May 2, 2024).

Discussion items included:

1. Wood storage structure: The owner proposed a 6x16-foot covered firewood structure using leftover roofing shingles. The committee noted the proposed structure appeared to be sited closer than the required 30-foot setback from the home. The owner agreed to provide a revised site plan with accurate measurements for the next meeting.
2. Wood-burning fire pit: The committee discussed at length the safety risks of wood-burning fire pits, noting wind conditions in Big Sky and potential impacts on homeowner's insurance. The committee noted that current design regulations prohibit wood-burning fire pits; the Bloomfield approval from 2024 would be grandfathered. Staff noted propane alternatives are available if the owner wishes to reconsider.
3. Tree removal: The committee requested that staff obtain photos of the three proposed trees to be removed prior to the next meeting, as the trees may be visible from Andesite and their proximity to wetlands warrants review.
4. Nordic trail / recreational easement: Owner Jeff Bloomfield raised a separate matter regarding the Lone Mountain Ranch (LMR) grooming easement. The current grooming path is outside the delineated easement and the owner has engaged with LMR to formally move the easement to align with the actual grooming path. The Chair advised the owner to consider re-delineating wetlands and obtaining a stormwater permit before proceeding, given the sensitivity of wetlands in Big Sky.

This item was tabled to the next meeting, when Josh Greene of Greene Construction will also present the project performance deposit extension.

Motion made by John Seelye to table the Bloomfield landscape modification to the March 19, 2026, meeting; seconded by Dave McCaffery. Motion passed unanimously.

7. Single-Family, New Construction Final Review

d. BSOA #04433 Gary Roberts, Jr.

Subdivision: Meadow Village

Legal: Block 4, Lot 33

Street: (Lot 33) Little Coyote Road.

Staff presented a Final Review for New Construction. The Sketch Review was approved on October 2, 2025, with no contingencies. Tony Roberts, Owner, attended the meeting in person. Josh Greene, Greene Construction will be the General Contractor.

Staff noted that the project architect is not Montana-licensed; however, John Nicholas of Dovetail Structural Engineering, licensed in Montana, has stamped the plans. The committee

discussed this matter, which was previously debated at Sketch Review, and the majority found it acceptable given the Montana-licensed structural engineer of record.

Additional items reviewed and confirmed:

1. Lighting: Minimal dark sky compliant exterior lighting including 3 fixtures on the front of the garage, 1 on the rear, 1 pendant at the entry, 8 recessed cans on the rear patio, and 2 dark sky compliant rear lights.
2. Materials: Stone, siding, and roofing samples reviewed; all materials were found in Big Sky and consistent with the community aesthetic.
3. Hot tub screening: Shrubbery on the site plan will provide screening.
4. Firewood storage: Not applicable; propane fireplace.
5. Retaining wall / boulder edging: Owner described a dry-stacked native boulder edge along one property line, varying from approximately 24–48 inches in height. Owner to submit updated plans with boulder locations and heights if the design changes. Committee found this acceptable given drainage benefits and tree preservation goals.

John Seelye, Chair, abstained from the vote, citing the non-Montana-licensed architect.

Motion made by Ernie Chappell to approve the New Construction Final Review for 2700 Little Coyote Road as submitted; seconded by Gina Dee. Motion passed 6:1 with one abstention (John Seelye, Chair).

8. Single-Family, New Construction Final Review

- e. BSOA #04123 Aida & David Bradley Sawyer
Subdivision: Meadow Village
Legal: Block 1, Lot 23
Street: 2145 Yellowtail Road.

Staff presented a Final Review for New Construction. The Sketch Review was approved at the February 5, 2026, BSAC meeting with no contingencies.

Brad and Aida Sawyer, Owners, attended virtually. Jared Biggerstaff, Biggerstaff Construction, attended the meeting in person.

Changes since Sketch Review include: (1) switching from Kentucky bluegrass to a native seed mix, and (2) replacing a proposed hot tub screening wall with shrubbery.

Additional items reviewed and confirmed:

1. Lighting: Minimal dark sky compliant exterior lighting including lights on front and rear of garage, entry pendant/sconce, recessed cans on rear patio, and one wall-mounted light on the upper deck. Staff noted the option to add a sconce near the hot tub area for practicality.
2. Materials are neutral browns: Cedar siding with clear transparent stain, Carbon metal roofing, Aztec composite decking, hardy midnight black accents, black-clad windows, cable railings, and masonry at front entry.
3. Firewood storage: Not applicable; gas fireplace.
4. Propane tank: Located 10 feet from structure per sketch review direction.

5. Construction staging: 30-yard dumpster noted; staff requested bear-locking lid where available.
6. Neighbor concern: One neighbor expressed concern about view impacts; owner provided a projection analysis demonstrating that views of Lone Mountain from the neighbor's porch and living room are preserved.

Motion made by Dave McCaffery to approve the new construction final review for 2145 Yellowtail Road as submitted; seconded by Vanessa McGuire. Motion passed unanimously.

9. Discussion

a. Single-Family, Landscaping Remediation

BSOA #04415 Edward O'Donnell

Subdivision: Meadow Village

Legal: Block 4, Lot 15

Street: 2655 Little Coyote Rd.

Staff provided an update on the after-the-fact driveway disturbance on Little Coyote Road. The owner plans to grade the area and seed with a native seed mix. Staff are working with the owner and have engaged Grow Wild to ensure an appropriate native seed mix is used. Staff also noted the culvert in the area appears to have improved. No motion required; staff will continue to monitor.

b. BSOA RV Policy Resolution

Staff presented an update on converting the existing RV, Boats, Trailers Storage & Parking Policy into a formal Resolution. Staff noted that defining specific RV classes is not necessary – a violation occurs regardless of class. The proposed resolution is one of six (6) compliance resolutions being adopted for 2026, alongside: trash can storage, holiday lighting, dark sky lighting, noxious weeds, and parking.

Discussion included:

1. Pickup campers used as primary vehicles: The committee discussed whether campers that remain on trucks (not staged independently) should be addressed. No consensus was reached.
2. Snowplows/commercial vehicles: A committee member raised whether snowplow trucks parked at residences by plow operators should be addressed in the resolution. The committee acknowledged the legal ambiguity (licensed/insured vehicles used as primary transportation) and agreed to continue discussion before any formal action.

c. Trash Resolution – Bear Safety & Seasonal Window Discussion

1. Staff presented a discussion item regarding the recently modified trash resolution, which extended the allowed trash can placement window from 5 a.m.–8 p.m. on collection day to 6 p.m. the prior evening through 6 p.m. on collection day. Staff expressed concern about the extended window, noting he observed 43–46 trash cans

out on Sunday nights in Meadow Village alone, and that bears typically begin emerging in mid-March, with spring and fall being the highest-risk seasons.

2. The committee discussed implementing seasonal windows for trash placement:
3. Bear season (approximately March 1 – December 1): Stricter placement window to be determined.
4. Non-bear season (approximately December 1 – March 1): More permissive 24-hour placement window.
5. The committee agreed to take this matter to the Board rather than change the resolution again without fuller discussion. Staff were advised not to publicize the current extended-window policy widely, as it is likely to change. Sam will be invited to educate the Board on bear behavior and the wildlife basis for the recommendation.

d. MN Yellowtail Project Update

Staff reported that the first bill is due today (March 5, 2026), with an additional \$500 per day accruing. Staff confirmed that the modular pods are actively being removed, with two removed the prior day and an additional unit observed in transit. Committee noted that after pod removal, the site also has significant debris, drainage tile, and PVC to remove. Staff will pursue payment today; if not received, a lien may be placed on the property.

e. Real Estate Sign Discussion

Staff presented a continued discussion on an amendment to Design Regulation 3.15 Signage to address open house signs. The current regulation prohibits all temporary directional real estate signs. Staff noted that real estate agents and sellers have pushed back, particularly regarding the inability to place directional signs to assist buyers navigating to an open house. The committee reached broad consensus on the following approach:

1. One (1) open house sign may be placed on the property for which the sign is advertising for a period no greater than 24 hours.
2. One (1) directional open house sign may be placed off-property on the day of the open house only, for the sole purpose of directing visitors to the property. Such signs must be placed no earlier than the start of the open house and must be removed immediately upon conclusion of the open house on the same day.
3. Existing language prohibiting permanent or long-duration directional signs (e.g., “house for sale” signs posted for weeks at nearby intersections) shall remain.

Staff will revise the regulation language to incorporate directional open house signs for same-day use and bring a formal amendment for motion at a future meeting. The amendment will apply uniformly across single-family, commercial, and multifamily sections.

a. Staff Updates

Staff provided an update on a recent house fire at 2730 Little Coyote Road. The owner (Mr. Johnson) is allowing renters time to retrieve belongings and is assessing salvageable items before proceeding with full demolition. The owner has no current plans to rebuild.

The committee requested that staff require the following from the owner:

1. A construction staging plan for demolition (dumpster and parking).
2. A site reclamation plan addressing topsoil, native seed, and noxious weed mitigation.
3. Clarification on foundation/slab removal.

The committee discussed establishing a formal demolition reclamation bond policy (suggested amount approximately \$500, refundable upon completion) to ensure future demolition sites are properly reclaimed. Staff to explore and report back.

10. Adjourned -

The meeting adjourned 10:48 AM.